

From: [Chuck Flood](#)
To: [PCD](#); [Peter Best](#); [David Greetham](#)
Subject: Wysong-Ziemba SSDP & SVAR - Notice of Application
Date: Monday, March 16, 2020 9:11:23 AM

I reiterate my strong opposition to this proposal.

A close reading of the project description shows it to be virtually identical to what was proposed in 2016. The City rejected it then, for reasons which have not changed. The City is duty bound to reject it again for the same reasons: the length of the dock exceeds the allowable length, and a significant portion of the dock would be built over a gradient of 3 degrees or less.

The current application is remiss in not including information contained in the 2016 version. Worse, much of the current application is incorrect, misleading and internally contradictory. Example: the constant attempt to confuse Little Manzanita Bay - pristine, no docks, shallow, vital to a healthy marine ecosystem - with (Big) Manzanita Bay, which has become lined end-to-end with docks, is deceitful. The City needs to keep in mind that these bays are distinct and separate places with different environmental characteristics. Don't let the applicants argue that what has developed in one bay is acceptable for the other.

It is clear that the benefit from this proposed dock would accrue only to the applicants. I believe the correct term is that they would receive a "special privilege" not shared by other bay-facing landowners. The dock would turn Little Manzanita Bay into their private playground. The rest of us - adjacent landowners, neighbors, all the people who stop to take in the magnificent view of the Olympics off to the southwest - would be affected. Recreational activities including kayaking, bird-watching and clamming would be significantly and negatively impacted.

To claim that without the variance to allow a 240-foot dock they would be denied "reasonable use of their property" is complete nonsense. My understanding is that other boat-owning landholders around the bay use mooring buoys to anchor their boats in deep water, with skiffs or kayaks to reach them from shore. In fact the applicants, and earlier owners of the same properties, have done it that way for years. If the current applicants wanted deep-water moorage, they should have purchased properties that included it rather than attempting to re-engineer Little Manzanita Bay into their personal boat harbor.

I stand with my dozens of neighbors - marine biologists, hydraulics engineers, experts in environmental law, and folks like myself who want to see Little Manzanita protected and preserved - in requesting the City to deny this application.

Charles F. Flood