



Science isn't making Kitsap's shoreline homes non-conforming, Josh Brown, Charlotte Garrido & Rob Gelder are.

When the county's Shoreline Master Program is updated next year, beach-side buffers and side-yard setbacks will be much wider than they are now.

If your home is in the new buffer, even a little, it will become legally non-conforming, set to be phased out over time. You're not alone. The changes could impact more than 7,000 shoreline homeowners.

Under the new regulations, if you need a building permit for any reason, you may be forced to tear out your lawn and garden and replace them with a no-touch native vegetation zone.

When it's time to sell your house, you may need to find a cash buyer. Most banks won't finance the purchase of a non-conforming home. Fannie Mae and Freddie Mac won't touch them.

There's no science to justify the change, but true believers don't let facts get in their way. They see you as the problem and big buffers as the solution.

Commissioners may say the Dept. of Ecology made them do it. They may point to consultants, planners, or the citizens' task force the planners have been ignoring. **Let them know what you think.**

jwbrown@co.kitsap.wa.us | cgarrido@co.kitsap.wa.us | rgelder@co.kitsap.wa.us