

Merrill, Hannah

From: on behalf of zSMP
Subject: FW: Reduction of (draft) SMP Marine Shorelines setbacks, buffers and NNL
Attachments: Scan.jpg

From: pearl hewett [REDACTED]
Sent: Friday, March 09, 2012 1:02 PM
To: burt reid; Karl Spees; Sue Forde; zSMP
Cc: Lois Perry; Marv Chastain; Sandy Rains; Vi; Judy Miller
Subject: Reduction of (draft) SMP Marine Shorelines setbacks, buffers and NNL

TO WHOM IT MAY CONCERN

Reduction of (draft) SMP Marine Shorelines setbacks, buffers and NNL

I submit this as my #60 SMP comment and provide documents on meeting NNL and safety on private property subject to any pre-existing, proposed or future Shorelines setbacks and buffer zones in Clallam County.

Please review the economic impact and reduction in property value on the Burt Reid, the Rains Sr. Trust property and the calculated number of additional miles of private property in Clallam County that are also subject to the proposed (draft) Marine Shorelines 175' setback, 150' buffer and the plus 10' setback on the Clallam County 2012 SMP Update.

I urge the SMP ESA Consultants and Steve Grey to reconsider and reduce the SMP (Draft) proposed 175' set back, 150' buffer plus 10' setback, on any property in Clallam County that falls into that category on Marine Shorelines of statewide significance.

CASE IN POINT

The written guarantee by the Clallam County Planning Department of **no net loss to ecological functions or safety on approved building permit 2012-00014.**

Based on the achievement of NNL and safety on the following, Clallam County approved building permit #2012-00014, with recorded setbacks of 60/25/25, any SMP setbacks and buffer zones from any period in time become irrelevant and permitting can be approved as long as you achieve NNL and safety.

Clallam County Auckland Addition parcel # 53008510020 (Goggle SMP owner listed as Charles and Carol Casey?) 1.19 acres Zoned RCC5. Land value \$286,500.

Marine shoreline building permit approved prior to the proposed 2012 SMP Shoreline of statewide significance 175' setback, 150' buffer + ten' (some may overlap)

Building Permit 2012-00014 issued to owners, David and Maria Tebow, Battle Creek MI. Two story 4 bedroom house 4770 sq feet, garage 927 sq feet, covered deck 173 sq feet with 19 plumbing drains (Number of Bathrooms?) Setbacks 60/25/25 Project value \$486,781.18.

While this house is being built using **pre** 2012 SMP requirements, it has been completed and approved, on a pre-existing 1.19 acre lot, zoned RCC5, a non-conforming building site, with all geological, mitigation, restoration, having been met and it is being done with the written guarantee by the Clallam County DCD of **no net loss to ecological functions** (documented on building permit 2012-00014) **with setbacks of 60/25/25.**

Based on the achievement of NNL and safety on the above recorded marine shoreline setbacks, any SMP setbacks and buffer zones from any period in time become irrelevant and permitting can be approved as long as you can achieve NNL and safety.

Pearl Rains Hewett Trustee
 George C. Rains Sr. Trust
 Member of the SMP Advisory Committee

Copies of Clallam County approved building permit 2012-00014 and all pertinent information are available from the Planning Dept.
 Please read on and open the attached map if you are interested.

053008510020	
FID	2660
PNUM	053008510020
C_ACRES	1.19
SPLIT	1
OWN_CODE	CASE2390
OWN_ROLE	ALL
OWN_FIRST	CHARLES/CAROL
OWN_MI	
OWN_LAST	CASEY
OWN_ADDR1	19686 SURFBREAKER LANE
OWN_ADDR2	
OWN_ADDR3	
OWN_CITY	HUNTINGTON BCH
OWN_ST	CA
OWN_ZIP	92648
OWN_ZIP4	
SITE_ADDR	
SITE_DIR	
SITE_RD	BUCHANAN DR
ACRES_IMP	0
ACRES_UNIM	0
ACRES_TIMB	0
ACRES_TOT	0
VAL_BLDG	0
VAL_IMPR	0
VAL_UNIMP	286500
VAL_LAND	286500
LUSE_RES	
ACRES_RES	0
LUSE_OS	

ACRES_OS	0
LUSE_OTH	9100
ACRES_OTH	0
TAX_AREA	102
TX_STATUS	TX
AUD_FILENO	41126400
VOL	879
PAGE	8
PAGEX	
BLOCK	
LOT	
PRC_STATUS	
REVAL	3
FLDBK_BK	380
FLDBK_PG	013
PRC_TYPE	
SOURCE	cartoon
PNUM_X	0
MULTIPART	
ZONING	RCC5
ZON_PCT	100
ZON_RMDR	
DEV_CAT	vac
RES_UNITS	0
PUNITS_BAS	1
PUNITS_MAX	1
ADDL_UNITS	1
PDEV_CAT	vac_nondiv
RTS	053008
QP	510020
LABEL	51 0020
URL	http://apps.clallam.net/website/mapparcel.pgm?PARCEL=053008510020
DETAIL	
RGN	PAR
Shape_Leng	981.72841

053008510100 George C. Rains Sr. Living Trust 10.05 acres Zoning RCC5 All subject to the proposed 2012 175' setback 150' buffer + 10' (some may overlap)

053008510100	
FID	2444
PNUM	053008510100
C_ACRES	4.342

SPLIT	1
OWN_CODE	RAIN3700
OWN_ROLE	ALL
OWN_FIRST	
OWN_MI	
OWN_LAST	GEORGE C RAINS, SR LIVING TRST
OWN_ADDR1	513 CEDAR PARK DR
OWN_ADDR2	
OWN_ADDR3	
OWN_CITY	PORT ANGELES
OWN_ST	WA
OWN_ZIP	98362
OWN_ZIP4	9170
SITE_ADDR	
SITE_DIR	
SITE_RD	BUCHANAN DR
ACRES_IMP	0
ACRES_UNIM	0
ACRES_TIMB	10.05
ACRES_TOT	10.05
VAL_BLDG	0
VAL_IMPR	0
VAL_UNIMP	0
VAL_LAND	0
LUSE_RES	
ACRES_RES	0
LUSE_OS	8800
ACRES_OS	10.05
LUSE_OTH	
ACRES_OTH	0
TAX_AREA	101
TX_STATUS	TX
AUD_FILENO	
VOL	290
PAGE	557
PAGEX	
BLOCK	
LOT	
PRC_STATUS	
REVAL	3
FLDBK_BK	380
FLDBK_PG	009
PRC_TYPE	

SOURCE	cartoon
PNUM_X	2
MULTIPART	m
ZONING	RCC5
ZON_PCT	100
ZON_RMDR	
DEV_CAT	tibr
RES_UNITS	0
PUNITS_BAS	0
PUNITS_MAX	0
ADDL_UNITS	0
PDEV_CAT	not_eligible
RTS	053008
QP	510100
LABEL	51 0100
URL	http://apps.clallam.net/website/mapparcel.pgm?PARCEL=053008510100
DETAIL	NE_spl
RGN	PAR
Shape_Leng	3935.699028

053008110000 George C. Rains Sr. Living Trust 48.93999 acres

14.164 acres RCC5 Includes Bagley Creek Estuary 700 feet of Bagley Creek SMP marine setbacks and buffers All subject to the SMP proposed 2012 175' setback, 150' buffer +10' (some may overlap)

An additional 2952 feet of Bagley Creek south affected by Clallam County setbacks and Buffers (not located within the the proposed 2012 SMP 175'setback, 150' buffer +10')

34.775 acres R1 (not affected by SMP setbacks and buffers)

053008110000	
FID	2744
PNUM	053008110000
C_ACRES	14.614
SPLIT	1
OWN_CODE	RAIN3700
OWN_ROLE	ALL
OWN_FIRST	
OWN_MI	
OWN_LAST	GEORGE C RAINS, SR LIVING TRST

OWN_ADDR1	513 CEDAR PARK DR
OWN_ADDR2	
OWN_ADDR3	
OWN_CITY	PORT ANGELES
OWN_ST	WA
OWN_ZIP	98362
OWN_ZIP4	9170
SITE_ADDR	
SITE_DIR	
SITE_RD	BUCHANAN DR
ACRES_IMP	0
ACRES_UNIM	0
ACRES_TIMB	48.939999
ACRES_TOT	48.939999
VAL_BLDG	0
VAL_IMPR	0
VAL_UNIMP	0
VAL_LAND	0
LUSE_RES	
ACRES_RES	0
LUSE_OS	8800
ACRES_OS	48.939999
LUSE_OTH	
ACRES_OTH	0
TAX_AREA	101
TX_STATUS	TX
AUD_FILENO	
VOL	217
PAGE	278
PAGEX	
BLOCK	
LOT	
PRC_STATUS	
REVAL	3
FLDBK_BK	380
FLDBK_PG	008
PRC_TYPE	
SOURCE	cartoon
PNUM_X	3
MULTIPART	s
ZONING	RCC5
ZON_PCT	56
ZON_RMDR	R1

DEV_CAT	tmbr
RES_UNITS	0
PUNITS_BAS	1
PUNITS_MAX	3
ADDL_UNITS	1
PDEV_CAT	vac_nondiv
RTS	053008
QP	110000
LABEL	11 0000
URL	http://apps.clallam.net/website/mapparcel.pgm?PARCEL=053008110000
DETAIL	
RGN	PAR
	3610.937724

053009221000 George C. Rains Sr Living Trust 11.32 acres zoned RCC5

Marine property subject to the proposed 2012 SMP Shoreline of statewide significance 175' setback, 150' buffer + ten' (some may overlap)

053009221000	
FID	2752
PNUM	053009221000
C_ACRES	8.615
SPLIT	1
OWN_CODE	RAIN3700
OWN_ROLE	ALL
OWN_FIRST	
OWN_MI	
OWN_LAST	GEORGE C RAINS, SR LIVING TRST
OWN_ADDR1	513 CEDAR PARK DR
OWN_ADDR2	
OWN_ADDR3	
OWN_CITY	PORT ANGELES
OWN_ST	WA
OWN_ZIP	98362
OWN_ZIP4	9170
SITE_ADDR	
SITE_DIR	
SITE_RD	BUCHANAN DR
ACRES_IMP	0
ACRES_UNIM	0

Shape_Leng

ACRES_TIMB	11.32
ACRES_TOT	11.32
VAL_BLDG	0
VAL_IMPR	0
VAL_UNIMP	0
VAL_LAND	0
LUSE_RES	
ACRES_RES	0
LUSE_OS	8800
ACRES_OS	11.32
LUSE_OTH	
ACRES_OTH	0
TAX_AREA	176
TX_STATUS	TX
AUD_FILENO	
VOL	499
PAGE	576
PAGEX	
BLOCK	
LOT	
PRC_STATUS	
REVAL	3
FLDBK_BK	380
FLDBK_PG	006
PRC_TYPE	
SOURCE	cartoon
PNUM_X	0
MULTIPART	
ZONING	RCC5
ZON_PCT	100
ZON_RMDR	
DEV_CAT	tmbr
RES_UNITS	0
PUNITS_BAS	1
PUNITS_MAX	1
ADDL_UNITS	1
PDEV_CAT	vac_nondiv
RTS	053009
QP	221000
LABEL	22 1000
URL	http://apps.clallam.net/website/mapparcel.pgm?PARCEL=053009221000
DETAIL	

