

Merrill, Hannah

Subject: RE: RE-DESIGNATE TO FRESHWATER RURAL

From: Gray, Steve
Sent: Wednesday, May 30, 2012 10:58 AM
To: 'pearl hewett'; 'Steve Gray'
Cc: 'Sandy Rains'; Judy Miller 'Vi'; 'Don'; 'Windy Boulden'; 'Misty Rains'; 'Dawn Rains'
Subject: RE: RE-DESIGNATE TO FRESHWATER RURAL

Pearl,

Thank you for your comment. It will be added to the public record and considered as part of SMP update process. Please note that although current zoning is a consideration in establishing shoreline environmental designations it is not the only criterion that must be considered in shoreline environmental designations (SED) under state law and the related guidelines.

Current Shoreline Designation of Your Family Property

Under the existing Shoreline Master Program (SMP), your 40-acre plus shoreline property and other shorelines in the vicinity upstream and downstream are designated “*Conservancy*”. Under the current Conservancy designation, development of a single-family home on your existing 40-acre lot is allowed subject to current SMP and applicable critical area regulations (e.g., buffers, floodplain construction, etc...). In terms of buffers, the critical area buffer for construction of a single-family home on an existing lot that meets the criteria of minor new development under CCC 27.12.900 (39) would be a minimum of 75 feet from the ordinary high water mark (OHWM). However, for a new land division (i.e., you were to split your property), the current County critical area regulation in effect would require a minimum 150-foot buffer.

Under the existing SMP, new residential subdivisions/developments are *prohibited*. Please note that this does not mean you cannot divide your 40-plus acre property because of this standard, but it does mean you could not create any new lots through subdivision within the shoreline jurisdiction. This current prohibition on new residential subdivisions within the Conservancy zone is not currently proposed within the Preliminary (Working Draft) update of the SMP under review.

Preliminary (Working Draft) of SMP Update

Under the freshwater shoreline environmental designations (SED’s) proposed in the Preliminary Work Draft SMP based on the criteria in Chapter 3, your property would be proposed for designation as Freshwater Conservancy. This is related to a number of factors that include, but are not limited to: large parcel size, lack of development, large and contiguous patches of forest and other vegetation both on-site and connected to other both downstream and upstream, and presence of wide floodplain, and other factors.

For the first “Working Draft” of SED’s for WRIA 20, we consolidated the Freshwater Resource/Freshwater Conservancy designations. This was done in part because the regulations in the working draft for Resource and Conservancy are similar. However, based on comments and consistency with other areas of the County, will likely continue to separate a Freshwater Resource category related to commercial forest lands.

As you note, we did propose a “Freshwater Rural” designation with the WRIA 20 “Working Draft SED maps at the Forks May 10 public forum. The Freshwater Rural was generally proposed in rural zoned areas where the existing rural development pattern has fragmented the shoreline jurisdiction with homes and related uses (e.g., yards), but not at the more intense densities associated with Freshwater Residential (e.g., south shore of Lk. Pleasant). Such areas are generally associated with average rural lot sizes between 2 and 10 acres and are generally characterized by existing rural uses such as homes, outbuilding, lawns, pastures, and other converted lands that are significantly more developed

than conservancy areas within the *shoreline jurisdiction*. Another consideration, especially in rural lands that remain in large lot sizes and undeveloped or relatively undeveloped, is that shorelines with wide floodplains or channel meander zones generally meet conservancy criteria even if rural zoned. For example, current National Flood Insurance Maps (NFIP) show your parcel as being within the 100-year floodplain.

Next-Steps

We will continue to refine SED's in WRIA 20 and throughout the County as part of the update process. The appropriate use of the "Rural" designation, especially in WRIA 20, with limited rural zoned and privately-owned lands will remain a key consideration. We are also further evaluating buffer standards across SED's, but especially for resource, conservancy and rural designations. Policies and standards for Freshwater Rural are not found in the current working draft, but are under consideration for the next revision.

As noted, your request and comments will be part of the public record. We will also consider your comments during upcoming WRIA 20 deliberations on shoreline environmental designation mapping.

Regards, Steve

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From: pearl hewett [REDACTED]
Sent: Tuesday, May 29, 2012 1:48 PM
To: Steve Gray
Cc: Sandy Rains [REDACTED]; Vi; Don; Windy Boulden; Misty Rains; Dawn Rains
Subject: RE-DESIGNATE TO FRESHWATER RURAL

From: pearl hewett [REDACTED]
Sent: Sunday, March 25, 2012 11:18 AM
To: Gray, Steve
Cc: Sandy Rains; Vi [REDACTED]; Windy Boulden; Misty Rains; Dawn Rains

Steve,
Subject: WIRA 20 Sol Duc River Reach 80 still needs to be re-designated
5/29/12 WIRA 20 NEW SED MAP #35 STILL INDICATES THAT OUR 40 ACRE PROPERTY IS DESIGNATED AS WATER RESOURCE/CONSERVANCY?
Please re-designate it as FRESHWATER RURAL.
I would appreciate your review and re-designation.
Thank you,
Pearl Rains Hewett Trustee
George C. Rains Sr. Estate

WIRA 20 NEW WIRA 20 SED MAP #35
Map of Sol Duc River reach 80, Current map SED Conservancy
Proposed SMP draft changes Conservancy to Freshwater Resource.
Based on the criteria for 3.1.1.4 Freshwater Conservancy (FC)
Parcel # 1130271300000000 Sol Duc River Property 40.31 acres Zoned (RW5).
33.10.025 Western Region Rural Low 33.10.025 Western Region Rural Low (RW5).

(4) Maximum Residential Density.

One dwelling unit
per 4.8 acres or 1/128th of a
standard section subdivision.

(5) Minimum Lot Size. 2.4
acres

Parcel # 1130271300000000 Sol Duc River Property 40.31 acres Zoned RW5.

Should be re-designated on proposed draft to 3.1.1.4 Freshwater RURAL 1. Criteria: Freshwater shorelines that have the following general combination of characteristics are designated Freshwater Conservancy:

Mixture of medium-sized and large lots, including some platted lands, with moderate potential for future development because of zoning, lot size, and location relative to infrastructure and amenities.

b. Less intensively developed compared to Freshwater Residential shorelines.

c. Public or private commercial forest-zoned (CF or CFM) parcels that are adjacent to, or surrounded by, non-commercial forest zoned-parcels that meet criterion 1a or 1b above .

d. Rural lands zoned for low-intensity rural development or rural conservation (e.g., R5, RCC3, RCC5), neighborhood commercial (NC) development, or public lands (P).

e. Large patches of dense or contiguous riparian forest, presence of priority habitats or species, extensive wetlands, and minimal stream channel/lakeshore modifications.

f. Lands that are unsuitable and/or unsafe for development because of the potential for severe landslide, flooding, or channel migration hazards.

g. General absence of levees, hardened stream banks, or other structural shoreline armoring.

2. Purpose: The purpose of the Freshwater Conservancy designation is to protect river and lake shorelines that have large

patches of continuous forest cover and minimal evidence of ecological degradation, while allowing low-intensity

preferred uses that do not cause a net loss of shoreline functions. Intensive or high-density development in these areas

could lead to a *Clallam County SMP Preliminary Working Draft – Committee Review February 2012 3-5*

loss of ecological functions and should be discouraged. Freshwater Conservancy shorelines may be suitable for trails, viewpoints, non-motorized watercraft launches, or other types of low-impact public access and

recreational development as long as such uses are sited to minimize impacts on shoreline functions or private property rights.

a. e.