

Merrill, Hannah

From: Karl Spees [REDACTED]
Sent: Saturday, June 23, 2012 3:15 PM
To: Karl Spees; zSMP
Subject: Clallam County Shoreline Update - Public Comment - Setbacks and View Windows

Shoreline Setbacks and View Property

6/23/12

This is a comment for the Public Hearing Process required in determining our SMA/SMP (Shoreline) Update..

Shoreline property in Clallam County sells at a premium primarily because of the view.

The Dept. of Ecology thru their surrogate ESA Adolfson are imposing new 175-150 + 10 foot setbacks. (The old standard for most bluff properties has been 100 ft.) The new setbacks would make 88% of the 400+ established developed shoreline properties 'non-conforming'. (This would affect only the shorelines of the 17% of Clallam County non-Tribal private citizens owned property.) The DoE's canned road show have minimal justification for these draconian arbitrary, capricious changes in setbacks. The buying and selling and procurement of loans on non-conforming use property will not be beneficial. (The requests for the economic impact of all the convoluted DoE medaling have been ignored.)

The Dept. of Ecology is also imposing a 80% natural vegetation requirement with a 20% peek-a-boo window on future developed shoreline properties. The "No Net Loss of Ecological Function" is a nebulous concept that is arbitrary capricious and non-scientific, in a word non-sense. (I applaud individual voluntary preserving, enhancing, conserving, and stewardship. I abhor this BS central governmental agency imposed draconian capricious thuggery of how we use our private property.) It's 'view property' you overpaid, college indoctrinated nitwits (AKA radical environmentalists). Higher values translate into higher tax revenues. Destroying shoreline property values and beneficial use, lowers tax revenues, and subsequently raises everyone else's tax rates. Bambi and mountain beavers don't give a rip one way or the other.

Nature will adapt to almost every surface nuisance of its human inhabitation. Most of what you (DoE) do for the environment is inconsequential except for the resources you squander, the beneficial use you regulate into extinction, and the peoples lives you are damaging and destroying. Get over yourselves. You need to go find your self-worth by getting real jobs and doing something that truly is productive. Saving the Planet, the new State-cult-religion, is contrary to 'we the people', the Constitution, and best interest of the County, the State, & the Country.

For individual undeveloped parcels, if the bluff consists of basalt, smaller setbacks might be justified and appropriate. On other specific parcels, serial aerial photos of bank sloughing may justify the larger setbacks.

Bottom line: Keep the Clallam County Shoreline Setbacks the same. Drastically reduce the size and budget of the Dept. of Ecology.

Karl Spees - Concerned American and environmentalist/conservationist