

Clallam County Planning Commission Hearing
on the Nov 2014 Draft Shoreline Master Program
February 4, 2015

Comments on the Draft SMP:

Chapter 5, page 5-4, Section 5.1.4 Regulations - Conservation of Existing Vegetation

1. This is an entirely new item; it was not in the Nov 2012 draft.
2. The wording in the SMP should be changed to a simple, straightforward statement that clearly states the goal of maintaining existing views and avoids unintended consequences.
3. A proposed new paragraph is:
"An existing lawfully established development may maintain presently existing vegetation conditions and views. Preferred techniques for limbing, thinning and pruning of large substantial trees (one foot diameter or more) are shown in Figure 5-1."
4. This wording avoids some unintended consequences such as:
 - Determining what existed at the time the house was built,
 - Preventing alterations to landscaping, lawns and gardens, and
 - Ignoring scrub and brush.
 - Specifying the size of trees for nondestructive thinning and pruning makes clear that it applies to large substantial trees, consistent with the depiction in Figure 5-1 and the criteria of Clallam County Critical Areas Code, Chapter 27.12.900 (42) Normal Maintenance.
5. Furthermore, this wording deletes 5.1.4.b which would penalize a homeowner who wished to use the one-time enlargement option by then revoking the grandfathered status and imposing the buffer requirements for new development.

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