



Clallam County Shoreline Master Program Update

Comment Form

April 14, 2011

Please help us address the critical issues for shoreline management. Your comments will be used to help develop the County's strategies for its shoreline policies and regulations. Below are questions about three key issues: building in hazard areas along marine shorelines, public access and floodplain management along rivers and streams. We would appreciate your experience and perspectives on these issues and any others that are important to you. For more information, please visit the county website at: www.clallam.net/RealEstate/html/shoreline_management.htm.

DEVELOPMENT ALONG MARINE SHORELINES

What strategies should the County explore to protect people and their homes from building in areas where there is the danger of landslides or erosion of beaches and banks? What should the County consider in balancing protection of people and the natural functions of the shoreline?

To mandate setbacks is arbitrary. Each site is different. If a disaster is imminent, the general public should not be asked to cover the cost of mitigation. However, if an individual or government agency performs work that causes problems for a neighbor, they should be held responsible.

Other questions are: Can a homebuilder obtain financing for a building at a precarious site? Can they purchase insurance?

PUBLIC ACCESS

Where should the County encourage more public access? How can public access be provided in a manner that does not negatively affect neighbors and the environment?

Public Access and parking should not have a negative impact on neighbor's properties or the neighborhood. The County, State, and Federal Government should be required to maintain the access, appropriate signage, garbage cans, restrooms, etc.

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FLOODPLAIN DEVELOPMENT

What strategies would the County consider to protect existing homes as well as new development in areas threatened by flooding or erosion? What strategies should be considered to prevent harm to the environment from new development in the floodplain?

No new structures within 200 feet of a river?

No new structures within the floodplain?

What agency is responsible or has the authority to designate a flood plain?

Can they impose rules, restrictions or regulations outside those established under the shoreline program?

Can the floodplain "lines, parameters," be changed without a public process?

Can property owners purchase flood insurance for a building in the floodplain? Would insurance be Federally guaranteed?

If insurance is available, is it more expensive? Is it a lot more expensive?

Should a property in the floodplain be identified on county records, "assessor's office", etc., as being in the floodplain?

OTHER CONCERNS

Are there other critical issues that concern you in regard to shoreline management?

Any armoring, fish habitat placement, or any other material placed in a riverbed or along a shoreline will need an appropriate permit before starting any work. This is required under current law and doesn't need to be changed?

Ted Simpson

Return to: Clallam Co. DCD - Attn. SMP; 223 E. 4th St., Suite 5; Port Angeles, WA 98362