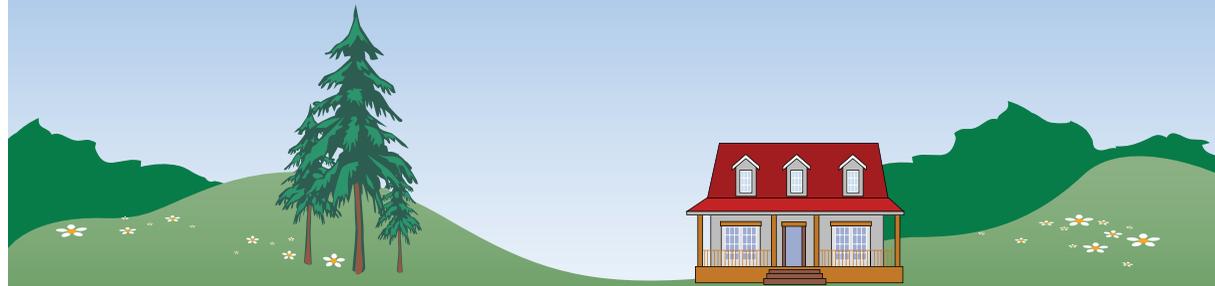


# Exploring Your Options

You've decided to build your house in Clallam County and you have the perfect property in mind.

The question is – where to start? Developing a lot for your family home involves many decisions. You probably have a good idea where you'd like to build your house and how it might look. But before you go too far use this brochure to help you find answers to some of the first questions you will want to ask, especially -



- Do you know what types of development are allowed in the land-use zone you're in?
- Is there a water or sewer system you can connect to?
- Are there "critical areas" or other considerations that would protect the environment?

Educate yourself early in the design process and save yourself time and money – not to mention headaches – and help protect the environment that you wish to call home.

## More about Water...

### Public Water Systems

Connecting to an existing water system offers the security of a reliable supply that is tested regularly and required to meet drinking water standards. The larger systems are regulated by Washington Dept. of Health, and Clallam County Environmental Health approves systems serving 2-14 properties. An "individual water system" is a private well serving one property.

### If you need a Private Well then locate it:

- On high or well-drained ground where it is not subject to flooding
- Where you can avoid sources of contamination or surface water for 100 ft. around it—i.e., a wellhead protection zone all within the bounds of your property
- At a location and depth so it won't impact nearby wells or surface water

Groundwater and surface water are connected through tiny pores in the sands and gravels under our feet. This means that a deep well is more protected from ground contamination than a shallow well, and less likely to pull water out of nearby streams when the well is pumped.

The Washington Department of Ecology regulates water resources and well drilling for both individual and public water systems. We recommend an excellent publication available from Ecology called "Homeowner's Guide to Well Construction." [www.ecy.wa.gov/pubs/swr9690.pdf](http://www.ecy.wa.gov/pubs/swr9690.pdf)

Don't forget to also check with Clallam County Environmental Health for specific guidance on establishing the water supply for your property, at (360) 417-2258.

*Funding for this project provided by Clallam County and Washington Department of Ecology Centennial Clean Water Fund (Sept. 2008)*



# So You Want To Build Your Dream House...



**Questions, Answers and Resources for Developing a Lot in Clallam County**

## Zoning

Before you start planning, check to make sure your development plans are compatible with the development standards of your zone by contacting the Planning Division at (360) 417-2420. You can also visit [www.clallam.net/maps](http://www.clallam.net/maps) and use your 12-digit tax parcel number to find your property on the "Critical Areas Parcel Map".

## Water Supply

Before you can get your building permit, you will need to have a safe drinking water supply. There may be several options, so start by answering these questions:

- Could you connect to a nearby Public Water System? If not, could you share a well with your neighbor? If not, ask the following
  - Is your property located in an area where new wells are restricted or have other conditions placed on their use?
  - What well depth will give you good water quality, reliable water quantity, and avoid impacting streams?

Drilling a well and/or developing a shared water system is a significant investment and requires specific expertise in order to protect water resources. Check with Environmental Health for specific guidance, at (360) 417-2258 or [www.clallam.net/envhealth](http://www.clallam.net/envhealth)

## Wastewater and Septic Systems

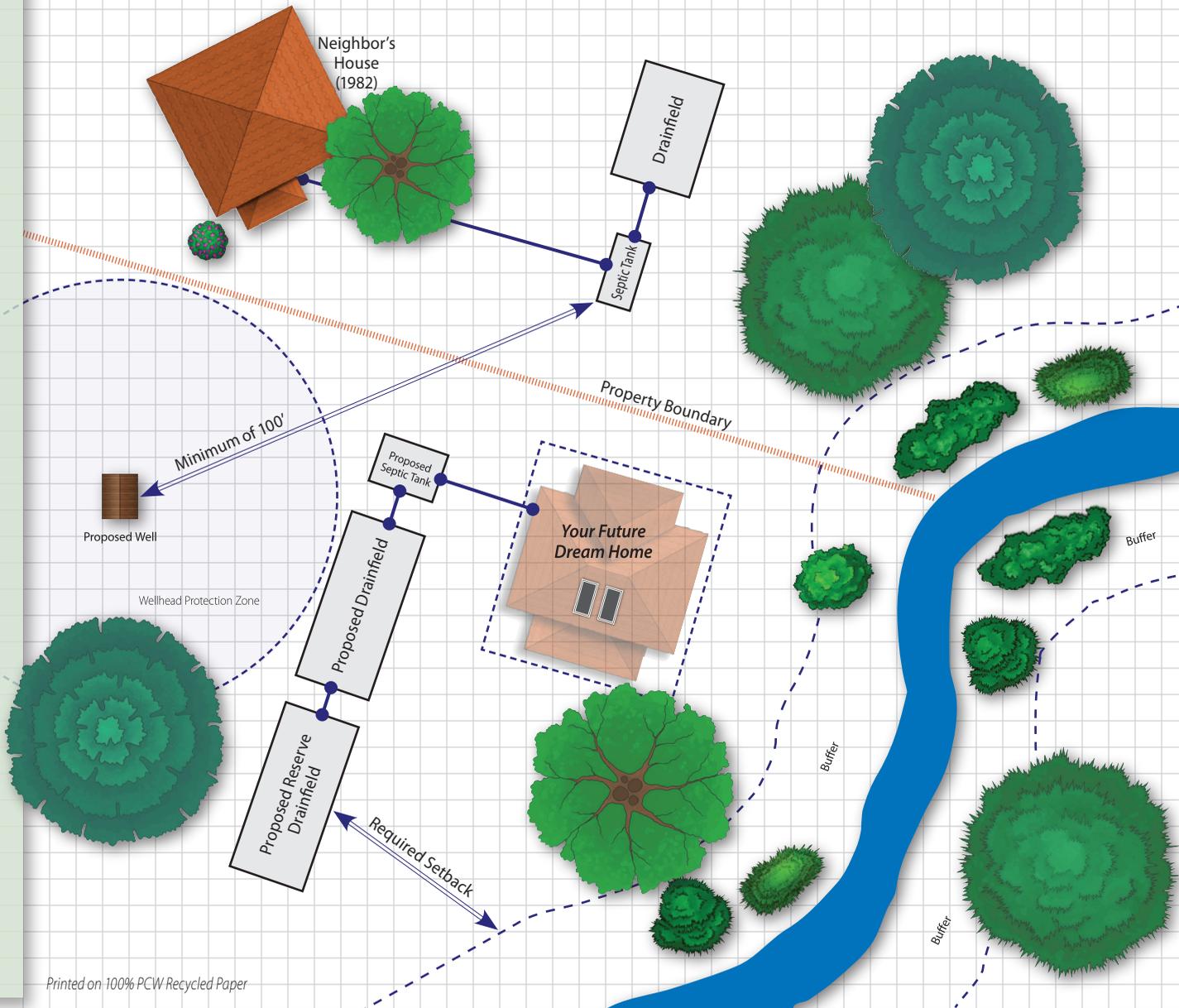
If you can't connect to a public sewer system, the kind of septic system required and its location depend on soil types on the property, along with surface water, steep slopes, sensitive aquifers, or other critical areas. Consult certified designers and have them complete a site registration as your first step.

There are specific set-back distances for your septic system components from your home, property boundaries, and well. For example, your drainfield and drainfield reserve area must be located at least 100 feet away from your well – and that of your neighbors – to protect drinking water. If you don't know where your neighbor's well or septic is, ask them! (Records are also available from Environmental Health.)

For more information visit [www.clallam.net/EnvHealth](http://www.clallam.net/EnvHealth) or call (360) 417-2258.

**Note** — exact setback distances and other conditions for well and septic locations may vary according to the site and need to be obtained from County permitting staff.

# Questions, Answers and Resources for Developing a Lot in Clallam County



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## Critical Areas

You may simply call it beautiful but it may be mapped as a "Critical Area" and contain environmentally-sensitive features such as wetlands, streams, bluffs, and others. These areas are governed by the Clallam County Critical Areas Code in order to protect public health, safety and welfare, and maintain or enhance the biological and economic resources while respecting legally-established private property rights. There are five different Critical Area designations in Clallam County with buffer zones and/or other restrictions. For information contact the Planning Division at (360) 417-2420.

## Drainage

It's also important to consider where roof runoff will go. Try to infiltrate all stormwater as best as possible, such as through Low Impact Development techniques. Actual requirements for managing runoff are very site specific so you will want to contact the Public Works Dept. at (360) 417-2379.

## Access

Any access onto a County road requires a Road Approach Permit. Call Public Works-Roads for information, at (360) 417-2379.

## Doing the Right Thing

There are many ways to develop your property in an environmentally-sensitive manner above and beyond County requirements. Taking advantage of sunlight, installing dual-flush toilets, and building a smaller home are examples taken from BuiltGreen® of Clallam County, sponsored by the North Peninsula Building Assn. For more ideas on saving energy and building smart in general, pick up a brochure from the permitting counter at the County courthouse, or visit [www.builtgreencallam.org](http://www.builtgreencallam.org)

Building codes ensure that residents and visitors of your new home are safe and sound. Before you start drawing plans, Contact the Building Division for specific guidance at (360) 417-2318.

*With careful planning you will be able to avoid environmental impacts and save yourself time and expense for as long as you live in your dream home!*