

Date Approved: _____

MINUTES

Clallam County Planning Commission

*Regular Meeting of January 7, 2009
Clallam County Courthouse
223 East Fourth Street, Suite 5
Port Angeles, WA 98362-3015
6:30 PM*

- A. CALL TO ORDER: The meeting was called to order at 6:30 p.m.
- B. PLEDGE OF ALLEGIANCE.
- C. ROLL CALL: Members present were Chair Montgomery, Nancy Esteb, Gary Gleason, Mel Rudin and Ron Bell. Robert Miller, Ben Cappa, Don Myers and Leo Leonard were not present. Steve Gray, Planning Manager, and Selinda Barkhuis, Senior Planner, represented staff from the Department of Community Development. Also present were County Consultants, Mike McCormick and Roger Wagoner.
- D. WELCOME: Chair Montgomery welcomed all in attendance.
- E. APPROVAL OF MINUTES: December 3, 2008 Meeting Minutes.

Commissioner Esteb made a motion to approve the minutes, as submitted. The motion was seconded. Following a vote, the motion carried 5-0.

F. ANNOUNCEMENTS:

Staff reported that on December 9, 2008, the Board of County Commissioners passed and adopted Resolution 108, 2008, reappointing Commissioner Myers, District III, and Commissioner Montgomery, District I, to the Planning Commission for terms expiring December 31, 2012.

Staff reported that the Western Washington Growth Management Hearings Board Compliance Hearing on the County's Partial Compliance Response will be conducted January 12, 2009, 9:00 a.m., at the Sequim Transit Center. Staff present will be Doug Jensen, Steve Gray and Selinda Barkhuis.

Staff reported that on January 6, 2009, the Board of County Commissioners adopted Ordinance 841, continuing, in Part, the "Interim Official Controls" on Lands Subject to Non-compliance and Invalidity. The action extended interim controls for invalidated Rural Moderate (R2) and Western Region Rural Moderate (RW2) zones; the Carlsborg Urban Growth Area; and Blyn Rural Center (CEN). In terms of the latter, staff noted that the County adopted permanent controls for Blyn, but that continuance of the interim controls was needed while awaiting a compliance determination by the Western Washington Growth Management Hearings Board.

Staff reported that the County's pilot stormwater monitoring event occurred December 23 - 28, 2008, and was very successful. Samples were taken from 8 sites with assistance from County staff, Jamestown S'Klallam Tribe, and five volunteers. To date, 20 citizen volunteers have been trained to assist with the stormwater monitoring program.

- G. PUBLIC COMMENT PERIOD: There was no public comment.
- H. UNFINISHED BUSINESS: None.
- I. PUBLIC HEARING ITEM: None.

J. WORK SESSION ITEMS:

Election of Officers: Chair and Vice-Chair Positions

Commissioner Bell nominated Commissioner Montgomery for re-election to the Chair position. Commissioner Rudin seconded the motion. Commissioner Montgomery accepted the nomination. There was no discussion. Following a vote, the motion passed 5-0.

Chair Montgomery indicated that Commissioner Myers is interested in continuing to serve as Vice-Chair.

Commissioner Gleason nominated Commissioner Myers for re-election to the Vice-Chair position. Chair Montgomery seconded the motion. Commissioner Bell nominated Commissioner Esteb, who declined the nomination. Following a vote, the motion passed 5-0.

Overview of County Rural Character Conservation Development and Conservation Design/Cluster Subdivision Development Standards

With regard to cluster zoning being one of the compliance strategies considered for R2/RW2 zoning areas, staff provided a PowerPoint presentation titled "Clallam County Cluster Developments".

Staff began by indicating that the basic concept of clustering consists of home sites and related infrastructure being clustered on a smaller footprint opposed to being spread throughout an area.

Staff overviewed County rural, commercial forest, and agricultural retention cluster zones. Discussion addressed allowed density incentives, lot sizes, and development standards that apply to each cluster zone.

Staff provided examples of conservation design and cluster developments within Rural Character Conservation Zones, Commercial Forest/Mixed Use Zones, and Agricultural Retention Zones.

Consultant Report on Community Session Held on December 9, 2008 Related to Rural Moderate and other Rural Zoning Compliance Issues

Staff introduced consultants Mike McCormick and Roger Wagoner. Mr. McCormick indicated that he and Roger Wagoner have 80+ years of planning experience in Washington State, and they provided the following employment history:

Mr. McCormick worked for the State of Washington for 25 years prior to retiring. During his employment with the State, he was involved in the formulation, enactment, and implementation of growth management. For the past 15 years, he has worked as a sole practitioner consultant primarily working with local governments regarding GMA issues.

Mr. Wagoner, Director of Community Design, BHC Consultants, indicated that BHC Consultants is an engineering and planning firm which assists local government with planning assignments such as implementation of Comprehensive Plans for newly incorporated cities, or updating existing Comprehensive Plans.

Mr. McCormick reported that he and Mr. Wagoner met with citizens on December 9, 2008 in Sequim and Forks. There were 24 people that signed in at the two Sequim sessions and 10 people signed in at the Forks sessions, although additional attendees were present. Mr. McCormick reiterated that the County extended a written invitation to all persons that testified on rural density issues, various representatives, groups, and stakeholders. The process was informal, in order to understand specific concerns related to issues associated with the Rural Moderate (R2) and Western Rural Moderate (RW2) zones.

Mr. McCormick provided an overview of substantive concerns relating to loss of development potential, clustering, Transfer of Development Rights, Rural Neighborhood Centers, LAMIRDS and UGAs, and development regulations. Procedural concerns were reviewed.

Existing Conditions, Policy Questions, and Preliminary Compliance Strategies Related to Found Non-Compliant Rural Moderate (R2/RW2) and Other Rural Lands

Mr. Wagoner reported that they are working on draft preliminary compliance strategies by taking a neighborhood approach by breaking down the R2 zoning into smaller areas based on geography.

Each neighborhood area will be analyzed with regard to historical and established density, build-out, current capacity, public services, road systems, proximity to urban growth areas and LAMIRDs, and other factors.

The consultants overviewed four regional maps showing the neighborhood analysis completed in December 2008. The maps showed neighborhood parcel sizes and built environment. This information will then be carried on to the next stage to look at other neighborhood characteristics described above to identify land use alternatives for the County's compliance response.

Compliance strategy options are to explore retention of current R2 and RW2 zoning areas, explore other rural densities, LAMIRD designations, redesignation of public forest and park lands, rural clustering, and Transfer of Development Rights.

Staff reported that although the Draft 2009 Planning Commission Work Plan needs to be approved by the Board, the intent is for the consultants to present analysis recommendations at the February 18, 2009 Planning Commission meeting.

Discussion was had regarding development recommendations. Further discussion was had regarding adequate water services, although this issue is outside the scope of the current analysis.

A 7-minute break was taken.

Further discussion was had with regard to Transfer of Development Rights (TDR). The consultants noted that TDR's are not likely a main compliance strategy in the short-term.

Preliminary 2009 Work Plan for Remaining Rural Land Compliance Issues

Staff provided an overview of the Draft 2009 Work Schedule Re: Rural Lands Compliance Strategy. Staff noted would be reviewing the work schedule with the County Board next- week.

- K. PUBLIC COMMENT PERIOD: Steve Tharinger distributed a handout titled "Olympic Agenda Planning Process", and provided a brief overview.
- L. ADJOURNMENT: The meeting adjourned at 8:30 p.m.

Respectfully submitted,

Steve Gray
Planning Manager