

Date Approved: _____

MINUTES

Clallam County Planning Commission

*Regular Meeting of February 4, 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, Robert Miller, Ben Cappa, Gary Gleason, Mel Rudin, Leo Leonard and Ron Bell. Nancy Esteb and Don Myers were not present. John Miller, Director; Steve Gray, Planning Manager; and Carol Creasey, Senior Planner, represented staff from the Department of Community Development. Chair Montgomery indicated that Commissioner Myers was unable to attend due to his wife's illness.
- D. WELCOME: Chair Montgomery welcomed all in attendance.
- E. APPROVAL OF MINUTES: January 21, 2009 Meeting Minutes.
Commissioner Cappa made a motion to approve the minutes as submitted. The motion was seconded. There was no discussion. Following a vote, the motion passed unanimously.
- F. ANNOUNCEMENTS:
Staff announced that the Department of Ecology will conduct a community forum regarding Dungeness Instream Flow and Water Management Rule on February 18, 2009, from 4:00 p.m. to 7:00 p.m., at the John Wayne Marina public meeting room.
Staff provided a synopsis of the Western Washington Growth Management Hearings Board Compliance Order received by the County on February 2, 2009. Staff will forward copies of the Order to the Planning Commission.
Staff distributed a handout that will be mailed to landowners in the former rural moderate or western region rural moderate zoning districts, and to all parties of record, regarding the County's response to the Western Washington Growth Management Hearings Board invalidation of County Rural Moderate (R2/RW2) zoning. The postcard format provides background information, addresses frequently asked questions, outlines the February 18, 2009 Planning Commission meeting and future schedule, and provides specific website and contact information.
Commissioner Gleason reported that at a recent Elwha Morris Management Team (EMMT) meeting he attended, representatives from the City of Port Angeles and the City's consultants were present to discuss the City's Stormwater Plan. The consultants are drafting a series of ordinances to implement "major" changes to the Plan. The City is negotiating use of the water tank on the Rayonier site for storage during storm events, and is considering adoption of the Department of Ecology's Stormwater Manual. Commissioner Gleason noted that he inquired whether stormwater could be reused, and was informed that the City was not addressing stormwater reuse at this time.
- G. PUBLIC COMMENT PERIOD: There was no public comment.
- H. UNFINISHED BUSINESS: None.
- I. PUBLIC HEARING ITEM: None.
- J. WORK SESSION ITEM:

Carlsborg Urban Growth Area Land Uses

Staff reiterated previous discussion at the January 21, 2008 Planning Commission meeting, and discussed demographics, density, urban services, and phasing of the 550-acre Carlsborg UGA.

Staff gave a PowerPoint presentation titled "Alternative Housing Opportunities" provided by Architect Bill Kreager. The presentation showed various residential developments ranging from 6 to 32 dwelling units to assist the Commission in visualizing residential density and design alternatives. Discussion was had regarding the uniqueness of Carlsborg, and housing opportunities that may be appropriate.

A 5-minute break was taken.

Staff gave a PowerPoint presentation titled "Carlsborg Urban Growth Area Land Use Analysis." The presentation showed residential density and infrastructure considerations related to 11 neighborhood study areas contained within the residentially zoned areas of the UGA. Staff noted they conducted a similar presentation with the Carlsborg Community Advisory Council (CCAC) on Thursday, January 31, 2009, to review each zone in detail, and obtain the Council's vision and recommendations with regard to future densities. Within each neighborhood study area, staff reviewed the current development status, number of parcels, acreage, and current density of each zone, and reviewed density recommendations by the CCAC.

Following a review of each zone, the Planning Commission had general consensus to the density recommendations set forth by the CCAC for Residential Section Zones 2, 3, 4, 5, 6, 7, 9, 10 and 11. The Planning Commission requests additional review and discussion of Residential Section Zones 1 and 8, as follows:

Residential Section Zone 1

- Review regarding possible decrease of recommended density [4-6 DU/Acre]

Residential Section Zone 8

- Planning Commission supports a mixed-use concept
- Review regarding possible increase of recommended density [4-6 DU/Acre]

Staff will forward the Commission's feedback to the CCAC for further review. Discussion was had regarding design standards.

K. PUBLIC COMMENT PERIOD: There was no public comment.

L. ADJOURNMENT: The meeting adjourned at 8:45 p.m.

Respectfully submitted,

Steve Gray
Planning Manager