

Date Approved: \_\_\_\_\_

**MINUTES**

**Clallam County Planning Commission**

*Regular Meeting of March 18, 2009  
6:30 PM*

*Clallam County Courthouse, 223 East Fourth Street, Suite 5, Port Angeles, WA 98362  
Teleconference: Forks City Hall, 500 E. Division, Forks, WA 98331*

- 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, Ben Cappa, Gary Gleason and Robert Miller (attended Forks teleconference). Don Myers, Nancy Esteb, Leo Leonard, Mel Rudin and Ron Bell were not present. Steve Gray, Planning Manager; and Selinda Barkhuis, Planner III, (Port Angeles meeting); and John Miller, Director, and Chad Theismann, Planner II, (Forks Teleconference), represented staff from the Department of Community Development. Also present was Doug Jensen, Deputy Prosecuting Attorney III.
- D. WELCOME: Chair Montgomery welcomed all in attendance.
- E. APPROVAL OF MINUTES: March 4, 2009 Meeting Minutes.  
The minutes were tabled for approval at the April 1, 2009 meeting, as there was not a quorum.
- F. ANNOUNCEMENTS:  
Commissioner Gleason reported that he and Commissioner Rudin have an appointment on March 23, 2009 with the Port Angeles City Manager to discuss joint planning sessions with regard to issues such as City and County Shoreline Master Plans, East and West UGAs, and Industrial Buildable Lands Review.
- G. PUBLIC COMMENT PERIOD:  
Gary Grahn, 212338 Highway 101, Port Angeles, WA 98363. Mr. Grahn spoke in opposition to the interim RW5 zoning of his property, and requested rezoning to the previous designation of Western Regional Center. Staff provided an overview of the subject property located in the Three Rivers LAMIRD which was subject to adjustment in the 2008 LAMIRD compliance proceedings. Doug Jensen noted that it is likely that the rural lands will be adopted conditionally.
- H. UNFINISHED BUSINESS: None.
- I. PUBLIC HEARING ITEM: None.
- J. WORK SESSION ITEMS:

**Preliminary Strategies for County Response to Western Washington Growth Management Hearings Board (WWGMHB) Order on Remaining Non-compliance Areas for Limited Areas of More Intensive Rural Development (LAMIRDS)**

Staff presented background, analysis, and recommendations in regards to the following four LAMIRDS that the WWGMHB found their logical outer boundary in continued non-compliance:

Dryke LAMIRD (west section)

Staff recommends updating the Dryke LAMIRD (west section) to exclude the remainder of the eastern highway frontage parcel, and update the Comprehensive Plan Land Use and Zoning Map from Rural Commercial (RC) to Rural Low (R5).

- Deer Park LAMIRD (north section): Staff recommends updating the Deer Park LAMIRD to exclude the Port Angeles Gun Club property north of US 101, and update the Comprehensive Plan Land Use and Zoning Map for these excluded parcels from Rural Limited Commercial (RLC) to Rural Low (R5).
- Lake Farm LAMIRD: Staffs recommends eliminating the Lake Farm LAMIRD, and update the Comprehensive Plan and Land Use and Zoning Map for this area from Rural (R1) to Rural Low (R5).
- Lairds Corner LAMIRD (east section): Staff recommends updating the Lairds Corner LAMIRD (east section) to exclude the Peninsula Timber Short Plat Parcel B and Crown Pacific Survey Parcel A, and update the Comprehensive Plan Land Use and Zoning Map for these two parcels from Rural Limited Commercial (RLC) to the neighboring Rural Character Conservation 3 (RCC3).

Staff also reviewed proposed amendments to the comprehensive plan and zoning regulations recommended to respond to the WWGMHB finding of continued non-compliance related to how the scale and intensity of uses within the RNC, RLC and CEN zoning districts is regulated.

#### Discussion

Following Commissioner Gleason's inquiry, staff clarified that under Policy 22, Clallam County is the intended implementing agency regarding the development and adoption of a "clearing and grading" ordinance.

Commissioner Gleason inquired why mineral extraction is a Conditional Land Use under Section 9, CCC 33.15.040, Rural Center (CEN). Staff explained that mineral extraction is generally a conditional use in most rural zoning designations.

Under Section 10, CCC 33.15.050, Rural Neighborhood Commercial (RNC), Commissioner Gleason inquired as to why RV Parks are an allowed land use, however duplexes and mobile home parks are prohibited land uses. Staff noted that one reason may be the limited extent of these rural commercial areas.

#### **Preliminary Strategies in Response to the WWGMHB Order that Clallam County Rural Moderate (R2) and Western Region Rural Moderate (RW2) Zoning Districts are Non-compliant and Invalid with the State Growth Management Act**

Staff reported that they met with the County's consultants on March 16, 2009, at which time they reviewed public input, Planning Commission input, and comments and analysis provided by staff. The consultants and staff further discussed simplifying the strategy.

Staff outlined the parameters of the preliminary simplification strategies that relate to retaining R2 zoning in newly designated LAMIRDs (Solmar, Dungeness Meadows and Marine Drive); rezoning qualified parcels to Commercial Forest (CF) or Public (P); Rezone Western Central 2 Neighborhood to Commercial Forest (CF); Rezoning all other Interim R5/RW5 areas to new Rural Transition (RTZ) Zoning Designation (final name subject to change); RTZ zoned areas subject to new innovative zoning techniques include Rural Transition Overlay (RTO) and Rural Transition Clustering (RTC); and Reconsider areas excluded from LAMIRDs and rezoned to R5/RW5 for rezoning to RTZ at later date.

Following review of the criteria of the strategies, discussion was had regarding the issues of density, allowed land uses, conditional land uses, allowed rural uses, and the public participation process.

Upon request, staff will bring to the April 1, 2009 meeting, clustering concept examples from the Rural Character Conservation zoning designation.

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

L. ADJOURNMENT: The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Steve Gray  
Planning Manager