

Date Approved: _____

MINUTES Clallam County Planning Commission

*Regular Meeting of April 1, 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 Commissioner Leonard. Ron Bell and Ben Cappa arrived late. Robert Miller and Don Myers were not present. John Miller, Director; and Selinda Barkhuis, Planner III, represented staff from the Department of Community Development.
- D. WELCOME: Chair Montgomery welcomed all in attendance.
- E. APPROVAL OF MINUTES:

March 4, 2009

Commissioner Gleason made a motion to approve the minutes as submitted. Commissioner Leonard seconded the motion. Following a vote, the motion carried. Commissioner Esteb abstained.

March 18, 2009

Commissioner Gleason made a motion to approve the minutes as submitted. Commissioner Leonard seconded the motion. Following a vote, the motion carried.

- F. ANNOUNCEMENTS:
Commissioner Gleason reported that he and Commissioner Rudin met with the Port Angeles City Manager and Nathan West to discuss the potential of joint meetings with the City. As a result, there is a possibility of conducting joint meetings. Commissioner Rudin suggested formulating agenda items to discuss with the City, such as stormwater, Shoreline Master Plan, and buildable industrial lands. Commissioner Gleason closed by indicating that the City has a high level of interest in the County's adoption of the City's Eastern UGA.
- G. PUBLIC COMMENT PERIOD: There was no public comment.
- H. UNFINISHED BUSINESS:

Letter to Washington State DOT Requesting Consideration of Improvements Related to the Elwha River Bridge and Related Approaches on US 101

Following review of the letter, Commissioner Esteb made a motion that the Chair sign the letter on behalf of the Planning Commission. Commissioner Gleason seconded the motion. Following a vote, the motion carried. Chair Montgomery signed the letter, and staff will mail the letter. This item is tabled for May 6, 2009, to discuss the response by the Washington State Department of Transportation.

- I. PUBLIC HEARING ITEM: None.
- J. WORK SESSION ITEMS:

Preliminary Strategies Re: Remaining Non-Compliance Areas for LAMIRDS & Rural Moderate (R2) and Western Region Rural Moderate (RW2) Zoning Districts found Non-Compliant and Invalid

Commissioner Gleason inquired with staff whether Gary Grahn proposed to build an RV park. John Miller confirmed that Mr. Grahn has proposed to build an RV park at Three Rivers, and that the LAMIRD boundary was reduced. Mr. Grahn has visited the office and is working with the planning staff.

As previously discussed, Commissioner Gleason inquired whether a third meeting was scheduled for April. Staff indicated that an additional meeting is not scheduled at this time.

Staff noted for the record that the Planning Commissioners absent at the March 18, 2009 meeting were forwarded an audio CD, as well as a copy of the PowerPoint presentation by staff. Commissioner Esteb and Commissioner Leonard indicated that they have reviewed the audio.

Following an inquiry by staff, the Planning Commission agreed to a public hearing being scheduled for May 6, 2009 to address the County's response to the Western Washington Growth Management Hearings Board Order on remaining non-compliance areas for limited areas of more intensive rural development (LAMIRDS). Commissioner Leonard noted that he will not be present.

Staff provided an overview of land uses, density, and criteria for the new Rural Neighborhood Conservation (NC), Rural Neighborhood Conservation Overlay (RCO), and Rural Neighborhood Conservation Cluster (NCC) zoning designations.

Staff provided a PowerPoint presentation regarding rural lands GMA compliance.

Noted Concerns by the Commission

- ? Concern regarding whether the outlined approach is aggressive enough in protecting the rights of former R2 property owners – suggestion of analyzing neighborhood by neighborhood
- ? Concern regarding built environment – “The surrounding neighborhood character must demonstrate that at least 70% of parcels within 500 feet of property boundaries are developed with an average lot size less than 1 dwelling unit per five acres”
- ? Concern to maintain the R2 zoning
- ? Concern of certain criteria, such as widening roads, etc., that take away from rural character
[John Miller noted that emergency vehicles would not be able to access such areas without improvements, such as road widening, which is a necessary public safety action by the Department]
- ? Concern was had regarding 15 acres being the “maximum parent parcel size”
- ? Under Conditional Land Uses, delete “Timber labor camps”

Following an inquiry regarding the Battelle property, staff recommends applying R5 zoning, rather than have the subject area remain invalid until annexation by the City of Sequim occurs.

Further discussion was had regarding density, land uses, rural character, clustering, and neighborhood character.

Staff will bring back R2, R5 and RCC3 land use comparisons to the April 15 meeting for further review.

John Miller noted that he will ask Steve Gray to review the audio recording of tonight's meeting, so that all issues and concerns are thoroughly addressed at the next meeting. Mr. Miller indicated that he also does not want property owners in Clallam County to feel as though a too conservative approach has been taken as part of the County's response to the Western Washington Growth Management Hearings Board. In closing, he noted that he wants to be seen as being responsive to property owners.

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

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

Respectfully submitted,

Selinda Barkhuis
Planner III

