

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

**MINUTES**

**Clallam County Planning Commission**

*Regular Meeting of April 15, 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, Nancy Esteb, Gary Gleason, Mel Rudin, Leo Leonard and Ron Bell. Don Myers was not present. John Miller, Director; Steve Gray, Planning Manager; 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: April 1, 2009 Meeting Minutes.  

Commissioner Leonard made a motion to approve the minutes as submitted. Commissioner Cappa seconded the motion.

Commissioner Gleason noted that the final sentence of his statement in Item F, Announcements, should be amended to read: "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."

There were no objections to the amendment. Following a vote, the motion carried.
- F. ANNOUNCEMENTS:  

Staff announced that the hearing date regarding the County's appeal of the Carlsborg UGA and the R2/RW2 is scheduled for April 21, 2009 in Superior Court.

Staff announced that the Western Washington Growth Management Hearings Board will conduct a hearing on April 28, 2009 regarding the merits of the recent petition submitted by Dry Creek Coalition.

Staff reported that representatives from the City of Port Angeles, County, and Economic Development Council, met April 13, 2009 to discuss Port Angeles UGA economic development issues. City of Port Angeles and County staff are working together to draft a mutually agreeable baseline data base for industrial land inventory. The group will meet in 2 months, and staff will report back to the Planning Commission.

Following Commissioner Gleason's inquiry, staff confirmed that City of Port Angeles staff acknowledged their previous meeting with Commissioner Gleason and Commissioner Rudin regarding a joint meeting, and the City indicated that they are giving serious thought to the issues.

John Miller distributed his public disclosure report, which is required annually by April 15<sup>th</sup> from all elected officials in the State.
- G. PUBLIC COMMENT PERIOD: There was no public comment.
- H. UNFINISHED BUSINESS: None.
- I. PUBLIC HEARING ITEM: None.

J. WORK SESSION ITEMS:

**Continue Discussion – County’s Response to WWGMHB Order Re: R2/RW2 Zoning Districts**

Chair Montgomery opened by indicating that he planned to propose a motion to retain more R2 lands based on the original consultant neighborhood recommendations presented to the Planning Commission on February 18, 2009, as an alternative to the recommendation of staff in the packet. He also requested to further explain his motion by using consultant neighborhood examples in the Sequim-Dungeness area. Following his opening remarks, Chair Montgomery offered a motion to support the consultant’s report with modifications be the basis of the R2/RW2 compliance response with a version of the Draft Neighborhood Conservation Overlay Plan be applicable to the remaining R5 zoning. Commissioner Cappa seconded the motion. Chair Montgomery indicated that the purpose of the motion is to preserve as many parcels as possible, and noted that he felt that the Thurston County Supreme Court decision and the consultant February recommendations provided support.

Chair Montgomery requested staff to project the 11 neighborhood maps presented by the consultant’s in February to discuss his motion. He provided the following recommendations related to his motion.

*Sequim South Neighborhood:* Chair Montgomery suggested separating into two neighborhoods at Palo Verde Road. West of Palo Verde he suggested R2 and east R5. The consultant’s preliminary strategy had recommended the entire neighborhood as R5.

Sequim Northeast1 Neighborhood: Supports consultants February 19, 2009, recommendation.

Sequim North Neighborhood: Supports consultant February 19, 2009, recommendation.

Sequim Dungeness D3 Neighborhood: Supports consultant February 19, 2009, recommendation.

Sequim Dungeness D2 Neighborhood: Supports consultant February 19, 2009, recommendation.

Sequim Dungeness D1 Neighborhood: Supports consultant February 19, 2009, recommendation.

Central-West Neighborhood: Supports consultant February 19, 2009, recommendation, with the exception that some areas be reevaluated for R2 zoning such as the area east of Wheeler Road.

Sequim West Neighborhood: Supports consultant February 19, 2009, recommendation.

Considerable discussion followed on Chair Montgomery motion. Issues discussed included, but were not limited to, water, ability to successfully defend retaining R2 zoning, potential fairness issues (why were certain parcels included), and R2 designation criteria. Staff noted that the recommendation to replace R2 with the proposed Rural Neighborhood Conservation zone, except for few small areas proposed as new R2 LAMIRDs, is also supported by the consultants based on recent discussions. Staff noted pros and cons of retaining R2 and cited staff memo.

A roll call vote on the motion was taken. Commissioners Montgomery, Miller, Bell and Esteb voted for the motion, with Commissioners Cappa, Leonard, Gleason, and Rudin voting against the motion. The motion failed due to the lack of receiving the minimum 5 votes in the affirmative.

A 10-minute break was taken.

Following the break, Chair Montgomery made the following motion for the proposed compliance response strategy for lands affected by the WWGMHB invalidation of R2/RW2 zoning:

1. Retain R2 zoning in newly designated LAMIRDs.
2. Retain R2 zoning in certain neighborhoods based on the Consultants proposal.

3. Rezoning qualified parcels to Commercial Forest (CF) or Public (P).
4. Rezoning all other Interim R5/RW5 areas to new Rural Neighborhood Conservation (NC) Zoning Designation.
5. NC zoned areas subject to new innovative zoning techniques:
  - a. Rural Neighborhood Conservation Overlay (RNO)
  - b. Rural Neighborhood Conservation Clustering (NCC)
6. Reconsider areas excluded from LAMIRDs and rezoned to R5/RW5 for rezoning to NC at later date.

The motion was seconded by Commissioner Esteb. The intent of the motion was to be equivalent to the staff and more recent consultant recommendation, except for the addition of sub-part 2. Sub-part 2 of the motion retained significant areas of R2 zoning based on the Consultant's February preliminary compliance strategy recommendations. Following a brief discussion, the motion passed 7-1. Commissioners Montgomery, Miller, Leonard, Bell, Esteb, Gleason, and Rudin voted for the motion, and Commissioner Cappa against. Staff noted that they will have the 37 neighborhood maps depicting the consultant's February 18, 2009, recommended R2, R5, R4, and R2/LAMIRD designations for review at the May 6 Planning Commission work session.

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