

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

**MINUTES**

**Clallam County Planning Commission**

*Regular Meeting of August 5, 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, Don Myers, Robert Miller, Nancy Esteb, Gary Gleason and Ron Bell. Mel Rudin, Leo Leonard and Ben Cappa 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:

June 10, 2009

Commissioner Bell made a motion to approve the minutes as previously amended. Commissioner Gleason seconded the motion. Following a vote, the motion carried. Commissioner Gleason abstained from the vote, as he was not present at the June 10, 2009 meeting.

July 1, 2009

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

- F. ANNOUNCEMENTS:

Commissioner Gleason reported that he provided a short talk to the Senior Kiwanis Club regarding the County's GMA compliance proceedings.

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

**1. Growth Management Compliance Status Report**

Staff identified and spoke to the following materials that were in the packet:

Resolution 67

On July 21, 2009 the Board of County Commissioners adopted Resolution 67, 2009, adopting specific findings for Ordinance 852 regarding Clallam County compliance response to the Final Decision and Order of the WWGMHB dated April 23, 2008, Case No. 07-02-0018C.

The Board of County Commissioners outlined changes that they made to the Zoning Code, as stated in Paragraph 11 of the Resolution, as well as changes they made to proposed Rural Neighborhood Commercial (NC) zone, as stated in Paragraph 12 of the Resolution.

## Rural Lands: Compliance Report for Partial Compliance and Request for Partial Rescission of Invalidity [Amended]

Doug Jensen prepared the Report which included an attached Index of Record of Proceedings dated July 24, 2009, and staff provided a chronological overview of compliance proceedings conducted to date and outlined the remaining compliance track and/or calendar.

### **2. Clallam County Farmland Preservation Strategy Report**

#### Project Description

Clallam County received \$25,000 from the Washington State Conservation Commission to strengthen and improve its farmland preservation program by conducting a survey to assess community support, develop a strategy for improving the effectiveness of its current incentive programs, and develop a GIS layer that will assist in prioritizing farmland to be preserved.

#### Transfer of Development Rights (TDRs)

Cascade Land Conservancy explains Transfer of Development Rights as being a market-based tool for helping implement a jurisdiction's growth policies. TDR uses the "economic engine" of new growth to conserve lands with public benefits, such as working lands (farms and forests), environmentally sensitive areas, or open space. It is also sometimes used to further a community's goals for historic preservation and/or housing affordability.

Clallam County's TDR program consists of two sets of sending and receiving areas in Clallam County, one is located in the Sequim Dungeness Planning Region and the other is located in the Port Angeles Planning Region.

No TDR transactions have taken place in either the Sequim Dungeness Planning Region or the Port Angeles Planning Region since the program's inception in 1998.

There are currently six TDR programs in Washington State which include Clallam County, Island County (revoked), King County, Pierce County, Snohomish County and Thurston County.

#### Key Elements of a Successful Program

The Cascade Land Conservancy cites the following "limiting factors" to successful transfer of development right (TDR) programs:

- Inadequate receiving areas;
- Lack of infrastructure and amenities to support increased density;
- Insufficient demand for development/density;
- Weak financial equation for buyers and/or sellers; and
- Lack of program leadership and transaction support.

#### Affect on Affordable Housing

Receiving areas tend to coincide with low and moderate income housing, and paying for increased density in receiving areas significantly raises the cost of housing.

#### Clallam County's Involvement with TDRs

Staff noted that the County was involved with the purchase of development rights regarding the Schmidt Farm and Brown Farm where the development rights were extinguished.

#### Washington State Conservation Commission Grant Deliverables

- Prepare brochure and irrigation map;
- Prepare maps [conservation easements, current use and ag activities, and prime ag soils]; and
- Develop farmland conservation prioritization factors regarding considerations and conclusions.

#### Next Steps

- Consider feedback, input and suggestions; and
- Bring back fine-tuned recommendations and timeline for public process.

### Closing Comments

Commissioner Myers, Agriculture and Home-Based Business Subcommittee Member, indicated that there was such a wide range of opinions and Subcommittee members could not agree on any one issue.

Commissioner Myers asked if staff reviewed Carol Creasey's compiled information regarding ag/farm small businesses. Staff did not review the information in detail, as staff proceeded with a different approach and there was very little time.

Staff indicated that an e-mail was forwarded to the ag community inviting them to tonight's meeting for discussion and input.

- K. PUBLIC COMMENT PERIOD: There was no public comment.
- L. ADJOURNMENT: The meeting adjourned at 7:45 p.m.

Respectfully submitted,

Selinda Barkhuis