

Date Approved: _____

MINUTES

Clallam County Planning Commission

*Regular Meeting of September 16, 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, Nancy Esteb, Gary Gleason, Mel Rudin, Leo Leonard and Ron Bell. Ben Cappa and Don Myers were not present. John Miller, Director; and Steve Gray, Planning Manager, represented staff from the Department of Community Development. Rich James, Transportation Program Manager, represented staff from Public Works.
- D. WELCOME: Chair Montgomery welcomed all in attendance.
- E. APPROVAL OF MINUTES: September 2, 2009 Meeting Minutes.

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

F. ANNOUNCEMENTS:

Staff reported that the Western Washington Growth Management Hearings Board (WWGMHB) compliance hearing on the remaining Rural Lands invalidity matters regarding the County's Rural Moderate (R2) and Western Region Rural Moderate (RW2) zoning designations is scheduled for September 17, 2009 at 10:00 a.m. via teleconference. Staff will report back the outcome to the Commission.

Staff reported that Board of County Commissioners (Board) addressed at its September 14, 2009 work session, Comprehensive Plan and Zoning Map Amendment Applications REZ2008-00002, Paul and Paul Partnership, and REZ2008-00003, Green Crow Corporation. Staff provided the Board with the public record, as well as Letters of Transmittal for each application, as approved and recommended by the Commission. Mr. Paul submitted a letter to staff which was received today, and staff forwarded Mr. Paul's letter to the Board for consideration at the September 21, 2009 work session. Mr. Paul requests going from the current Commercial Forest (CF) designation to a Commercial Forest Mixed Residential use 20 (CFM-20) designation. Staff indicated that the matter will probably be remanded to the Commission, and a public hearing would be conducted on either October 21 or November 4. Staff will forward its recommendation to the Commission.

Staff reported that the City of Port Angeles has approached the County to reinstate work regarding the proposed City of Port Angeles Zoning Map for the Unincorporated Port Angeles Urban Growth Area. The Commission addressed this matter during its work session on May 21, 2008, at which time Nathan West presented the City's proposed Urban Growth Area zoning changes.

G. PUBLIC COMMENT PERIOD:

Staff distributed copies and read into the record an e-mail, letter and attachment dated and received September 16, 2009 from Andrew Shogren.

Mr. Shogren's letter noted that he resides in the developed older neighborhood between Hendrickson and Priest Roads within one of the Sequim's Urban Growth Areas, and questioned

when staff and the Commission will further address the neighborhoods' 2004 petition requesting removal of said neighborhood from the Sequim UGA.

Staff noted that the County and City of Sequim Planning Departments held a neighborhood forum May 21, 2009 which targeted the neighborhood in the northwest portion of the Sequim Urban Growth Area (UGA) south of West Hendrickson Road and east of North Priest Road. Topics covered included the neighborhood petition requesting removal from the UGA; County compliance response to the WWGMHB; Interim regulations restricting new land divisions; Considerations being located within or outside the UGA; annexation processes; and next-step in the planning process.

Since the May forum, staff has been coordinating efforts with the City of Sequim, and Commissioner Tharinger has been involved. Although staff supports pursuing an interlocal agreement regarding annexation and annexation phasing, staff does not recommend removal from the UGA based on staff's analysis to date.

Staff intended to bring this matter before the Commission in August, however staff has spent numerous hours in preparation of the County's compliance response to the WWGMHB.

To date, the Board has not provided further direction to the Department of Community Development (DCD) or to the Commission, specific to the matter of removal from the UGA. Therefore, staff will be requesting a work session with the Board to obtain final direction for DCD and the Commission regarding this issue. Staff hopes to have the Board's acceptance at its September 28, 2009 or October 5, 2009 work session, at which time staff will table this matter before the Commission.

H. UNFINISHED BUSINESS: None.

I. PUBLIC HEARING ITEM: None.

J. WORK SESSION ITEMS:

1. Preliminary Draft Six Year Transportation Improvement Program (TIP)

Staff reiterated that the Transportation Element of the Comprehensive Plan requires annual review of the Program, and that recommendations be forwarded to the Board. The Transportation Booklet is in the process of being completed and will be included in the packet to the Commission in preparation of the October 7, 2009 public hearing.

Rich James distributed invitations to the Elwha River Bridge Grand Opening Ceremony on September 25th at 1:00 p.m. Mr. James reported that the 19.7 million dollar project was the largest of Public Works, and began his presentation by illustrating bridge design features and construction details.

Mr. James identified projects that were deleted, retained, and added to the Six Year TIP, and provided an explanation of each project.

Commissioner Esteb and Commissioner Gleason initiated extensive discussion regarding safe pedestrian access and crossing at Clallam Transit bus stops at the Deer Park Road and US 101 Intersection.

Discussion was had regarding the US 101 widening project between Shore Road and Kitchen-Dick Road, regarding sight distance and turn pockets. Mr. James reported that Washington State Department of Transportation has scheduled an open house for October 15, 2009 at Greywolf Elementary School. The meeting time has not been announced. More information is available at: www.wsdot.wa.gov/projects/us101/shoretokitchendick.

Staff indicated that the Planning Commission will hold a public hearing on October 7, 2009.

2. Development standards for Limited Areas of More Intensive Rural Development (LAMIRD) zoning in response to Western Washington Growth Management Hearings Board (WWGMHB) Compliance Order issued on June 12, 2009 [Case No. 08-2-0033]

Staff identified items in the packet, and indicated that the Order was issued June 12, 2009 by the WWGMHB, affirming the County's compliance in all areas that were challenged under said petition except Policy 4 of the County's Comprehensive Plan's LAMIRD provisions at CCC 31.02.263. Staff explained and read the definition of Policy 4 from the Comprehensive Plan, and further explained WWGMHB's Final Decision and Order.

Staff noted that Policy 4 addresses setbacks, landscaping, parking and lot coverage. Staff reviewed draft text for a proposed ordinance that would create a new chapter in Clallam County's Zoning Code at Chapter 33.22 CCC for the purpose of implementing Policy 4.

A 10-minute break was taken.

3. Draft Comprehensive Plan updates under consideration by the City of Sequim related to research and development park land uses within the Sequim Urban Growth Area, including policy support for potential UGA expansion to serve the Pacific Northwest National Laboratories (Battelle) site

Staff identified the Battelle site and noted that the site was zoned Rural Moderate (R2), and is currently zoned Interim Rural Low. As part of the compliance response that the Commission recommended to the Board, which was adopted, the Battelle properties are now zoned Rural Low but with a caveat knowing that the City of Sequim and County were considering potential UGA expansion and some form of research land use and zoning designation.

The memo from Frank Needham dated April 1, 2009, included in the Commission packet, outlines draft policies that the City of Sequim felt would have to be included in its Comprehensive Plan to support research and development. Staff noted this is also an opportunity to create a policy basis in a zoning district to support a research and development zone in other areas of the Sequim UGA.

Staff reported that the City of Sequim is taking the lead, as Battelle ultimately wants to be in the City of Sequim, in order to receive city services.

Dennis Lefevre, Planning Director, City of Sequim, has been researching models of other research and development zones, and is crafting that into a zoning district to present to the City of Sequim Planning Commission on October 6, 2009. The proposed model would be forwarded to staff the end of September, so that staff could bring this before the Commission on October 7, 2009. Staff would also try to obtain discussion at the Sequim meeting of October 6, 2009, to bring to the Commission.

Once staff receives the ordinance supported by the City of Sequim, staff will move forward by initiating the 60-day State Environmental Review process on the matter. Staff would then schedule a public hearing in November and make a final recommendation to the Board.

Commissioner Gleason spoke in support of language in Mr. Needham's Memo dated April 1, 2009, that states the City's encouragement to support multi-modal pedestrian, bicycling, and transit uses.

Commissioner Gleason cited language on Page 4 of Mr. Needham's Memo, under Chapter Six: Shorelines, Shoreline Element Goals, which states: *"All building and man-made features shall be built in areas that are landward of the shoreline buffer"* noting that the language appears to preclude the fact that there is a dock and building at the Battelle site. Commissioner Gleason's concerns relate to future dock expansion, dock alteration, or mooring of research boats.

Commissioner Gleason spoke in support of housing (dorms, etc.) to accommodate temporary staff at research facilities.

Discussion was had regarding remaining issues on the Commission docket through the end of 2009.

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