

Date Approved: _____

MINUTES

Clallam County Planning Commission

*Public Hearing of October 1, 2008
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, Ben Cappa, Leo Leonard, and Mel Rudin. Nancy Esteb, Ron Bell and Gary Gleason were not present. Steve Gray, Planning Manager, and Carol Creasey, Senior Planner, represented staff from the Department of Community Development.
- D. WELCOME: Chair Montgomery welcomed all in attendance.
- E. APPROVAL OF MINUTES: September 17, 2008 meeting minutes.
The minutes of September 17, 2008 were tabled for approval at the October 15, 2008 meeting due to a lack of quorum regarding Commissioners that were present at the September 17, 2008 meeting.

F. ANNOUNCEMENTS:

Staff announced that recommendations by the Planning Commission for a compliance response to the Western Washington Growth Management Hearings Board Final Order and Decision were summarized at the Board's work session on September 29, 2008, and that staff is preparing a draft resolution and ordinance to present at the Board's work session on October 6, 2008 regarding the Planning Commissions' recommendation based on the letter of transmittal. The Board will conduct public hearings on October 14, 2008; Clallam County Courthouse [Port Angeles], Board Room – 10:30 work session and Guy Cole/Carrie Blake Park [Sequim] – 6:00 p.m., and on October 15, 2008; Sekiu Community Center [Sekiu/Clallam Bay] – 1:00 p.m., and at the Department of Natural Resources [Forks], Conference Room – 6:00 p.m.

Commissioner Miller indicated that he will not be present at the October 15, 2008 Planning Commission meeting, as he will attend the Board's public hearing in Forks that evening.

- G. PUBLIC COMMENT PERIOD: No comments were received.
- H. UNFINISHED BUSINESS: None.

PUBLIC HEARING ITEM:

Comprehensive Plan and Zoning Map Application REZ2007-00001

Commissioner Leonard announced that he has a conflict of interest with regard to this matter.

Staff indicated that the application proposes to change the Comprehensive Plan and Zoning Map designation from Urban Very Low Density/Urban Low Density (VLD/LD) to Industrial (M) for nine parcels in the western Port Angeles Urban Growth Area (UGA), totaling approximately 59 acres. The parcels are located directly north of US Highway 101 and south of the William Fairchild International Airport in the unincorporated Port Angeles UGA, with two parcels fronting US Highway 101. Five parcels are east of S. Fey Road and four parcels are west of S. Fey Rd.

Staff provided a PowerPoint presentation outlining the six (6) necessary criteria. Following analysis by staff, staff recommends denial of the proposal as it is not consistent with all criteria of Required Showing for Amendment, Section 31.08.370 of the Comprehensive Plan and Section 33.35.090 of the Zoning Code. Staff reviewed maps identifying the parcels and subject area. In closing, staff noted that the next step would be for the Planning Commission to forward its recommendation including Findings of Fact and Conclusions of Law to the Board of County Commissioners.

The public hearing was opened and the following testimony was provided:

Brad Collins, 2211 West 6th Street, Port Angeles, WA 98363

Mr. Collins, applicant's representative, began by indicating that he received the staff report Monday, and that he has not had adequate time for review.

Mr. Collins indicated that since the generation of the Comprehensive Plan in 1995, the County has not conducted an evaluation analysis of industrial land which is necessary in order to encourage economic development.

Mr. Collins spoke to public facilities, and the discrepancy of lands portrayed on the County's map vs. lands that are similar to the subject property.

Bruce Gagnon, 2087 Black Diamond Road, Port Angeles, WA 98363

Mr. Gagnon, owner of DA Development Trucking Company, indicated that he has owned the business for 17 years of its 31 year existence. He currently has 18 employees, and an approximate annual payroll of \$1,000,000.

Mr. Gagnon provided an overview of previous facility sites and emphasized his need for expansion, which solely hinges on the proposed zoning amendment.

Jim Ciaciuch, 387 Little Loop Drive, Port Angeles, WA 98362

Mr. Ciaciuch, subject property owner, indicated that his original intent of the property was to possibly develop a storage facility, similar to that of his current Deer Park Self-Storage business which has created additional jobs in the County, as well as beautified the neighborhood.

The Border Patrol has selected his property since it fronts Highway 101, which was a pretense to the zoning amendment application. Currently, the Border Patrol is planning to establish a temporary facility on the property, and the Dry Creek Water Association has granted a 2 inch water line for the property. Although the Border Patrol's plan is to install a septic system, they ultimately prefer to receive City services. Letters between the County and government indicate that the government is moving forward with this plan.

In closing, Mr. Ciaciuch noted that the facility will house 24 Border Patrol agents, as well as 6 clerical staff.

Steve Zenovic, 301 East 6th Street, Suite 1, Port Angeles, WA 98362

Mr. Zenovic spoke to the industrial land based issue and industrial changes that have occurred since establishing the Comprehensive Code in 1995. Mr. Zenovic provided a historical review of industrial businesses within the subject area, and emphasized that the County maps are not accurate in depicting current industrial use.

Mr. Zenovic indicated that the County's staff report, maps and 2005 aerial photos are not accurate in determining current industrial use. It is also important to recognize that the City waterfront no longer has the level of industrial use that it once had. There is no real significant industrial land base in the City of Port Angeles, or adjacent UGA, that is available for development.

In closing, Mr. Zenovic indicated that by rezoning the land industrial, infrastructure can be applied for and developed accordingly.

Brad Collins, 2211 West 6th Street, Port Angeles, WA 98363

Mr. Collins requested a continuance in order to adequately prepare a response.

Mr. Collins noted that Nathan West, City of Port Angeles, has indicated that he would provide testimony that the City is supportive of additional industrial land.

Mr. Collins referred to the County's staff report that mentions having infrastructure in place prior to rezoning property, and indicated that infrastructure is planned and developed following a rezone.

Mr. Collins noted City policy cites that services and infrastructure should be provided in urban lands.

In closing, Mr. Collins indicated that there are interpretations of the proposal, other than what was outlined in the County's staff report.

A 10-minute break was taken.

Steve Gregory, 4209 S. Reddick Road, Port Angeles, WA 98363

Mr. Gregory expressed concern regarding light, noise, and air pollution. He is opposed to City annexation of his property, and noted that his neighbors are also in opposition to the rezone.

John Kem, 2406 Sparrow Lane, Port Angeles, WA 98363

Mr. Kem expressed concern regarding noise and air pollution, as well as tax increases for City annexation and decreased property values.

John Currie, 2422 W. Sparrow Lane, Port Angeles, WA 98363

Mr. Currie provided historical information of the subject area, and expressed concern regarding hazardous materials leaching into the ground, and noise pollution. He spoke in opposition to City annexation, and noted that he did not have adequate time to prepare, as notice was received late.

Randy Sanford, 4221 S. Reddick Road, Port Angeles, WA 98363

Mr. Sanford expressed concern regarding decreased property values in the neighborhood.

Brad Collins, 2211 West 6th Street, Port Angeles, WA 98363

Mr. Collins noted that the proposal would provide significant buffers to residential uses to the east, and spoke to protecting private property rights. He noted that it would be a bad decision on behalf of the County to allow government development rights over private property owners.

Mr. Collins indicated that the City has continuously sought additional industrial development between the Airport and Highway 101, and has planned for the infrastructure following a rezone.

Mr. Collins noted that concerns of air pollution and omissions may be addressed with regard to aviation requirements of the area.

In closing, Mr. Collins noted that it is the intent of the applicant to mitigate impacts at the development level, that economic considerations are necessary, and that facts, goals and policy statements need to be interpreted accurately.

The public hearing was closed.

Commissioner Myers made a motion to extend the written comment period for 10 days. The motion was seconded. Following a vote, the motion carried. Discussion was had with regard to the extension period, and the deadline was proposed to Thursday, October 9, 2008 at 4:30 p.m. Commissioner Myers agreed to the amendment, and there was a consensus of the extended deadline.

Staff informed the public that the Planning Commission will make a recommendation to the Board, and the Board will also conduct a public hearing on this matter which will allow additional testimony.

- I. WORK SESSION ITEMS: None.
- J. PUBLIC COMMENT PERIOD: No comments were received.
- K. ADJOURNMENT: The meeting adjourned at 8:30 p.m.

Respectfully submitted,

Steve Gray
Planning Manager

