

AGENDA

Clallam County Planning Commission

Regular Meeting of November 18, 2009

Clallam County Courthouse

223 East Fourth Street, Port Angeles

6:30 p.m.

(After hours Public Meeting Entrance is from Fourth St.)

- A. CALL TO ORDER.**
- B. PLEDGE OF ALLEGIANCE.**
- C. ROLL CALL.**
- D. WELCOME.**
- E. APPROVAL OF MINUTES:** October 21, 2009 and November 4, 2009
- F. ANNOUNCEMENTS.**
- G. PUBLIC COMMENT** – Please Limit Comments to Three Minutes
- H. UNFINISHED BUSINESS.**
- I. PUBLIC HEARING:**
 - 1. Public Hearing Item # 1 – Adjustment of Sequim Urban Growth Area (UGA) to include Battelle. Application to amend the Comprehensive Plan Land Use and Zoning Map to expand the Sequim Urban Growth Area (UGA) by approximately 105 acres, which encompasses Battelle Memorial Institute’s Sequim Marine Research Operations (MRO) site along Sequim Bay (but not Battelle’s ownerships on Travis Spit and the small tidal island to the south of Travis Spit), and designate and zone this site for Research and Development Park purposes. The proposal would amend the County’s Zoning Code at Chapter 33.19 CCC to create a new Research and Development Park zoning district and related development standards and would also amend background and policy provisions related to urban growth in the County’s Comprehensive Plan at CCC 31.03.280 and CCC 31.03.310. The proposal would further amend Chapter 33.19 CCC to eliminate zoning districts that no longer exist within the unincorporated areas of the Sequim UGA due to past annexations.
 - 2. Public Hearing Item # 2 –Parks & Recreation Zoning District and rezoning of county-managed parks and recreation lands. Consideration of proposal to amend the Comprehensive Plan Land Use and Zoning Map designation for all County-managed parks and recreation areas to Parks and Recreation (PR), a new zoning designation to be created at CCC 33.07.070, entitled “Parks and Recreation (PR), which would provide that those uses consistent with the County’s Parks and Recreation Master Plan for a particular County park or recreation area will be allowed, either outright or, for those uses that could, unless designed appropriately, significantly impact surrounding land uses, subject to design approval under the County Zoning Code’s Conditional Use Permit (“CUP”) process.

J. WORK SESSION ITEMS:

2009 Annual Update items

1. REZ2008-00002, Paul and Paul Partnership, Applicant: Application to amend the Comprehensive Plan Land Use and Zoning Map designation of approximately 74-acre parcel split by US 101 from Commercial Forest (CF) to Commercial Forest/Mixed Use 20. The property is located about seven miles west of Lake Crescent, adjacent to the Washington State Department of Transportation gravel pit, between Mileposts # 213 and # 214. (Assessor Tax Parcel No. 113025-130000)
2. Adjustment of Sequim Urban Growth Area (UGA) to exclude Palo Verde neighborhood. Consideration of land use alternatives for unincorporated UGA lands totaling approximately 101 acres located south of W. Hendrickson Rd, east of North Priest Rd, and north of W. Brackett Rd. *Alternative 1:* Retains entire area in UGA and current Sequim Urban Residential –II [S(R-II)] zoning and includes pursuing an inter local agreement governing annexation phasing. *Alternative 2:* Removes approximately 75 acres from the UGA and changes the comprehensive plan land use and zoning map designation of this area from S(R-II) to Rural Low (R5). *Alternative 3:* Same as Alternative 2, except that lands removed from UGA would be designated as a LAMIRD, and zoned Rural Low (R1).
3. Adjustment of Sequim Urban Growth Area (UGA) to include Battelle. See above.
4. Parks & Recreation Zoning District and rezoning of county-managed parks and recreation lands. See above

K. PUBLIC COMMENT - Please Limit Comments to Three Minutes

L. ADJOURNMENT.

*** Hearing devices are available for those who need them.
Please ask a staff member for assistance***

Members: Chair, Tom Montgomery, Vice-Chair, Don Myers, Gary Gleason, Ben Cappa, Robert Miller, Leo Leonard, Ron Bell, Nancy Esteb and Mel Rudin. Staff: Clallam County Department of Community Development: John Miller, Director; and Steve Gray, Planning Manager.
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