

Date Approved: _____

MINUTES

Clallam County Planning Commission

*Regular Meeting of December 3, 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, Gary Gleason, Robert Miller, Leo Leonard, Nancy Esteb, Ben Cappa, Ron Bell and Mel Rudin. Don Myers was not present. Steve Gray, Planning Manager; Carol Creasey, Senior Planner; and Ed Chadd, Associate Planner, represented staff from the Department of Community Development.
- D. WELCOME: Chair Montgomery welcomed all in attendance.
- E. APPROVAL OF MINUTES: November 19, 2008 Meeting Minutes.

Commissioner Esteb made a motion to approve the minutes, as submitted. The motion was seconded. Following a vote, the motion carried. Commissioner Bell abstained.

F. ANNOUNCEMENTS:

Staff reported that on December 16, 2008, the Board will address two matters:

- Proposed ordinance creating a new Chapter in the Clallam County Code titled, "Airport Overlay District" and the accompanying sections and map updates
- Proposed ordinance enacting interim controls prohibiting new land divisions within certain areas of the unincorporated Sequim Urban Growth area

Staff reported that the Western Washington Growth Management Hearings Board granted a one-year extension to the County for Carlsborg, in order to allow additional time for the County's consultants to receive public input and work strategy for the remaining compliance issues.

Staff reported that the Board held a public hearing regarding Comprehensive Plan and Zoning Map Amendment Application No. REZ2007-00001, Gagnon/Olympic Peninsula Development, and extended the written comment period to the end of business on Friday, December 5, 2008. The Board will address this matter on December 15, 2008. Staff noted that the applicant has retained counsel, and discussion was had regarding necessary clarification from various entities for potential future industrial expansion.

- G. PUBLIC COMMENT PERIOD: No comments were received.
- H. UNFINISHED BUSINESS: None.
- I. PUBLIC HEARING ITEMS: None.
- J. WORK SESSION ITEMS:

1. Stormwater Management Grant Project – Next Steps

Staff distributed an outline of discussion, and began by indicating that there are two (2) stormwater projects that the County has received grant funding:

Department of Ecology Local Government Stormwater Grant

The County received \$75,000 [ended July 2008], and will be used to: 1) Update the County GIS Hydro layer; 2) Training staff; 3) Bio-retention swale off Anderson Drive to deal with irrigation, stormwater, and septic; and 4) Small Project Drainage Manual for Single-Family Residences.

Staff noted that a workshop will be conducted December 17, 2008, and a technical workshop will be conducted February 4, 2009, both will be at Jamestown S'Klallam Tribe.

The final component of grant funding is to complete the Small Project Drainage Manual and incorporate a section on clearing and grading. The County will hire the Clallam Conservation District to finish updating the Manual, and develop workshops and public education. Grant funds will also assist in the GIS department in order to have the information and necessary forms on-line.

Ed Chadd asked if the Planning Commission has discussed the State's general construction stormwater permit system, as his understanding is that the State has announced that it's going to be making more stringent its general permit on construction activities as they relate to stormwater, as they were forced to do this by EPA. Discussion was had.

EPA Targeted Watershed Grant

Staff reported that the contract for the grant was finalized in September, and funding in the amount of \$538,000 was received from the EPA with a three-year period ending July 2011. Three components of the EPA grant are: 1) Comprehensive Stormwater Management Plan, ordinances, and stakeholder work group [incorporate a clearing and grading ordinance]; 2) Monitoring; and 3) Peer and public outreach.

Staff spoke with regard to stormwater best management practices and necessary maintenance. As part of the next steps, the County will be soliciting for a consultant to assist in facilitating a stakeholder work group, conduct an inventory of what is being done, devise a strategy, and analyze data gaps. Discussion was had regarding strategy of thirteen or more components of what is required by the action plan, and State regulations. Staff indicated that stormwater management is a priority of the action agenda, and that currently, Clallam County is not a County that has to adopt the Ecology manual.

Staff asked if the Planning Commission would like representation on the stakeholder work group, and/or assist in interviewing and selecting a consultant. Interest was expressed among the Commissioners. Staff indicated that additional interest from Commissioners would be helpful in the actual monitoring.

An 8-minute break was taken.

2. Stormwater Management Pilot Sampling Program

Ed Chadd, Streamkeepers, began by thanking staff and the Commission for time to address the Commission, and disclosed that Commissioner Gleason is a Streamkeeper volunteer.

Mr. Chadd began by indicating that he was asked to direct the monitoring component of the EPA grant, as Streamkeepers conducts monitoring and there are numerous volunteers, which are equally important in fulfilling the grant. An additional important component is match, not with money, but with support.

Mr. Chadd indicated that Streamkeepers began working on the project in August. First, an advisory committee was formed which consists of Department of Ecology staff members, Jamestown S'Klallam Tribe, City of Sequim, City of Port Angeles, Clallam Conservation District, and representatives of irrigator communities, watershed planning, and salmon recovery. An invitation was extended to the Commission for a member to serve on the advisory committee. Following initial discussion by the committee, short and long-term goals of Component II, as well as assessment of stormwater impacts to surface and groundwaters, were outlined.

Mr. Chadd briefly summarized the activities to be conducted as: 1) Map existing infrastructure and expected stormwater routes/discharge volumes; 2) Develop a pilot monitoring program with four (4) possible lines of analysis in the first year [surface water pollutants, hydrologic disturbance, groundwater pollutants, and sediment pollutants]; 3) Develop and implement comprehensive

stormwater monitoring program to assess impacts to surface and groundwater; Evaluate the effect of different watershed protection scenarios on future land cover; and 5) Analyze data and report on findings. Discussion was had regarding modeling.

Mr. Chadd reported that currently, a pilot monitoring program is being developed. Discussion was had regarding analysis of surface water pollutants, hydrologic disturbance, groundwater pollutants, and sediment pollutants.

Mr. Chadd spoke with regard to the plan and assessment of pollutants in stormwater being confined to the Sequim area, indicated that they are trying to characterize how much of a problem this may be within the confines of a limited budget as the amount of funding available for monitoring is fairly limited. Therefore, in order to maximize the potential, leveraging is necessary. The Department of Ecology has not only loaned us some of its staff for technical support, DOE has also donated approximately \$10,000 of laboratory work. Activities within the first year will be confined to the \$10,000 in order to have appropriate funding left for the remaining second and third years.

The current focus is to devise representative situations of stormwater runoff issues in the Sequim area and provide analysis. Various types of land uses were reviewed that could pose an impact on stormwater. Sites were then selected that represented the potential impacts related to land uses. To date, a site representing forestry impacts has not been selected. A brief summary was provided of the ten (10) selected sites that are planned for study, as well as the various pollutants that will be tested for from the samples taken. The overall scope of the plan is to take an initial sample from each site, prior to a storm, as a control measure. The second sample would be taken as soon as the stormwater begins to hit the site, and the third sample would assess the peak at the site during a storm. Previous work, as well as technical advice, is being relied on to come up with the skeletal framework.

In closing, Mr. Chadd informed the Commission that tomorrow in the Health and Human Services Conference Room at the Courthouse, there will be an advisory committee meeting commencing at 9:30 a.m., and sample training from 12:00 p.m. to 3:00 p.m.

3. Overview of County Rural Character Conservation Development and Conservation Design/ Cluster Subdivision Development Standards

Staff reported that the County's consultants, Mike McCormick and Roger Wagoner, will be conducting public meetings on December 9, 2008 at the Guy Cole Convention Center in Sequim, and at the Forks City Council Chambers, in order to obtain comments to assist in preparing proposals for changes to the Comprehensive Plan and development regulations. The invitation was mailed on November 24, 2008, to all parties who testified against being rezoned to Rural Low (R5) or Western Region Rural Low (R5) at one of the County's prior meetings, as well as various representatives of private development interests, environmental groups, and stakeholder governmental entities.

The consultants will report on the results of the workshop and their preliminary analysis regarding the found non-compliant R2 and RW2 lands to the Planning Commission at the December 17, 2008, meeting. A preliminary 2009 work schedule regarding remaining rural land compliance issues will also be presented.

With regard to the petitioners challenging the County's Cluster Zoning, staff provided a brief PowerPoint presentation titled "Clallam County Cluster Developments" identifying cluster zoning, density, development and standards that apply. This work session item will be further addressed at the next meeting.

K. PUBLIC COMMENT PERIOD: No comments were received.

L. ADJOURNMENT: The meeting adjourned at 9:00 p.m.

Respectfully submitted,

Steve Gray
Planning Manager