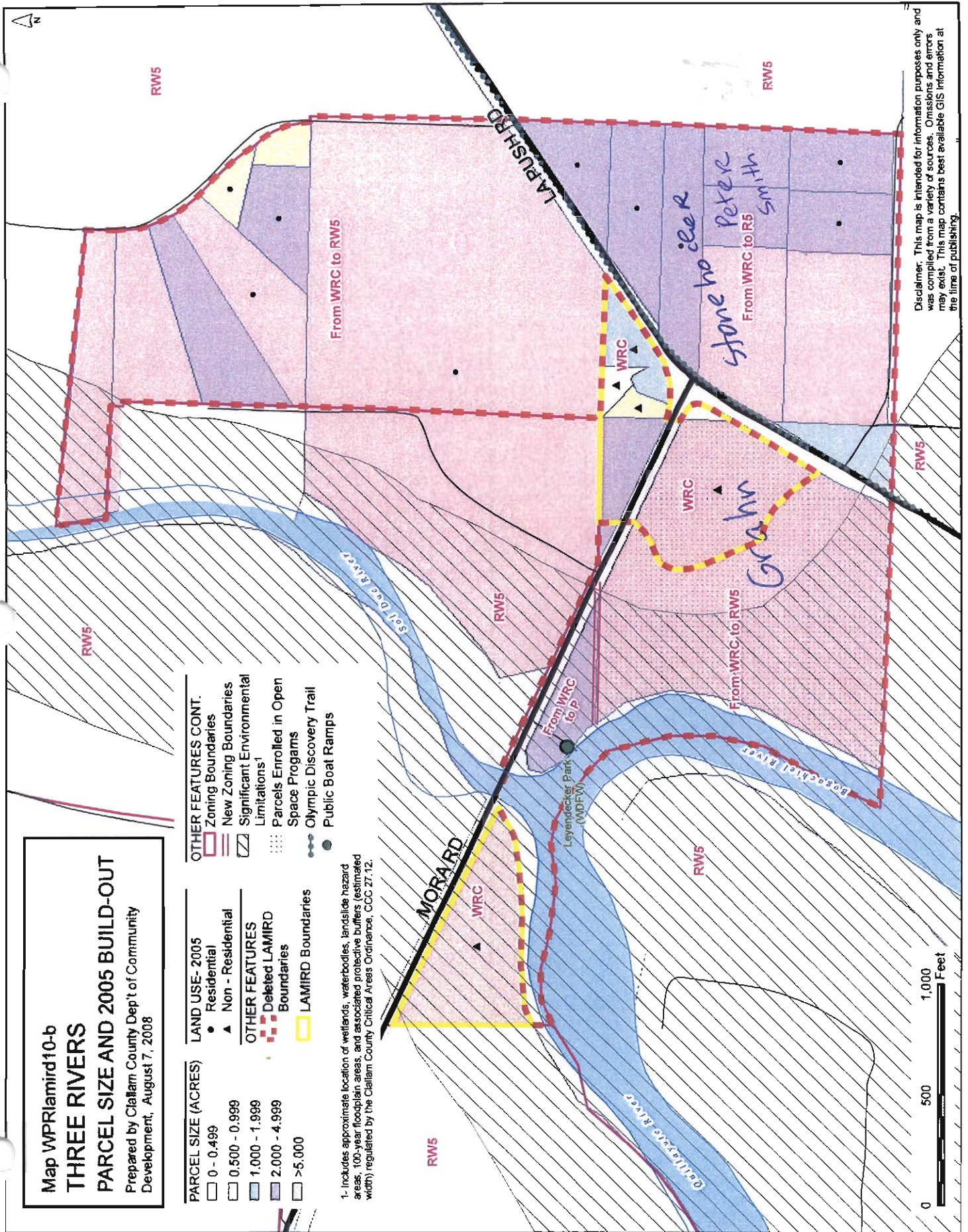


**Map WPRIamird10-b
THREE RIVERS
PARCEL SIZE AND 2005 BUILD-OUT**

Prepared by Clallam County Dept of Community
Development, August 7, 2008

- | | | |
|----------------------------|--------------------------------|---|
| PARCEL SIZE (ACRES) | LAND USE- 2005 | OTHER FEATURES CONT. |
| □ 0 - 0.499 | ● Residential | ▭ Zoning Boundaries |
| □ 0.500 - 0.999 | ▲ Non - Residential | ▭ New Zoning Boundaries |
| □ 1,000 - 1,999 | OTHER FEATURES | ▨ Significant Environmental
Limitations ¹ |
| □ 2,000 - 4,999 | ● Deleted LAMIRD
Boundaries | ⋯ Parcels Enrolled in Open
Space Programs |
| □ >5,000 | ▭ LAMIRD Boundaries | ⋯ Olympic Discovery Trail |
| | | ● Public Boat Ramps |

1. Includes approximate location of wetlands, waterbodies, landslide hazard areas, 100-year floodplain areas, and associated protective buffers (estimated width) regulated by the Clallam County Critical Areas Ordinance, CCC ZT.12.



Disclaimer: This map is intended for information purposes only and was compiled from a variety of sources. Omissions and errors may exist. This map contains best available GIS information at the time of publishing.

Breitbach, Tami

From: Gray, Steve
Sent: Wednesday, September 24, 2008 8:16 AM
To: Breitbach, Tami
Cc: Barkhuis, Selinda
Subject: FW: Three Rivers Area Zoning

Tami, Please include in GMA Exhibits and index. Thanks Steve
 -----Original Message-----

From: olympic anglers [mailto:olympicanglers@centurytel.net]
Sent: Wednesday, September 24, 2008 5:40 AM
To: Gray, Steve
Subject: Re: Three Rivers Area Zoning

Steve,

I will go over some of the details we spoke of.

The Quilleute water system well head is located on the east side of Mora rd. approximatly 250' from the intersection with La Push rd. The water main crosses Mora rd. to the west side ,then goes to La Push rd. where it turns then continues towards La Push.

At the point adjacent to Ballard-Old Lapush rd. is the loction of my 2" meter ,that was installed 2 years past. Also at this point is the location of the main entrence to subject property. The access is located at this point for it is there that the C...a Push rd continued accross the property ,up to the time the new La Push rd. was built.

I have a recorded agreement with the Quilleute Nation for the use of there water system for future development of subject property to include residences,40 space rv park.

Three Rivers resort is provided with water from the same system.I will be sending a copy of my agreement.

Thank You - Gary Grahn

----- Original Message -----

From: Gray, Steve
To: olympicanglers@centurytel.net
Sent: Friday, September 19, 2008 3:36 PM
Subject: Three Rivers Area Zoning

Gary,

It was a pleasure to meet you last night. My email address is: sgray@co.clallam.wa.us

Regards,
 Steve Gray, Planning Manager
 Clallam County Dept. of Community Development
 East Fourth Street, Suite 5
 Port Angeles, WA 98362-3015
 Phone: (360)417-2520; Fax: (360)417-2443
 sgray@co.clallam.wa.us

DL 50

Breitbach, Tami

From: Pete Smith [fair.weather.cyclists@gmail.com]
Sent: Tuesday, September 16, 2008 1:53 PM
To: Breitbach, Tami
Subject: Comments on the Three Rivers WRC to RW5 re-zoning

Hi,

My name is Peter Smith. And I live at 7855 La Push Road (Forks, WA).

First, I would like to confirm that the map that was sent out had a minor printing errors as the text "From WRC to RW5" appears to be obscuring the dot indicating my residence (lower right hand corner). Tax records will confirm that a residence is, in fact at this location, and we are paying dearly for it.

I purchased this property (two lots) with the intent of (the possibility of) building a second residential structure ("mother-in-law cabin") detached from the main residence. This change in zoning appears to be adding, at best, a serious impediment toward this goal (and, at worst, making it impossible): "One dwelling unit per 4.8 acres" (RW5) down from "one dwelling unit per 1/2 acre" for WRC. In general, this rezoning will most likely lower the market value of our property (the possible exception being a case where an up-scale developer took an interest in the area, and that just isn't very likely, all things considered)... which could easily result in a near term realized loss for us in the event that we are unable to obtain a conditional use permit to allow higher density and are forced to move.

As such, I must object strenuously to this rezoning.

Possible actions that would make my personal objections cease:

- a) Exclude my two lots from the rezoning (there appears to be some gerrymandering already).
- b) Grant an non-revocable (probably the wrong legal term: no time limit, and stays with the property even if we sell) conditional use permit allowing "up to" WRC dwelling unit density on out lots ("trust me" - there's absolutely zero chance that I could ever be motivated to build out to the "one per 1/2 acre" limit - but a 3rd dwelling on the property is not out of the question).
- c) "Reasonable compensation" for our loses (fairly unlikely because it would look too much like a "bribe", and then it's hard to agree on what's "reasonable"... but it would be cheaper than adding all of the legal fees if I have to sue for it :-).
- d) Could be other possibilities that I have not considered.

(I reserve the right to join in with my neighbors in the event that they also have objections).

DLSI

I look forward to your reply, and we'll see "you" on September 18th at the Forks City Council
C**o**mbers.

Pete.

PS. The timing of this zoning change is suspicious in that it appears to strongly favor and protect the interests of Gary Grahn by limiting the risk that he faces any local competition for his new storage and RV park business (I'm sure it's just a coincidence).