



# MEMORANDUM

## Clallam County Department of Community Development

---

**Date:** August 28, 2008  
**To:** Clallam County Planning Commission  
**From:** DCD, Planning Division  
**Re:** September 3, 2008 Work Session re Final Staff Recommendations for bringing into GMA compliance the following: Blyn, Beaver LAMIRD, and Whitcomb Dimmel LAMIRD.

**Summary.** There are currently 46 designated LAMIRDs in Clallam County, as outlined in the September 26, 2006 DRAFT Clallam County LAMIRDs Report, as supplemented (available at <http://www.clallam.net/RealEstate/html/lamirds.htm> ). In its April 23, 2008 Final Decision and Order (available at [http://www.clallam.net/RealEstate/html/gmhb\\_decisions.htm](http://www.clallam.net/RealEstate/html/gmhb_decisions.htm) ), the WWGMHB found 20 LAMIRDs to be out of compliance, in whole or in part. In addition, the WWGMHB found invalid the use of Rural Center zoning in the Blyn area, without designating the area as either a UGA or LAMIRD.

Staff memos dated August 14, 2008 included the WWGMHB's discussion regarding these issues, which was then followed by the Planning Department's proposed strategy for achieving compliance. During its work session on August 20, 2008, the Planning Commission voted in favor of distributing these recommendations to the public for public comment, with the caveat that staff would follow up on a short list of issues. This memo will provide such follow-up, together with proposed changes as a result of such follow-up.

To the extent that the Planning Commission approves these proposed changes on September 3, 2008, the attached pages should be substituted for the relevant text and maps of the August 14, 2008 staff memos regarding Blyn and the LAMIRDs, in addition to the LAMIRD memo cover page. With this substitution of pages, the August 14, 2008 staff memos will then turn into the draft recommendations that will be distributed to the public for public comment to be received at the Public Hearing scheduled for September 17 and 18, 2008:

- The attachments re Blyn substitute entirely for the August 14, 2008 staff memo.
- The pages of the August 14, 2008 staff memo regarding LAMIRDs that should be replaced with the attachments are:
  - Page 1 (Cover Page);
  - Page 30 with attached maps (Bear Creek LAMIRD); and
  - Page 31 with attached maps (Whitcomb/Dimmel LAMIRD).

### **Follow up on August 20, 2008 work shop regarding Blyn and LAMIRDs:**

#### **Blyn, SDPRLamird12.**

During the meeting, there were public comments made about the historic commercial uses that were located in the triangular area south of Highway 101 at the intersection with Zaccardo Road. Subsequent to the meeting, considerable materials were submitted to substantiate those comments. Evidence was submitted that the triangular area proposed for inclusion into the LAMIRDs has contained a Tavern, gas station, and grocery store, a machine shop, a landscaping and nursery business, and a boat and motor repair business, in addition to more intensive rural residential uses, all prior to, or as of 1990. As a result, this area qualifies for designation as LAMIRD and Rural Center zoning, and the text and maps were edited to reflect this adjustment. See attached.

**Lotzgesell, SDPRlamird8**

The Planning Commission had questions regarding parcels in the area's northwest corner owned by the United States that were involved in a rezone application. Research revealed that the United States had submitted a rezone application (REZ2001-00005) for three parcels at the base of Dungeness Spit, requesting the same to be rezoned from R1 to P. The Planning Commission recommended approving the rezone for the two northern parcels but denying the rezone for the southern parcel. Subsequent to the Planning Commission's approval, but prior to adoption by the Board of County Commissioners, the County prosecuting attorney advised that local jurisdictional authority is preempted on federal lands managed for public purposes. As a result, the rezone application was dismissed as it was not necessary for the applicant to achieve rezoning to pursue plans for construction of an office. Excluding these three parcels from LAMIRD designation and rezoning them permanently from R1 to P as reflected in the proposed strategy, would, however, be appropriate. As a result, no changes to the proposed strategy are recommended.

**Snider, WPRIamird1**

The Planning Commission had a question regarding the location of the US Forestry Snider workcamp. That workcamp is located at least ¼ mile to the north of the original LAMIRD boundary and is located on property owned by the United States, which is preempted from local regulation. Extending the LAMIRD boundary to include it is not recommended.

**Bear Creek, WPRIamird2**

The Planning Commission recommended retaining the parcels west of the Bear Creek Road within the LAMIRD, because they have historically contained more intensive rural uses appropriate for LAMIRD designation. As a result, the text and maps were edited to reflect this adjustment. See attached.

**Whitcomb/Dimmel, WPRIamird8**

The Planning Commission indicated that the several parcels located east of Highway 101 and north of the Sol Duc River that had been recommended for rezoning to Commercial Forestry (because they were thought to be contiguous to larger Commercial Forestry ownerships) were in fact owned by private individuals. The Planning Divisions confirmed this fact, and as a result, these parcels should be proposed for rezoning to Western Regional Rural Low (RW5), and the text and maps were edited to reflect this adjustment. See attached.