



AGENDA
BOARD OF CLALLAM COUNTY COMMISSIONERS
223 East 4th Street Room 160
Port Angeles, Washington
Tuesday, January 9, 2024 – 10:00 a.m.

Board of Clallam County Commissioner meetings will also be available virtually at:

If you would like to participate in the meeting via Zoom audio only, call 253-215-8782 and use meeting ID: 875 561 7844 and passcode: 12345

If you would like to participate in the meeting via Zoom video conference, visit <https://zoom.us/j/8755617844> and use meeting ID: 875 561 7844 and passcode: 12345

This meeting can be viewed on a live stream at this link: <https://www.clallamcountywa.gov/669/Live-Archived-Meetings-Online>

Public comment can be directed to the Clerk of the Board at 360-417-2256 or Loni.Gores@clallamcountywa.gov

CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

REQUEST FOR MODIFICATIONS/APPROVAL OF AGENDA

PUBLIC COMMENT ? Please limit comments to three minutes (10 minutes total)

CONSENT AGENDA ? Any Commissioner may remove items for discussion

- 1a. Approval of minutes for the week of January 1

Approval of minutes 

REPORTS AND PRESENTATIONS

BIDS AND AWARDS

- 2a. Request for proposal opening ? Hazard Mitigation/Climate Resilience Planning

Request 

- 2b. Request for proposal opening ? Comprehensive Plan Update Services

Request 

COMMUNITY DEVELOPMENT

- 3a. Resolution authorizing action on Current Use Assessment CUA applications pursuant to Clallam County Code Chapter 27.08, Open Space

Resolution 

PUBLIC COMMENT ? Please limit comments to three minutes

EXECUTIVE SESSION

The Board may recess into Executive Session to consider employment or dismissal of personnel, to review the performance of a public employee, to consult with legal counsel, to consider the position to be taken in collective bargaining, to consider acquisition or sale of real estate, or other matters per RCW 42.30.110

The following meetings are scheduled for the Board of Commissioners January 8 - 12:

Monday, January 8:

9:00 a.m. Work Session

12:00 p.m. WSAC Virtual Update

Tuesday, January 9:

10:00 a.m. Board Meeting

Wednesday, January 10:

8:00 a.m. Coffee with Colleen

Thursday, January 11:

1:00 p.m. KONP Radio Show

Friday, January 12:

4:00 p.m. KSQM Radio Show

INSTRUCTIONS FOR SPEAKING AT A COMMISSIONERS' MEETING:

- Members of the public wishing to address the Board on general items may do so during the designated times on the agenda.
- Members of the public wishing to comment at the public hearing are asked to sign in on the sheet provided giving their name and address.
- The Chair may limit the comment period to 3 minutes for each speaker subject to Board concurrence.
- Speakers, generally, will be heard in the order they signed up. All comments must be made from the speaker's rostrum and any individual making comments shall first state their name and address for the official record.
- General comments, applause, booing from members of the audience are inappropriate and may result in removal.

These guidelines are intended to promote an orderly system for conducting a public hearing so that each person has an opportunity to be heard and to ensure that exercising their right of free speech embarrasses no one.

Note: Written testimony presented by members of the public during the Board meeting is considered a public document and must be submitted to the Clerk of the Board. Copies of public documents from Board meetings are available by contacting the Public Records Department.



BOARD of CLALLAM COUNTY COMMISSIONERS

MINUTES for the week of January 1 - 5, 2024

19
JAN 09 2024

WORK SESSION – 9 a.m.

The work session convened at 9 a.m., Tuesday, January 2, 2024. Present were Commissioners Ozias, Johnson and French, and Administrator Mielke.

Items of discussion per the agenda published December 28 were:

- Calendar/Correspondence
- Resolution authorizing action on Current Use Assessment CUA applications pursuant to Clallam County Code Chapter 27.08, Open Space
- Letter of Support for Home Depot Foundation grant (1c)*

Meeting concluded at 9:06 a.m.

REGULAR MEETING OF THE BOARD OF CLALLAM COUNTY COMMISSIONERS

Chair Ozias called the meeting to order at 10:00 a.m., Tuesday, January 2, 2024. Also present were Commissioners Johnson and French and Administrator Mielke.

- Selection of Chair and Vice Chair for 2024
Election of Chair for 2024

ACTION TAKEN: CMOM to nominate CMF as Chair, mc

Selection of Vice Chair for 2024

ACTION TAKEN: CMFm to nominate CRJ as Vice Chair, mc

REQUEST FOR MODIFICATIONS/APPROVAL OF AGENDA

ACTION TAKEN: CMOM to adopt the agenda as presented, CRJs, mc

REPORTS AND PRESENTATIONS

- CMF commented on Recompete

CONSENT AGENDA

- 1a Approval of payroll for the period ending December 15
- 1b Approval of minutes for the week of December 25
- 1c Letter of Support for Home Depot Foundation grant

ACTION TAKEN: CMOM to adopt the consent agenda as presented, CMFs, mc

REPORTS AND PRESENTATIONS

- CMF commented on
- CRJ commented on
- CMO commented on

CONTRACTS AND AGREEMENTS

- 2a Agreement with Habitat for Humanity of Clallam County for American Rescue Plan Act Funds ARPA

ACTION TAKEN: CMOM to approve, CMFs, mc

BIDS AND AWARDS

- 3a Approval of Developmental Disabilities funding recommendations 2024

ACTION TAKEN: CMOM to approve, CMFs, mc

BOARD of CLALLAM COUNTY COMMISSIONERS
MINUTES for the week of January 1 - 5, 2024
Page 2

ADMINISTRATION

4a Resolution designating Commissioner involvement on advisory Boards 2024

ACTION TAKEN: CMOM to adopt, CMFs, mc

4b Resolution reappointing Ioana Bociu to the Marine Resources Committee

ACTION TAKEN: CMOM to adopt, CMFs, mc

4c Resolution appointing Patricia Willits to the Conservation Futures Program Advisory Board

ACTION TAKEN: CMOM to adopt, CMFs, mc

PUBLIC COMMENT

- Ed Bowen, Clallam Bay, commented on County Administrator, item 4a, cancellation of timber sale in district III
- Jeff Tozzer, Sequim, commented on Towne Road (see attached)
- Denise Lapio, Sequim, commented on Towne Road
- Derrick Eberle, Sequim, commented on Towne Road
- Thomas Ash, Sequim, commented on Towne Road
- Larry Campbell, Sequim, commented on meeting with Commissioner Ozias
- Colleen Robinson, Sequim, commented on American Rescue Plan Act Funding ARPA

Meeting concluded at 10:24 a.m. and continued to 9 a.m., Monday, January 8, 2024.

The Board of Commissioners attended Coffee with Colleen and Housing Solutions Committee Meeting during the week of January 1.

PASSED AND ADOPTED this 9th day of January 2024.

BOARD OF CLALLAM COUNTY COMMISSIONERS

Mark Ozias

ATTEST:

Randy Johnson

Loni Gores, MMC, Clerk of the Board

Mike French

KEY TO ABBREVIATIONS:

ATM Administrator Todd Mielke

CMO Commissioner Mark Ozias

CRJ Commissioner Randy Johnson

CMF Commissioner Mike French

m	moved
mc	motion carried
s	seconded

Public comment
JEFF TOZZER
1/2/24

Jeff Tozzer, Jamestown Road, Sequim

In 2014 the County held a "Towne Road Work Group" meeting led by County Biologist Cathy Lear. The summary of the meeting read: *"Without Towne Road or equivalent access, emergency response time may be increased by 3-7 minutes" and "If emergency response vehicles are located more than 5 miles away, fire insurance rates increase from \$425 to \$1000."*

On June 19th of last year, the Fire Chief said in an email: *"removing connections increases response times and could have a negative effect for the citizens who live in and around that area... These connections can have an effect on insurance ratings for neighborhoods around that area also."*

That email was sent to all three Commissioners.

On August 23rd a home burned north of the Towne Road closure. The responding units traveled via Towne Road but were forced to detour five miles once they found a locked gate. The mother and her two daughters survived, their dogs did not. Once the fire was out, the family's only belongings were the pajamas they wore. Fire Chief Orr said via email, *"the added response time certainly added to the loss for that family. I have encouraged the County Commissioners to have a larger view and to consider the ramifications of their actions regarding closing any public right of way. I certainly understand the appeal of a pedestrian trail, but I would hope that public safety would outweigh that appeal..."*

That email was shared with all three Commissioners.

On September 25th, Sheriff King said that I had been the first to ask him about the closure of Towne Road. I thought the Commissioners would have asked first responders if a closed road had any effect on public safety. The Sheriff replied, in part, "anytime you close a road response times (depending on the destination) could be affected." He also said, "Scenarios like this certainly would have impacts to our response time... Closing a road would inevitably have some impact to public safety."

I sent Sheriff King's email to all three Commissioners.

And yet, at the September 26th informational meeting, the County didn't tell the public that they knew response times could increase and insurance rates could rise. With an emphasis on recreation, not public safety, the County even proposed closing the road to traffic. When someone at the meeting asked if our community's first responders had any input, it was Commissioner Ozias who took the microphone and gave an explanation. County staff felt it was more appropriate for a Commissioner to answer that question, not the Fire Chief who was in attendance and had been speaking to Commissioner Ozias moments before.

The "Towne Road" disaster has exposed severe leadership, procedural, and ethical problems that have opened the public's eyes. As a consequence, confidence in the integrity of the government, and the Commissioners, is eroding. At the last meeting, Commissioner French reminded the gallery that Board Meetings are for the Commissioners, not for the people. What is for the people? When are we allowed to participate? Who represents our interests when it comes to public safety?

County government's role isn't to propagandize and repackage information.



29
JAN 09 2024

AGENDA ITEM SUMMARY

(Must be submitted NLT 3PM Wednesday for next week agenda)

Department: Department of Community Development

WORK SESSION ☐ **Meeting Date:**

REGULAR AGENDA ☒ **Meeting Date:** January 9, 2024

Required originals approved and attached? ☐
Will be provided on:

Item summary:

- | | | |
|---|--|---|
| ☐ Call for Hearing | ☐ Contract/Agreement/MOU - Contract # | |
| ☐ Resolution | ☐ Proclamation | ☐ Budget Item |
| ☐ Draft Ordinance | ☐ Final Ordinance | ☒ RFP/Q Publication |

Executive summary: Clallam County recently published an RFP soliciting professional services related to hazard mitigation & climate resiliency planning. Proposals were due by 9:30 AM on 1-9-2024.

Budgetary impact: (Is there a monetary impact? If so, are funds for this already allocated or is a budget change necessary? If this is a contract and a budget change is necessary, the budget change form must be submitted with the item at work session and for the regular agenda) **If a budget action is required, has it been submitted and a copy attached?** ☐ No budgetary impact anticipated at this time.

Recommended action: (Does the Board need to act? If so, what is the department's recommendation?)
Open the RFP and forward to DCD for review and recommendation to the BOCC.

County Official signature & print name: Bruce Emery Bruce W. Emery

Name of Employee/Stakeholder attending meeting: Holden A. Fleming

Relevant Departments: Department of Community Development

Date submitted: January 3, 2024

* Work Session Meeting - Submit 1 single sided/not stapled copy
** Regular Meeting - Submit 1 single sided/not stapled copy and originals (1 or 3 copies)

56
NOV 28 2023

REQUEST FOR PROPOSALS/QUALIFICATIONS

The Board of Commissioners is seeking proposals from interested parties to provide professional services related to the update of the County's Multi-Jurisdictional Hazard Mitigation Plan and the preparation and adoption of a climate resilience sub-element as part of the County's Comprehensive Plan under the Growth Management Act. Applicants should have experience with comprehensive plans, community engagement strategies, hazard mitigation planning, climate resiliency planning, development regulations, and relevant RCWs.

Sealed proposals must be received in the Board of County Commissioners by 9:30 a.m., January 9, 2024.

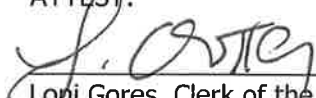
The sealed proposals must be clearly marked on the outside of the envelope, "Proposal – Hazard Mitigation/Climate Resilience Planning" Address proposal to: Clallam County Board of County Commissioners, 223 East 4th Street, Suite 4, Port Angeles, Washington 98362 or hand-deliver to the above referenced address. Documents delivered to other offices and received late by the Board of County Commissioners will not be considered nor will ones received by facsimile or e-mail. Submittals made in an incorrect format will not be considered.

An informational packet on preparing a proposal may be obtained Monday through Friday, from 8 a.m. to 4:30 p.m., from the Department of Community Development, 223 East 4th Street, Suite 5, Port Angeles, Washington 98362, by calling 360.417.2420, or from the www.clallamcountywa.gov home page under the Current Issues tab.

Clallam County hereby notifies all that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises as defined in Title VI of the Civil Rights Act of 1964 at 49 CFR Part 23 will be afforded full opportunity to submit proposals in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, or sex in consideration for an award. Clallam County is an Equal opportunity and Affirmative Action Employer. Minority and women-owned firms are strongly encouraged to submit proposals.

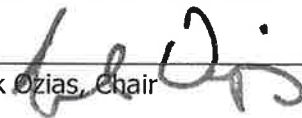
PASSED this 28 day of Nov. 2023

ATTEST:


Loni Gores, Clerk of the Board



BOARD OF CLALLAM COUNTY COMMISSIONERS


Mark Ozias, Chair

Publish: December 1 & 8
Bill: ~~Board of Commissioners~~

Dept. of Community Development



2b

AGENDA ITEM SUMMARY

JAN 09 2024

(Must be submitted NLT 3PM Wednesday for next week agenda)

Department: Department of Community Development

WORK SESSION ☐ **Meeting Date:**

REGULAR AGENDA ☒ **Meeting Date:** January 9, 2024

Required originals approved and attached? ☐
Will be provided on:

Item summary:

- | | | |
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| ☐ Call for Hearing | ☐ Contract/Agreement/MOU - Contract # | |
| ☐ Resolution | ☐ Proclamation | ☐ Budget Item |
| ☐ Draft Ordinance | ☐ Final Ordinance | ☒ RFP/Q Publication |

Executive summary: Clallam County recently published an RFP soliciting professional services related to comprehensive planning. Proposals were due by 9:30 AM on 1-9-2024.

Budgetary impact: (Is there a monetary impact? If so, are funds for this already allocated or is a budget change necessary? If this is a contract and a budget change is necessary, the budget change form must be submitted with the item at work session and for the regular agenda) **If a budget action is required, has it been submitted and a copy attached?** ☐ No budgetary impact anticipated at this time.

Recommended action: (Does the Board need to act? If so, what is the department's recommendation?)
Open the RFP and forward to DCD for review and recommendation to the BOCC.

County Official signature & print name: Bruce Emery 

Name of Employee/Stakeholder attending meeting: Holden A. Fleming

Relevant Departments: Department of Community Development

Date submitted: January 3, 2024

* Work Session Meeting - Submit 1 single sided/not stapled copy
** Regular Meeting – Submit 1 single sided/not stapled copy and originals (1 or 3 copies)

5A

REQUEST FOR PROPOSALS/QUALIFICATIONS

NOV 28 2023

The Board of Commissioners is seeking proposals from interested parties to provide professional services related to the update of the County's Multi-Jurisdictional Hazard Mitigation Plan and the preparation and adoption of a climate resilience sub-element as part of the County's Comprehensive Plan under the Growth Management Act. Applicants should have experience with comprehensive plans, community engagement strategies, hazard mitigation planning, climate resiliency planning, development regulations, and relevant RCWs.

Sealed proposals must be received in the Board of County Commissioners by 9:30 a.m., January 9, 2024.

The sealed proposals must be clearly marked on the outside of the envelope, "Proposal – Comprehensive Plan Update Services" Address proposal to: Clallam County Board of County Commissioners, 223 East 4th Street, Suite 4, Port Angeles, Washington 98362 or hand-deliver to the above referenced address. Documents delivered to other offices and received late by the Board of County Commissioners will not be considered nor will ones received by facsimile or e-mail. Submittals made in an incorrect format will not be considered.

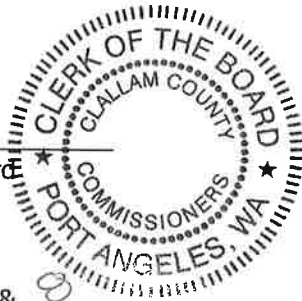
An informational packet on preparing a proposal may be obtained Monday through Friday, from 8 a.m. to 4:30 p.m., from the Department of Community Development, 223 East 4th Street, Suite 5, Port Angeles, Washington 98362, by calling 360.417.2420, or from the www.clallamcountywa.gov home page under the Current Issues tab.

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PASSED this 26 day of NOV. 2023

ATTEST:

J. Gores
Lori Gores, Clerk of the Board



BOARD OF CLALLAM COUNTY COMMISSIONERS

Mark Ozias
Mark Ozias, Chair

Publish: Dec 1 & 8

Bill: Board of Commissioners

Dept of Community Development



3a
JAN 09 2024

AGENDA ITEM SUMMARY

(Must be submitted NLT 3PM Wednesday for next week agenda)

Department: Department of Community Development

WORK SESSION ☒ **Meeting Date:** January 2, 2024

REGULAR AGENDA ☒ **Meeting Date:** January 9, 2024

Required originals approved and attached? ☒
Will be provided on:

Item summary:

- | | | |
|---|--|--|
| ☐ Call for Hearing | ☐ Contract/Agreement/MOU - Contract # | |
| ☐ Resolution | ☐ Proclamation | ☐ Budget Item |
| ☐ Draft Ordinance | ☐ Final Ordinance | ☒ Other: Current Use Assessment Approval |

Documents exempt from public disclosure attached: ☐

Executive summary:

In the 2nd half of 2023, Clallam County received five (5) requests for reclassification from the Farm & Agriculture and Designated Forest Land Tax Designations into the Open Space Tax Program (Current Use). DCD Staff prepared staff reports for each application determining their eligibility for the Open Space program as well as analyzing the tax shifts that would result from said application. On December 6, 2023 the Clallam County Planning Commission held a public meeting reviewing the provided staff reports. The Planning Commission voted 7-0 to recommend that the Board of Clallam County Commissioners take action on the approval of the 2nd Half 2023 Current Use Assessment Applications consistent with the staff recommendation (see reports, attached).

Budgetary impact: No Budgetary Impact. Approval of the Open Space Tax Program (Current Use) applications will result in new tax classifications for subject parcels, but will have no direct budgetary impact. **If a budget action is required, has it been submitted and a copy attached?** ☐

Recommended action: Take action to Approve Current Use Assessment Applications for the 2nd Half of 2023.

County Official signature & print name:

 Bruce Emery

Name of Employee/Stakeholder attending meeting: William Habel, Planner

Relevant Departments: Department of Community Development & Office of the Assessor

Date submitted: December 26, 2023

* Work Session Meeting - Submit 1 single sided/not stapled copy
** Regular Meeting – Submit 1 single sided/not stapled copy and originals (1 or 3 copies)



RESOLUTION _____, 2023

AUTHORIZING ACTION ON CURRENT USE ASSESSMENT (CUA) APPLICATIONS
PURSUANT TO CLALLAM COUNTY CODE CHAPTER 27.08, OPEN SPACE

THE BOARD OF CLALLAM COUNTY COMMISSIONERS finds as follows:

1. The Clallam County Open Space Code (CCC 27.08) was adopted pursuant to RCW 84.34, commonly known as the Open Space Tax Act.
2. The purpose of the Open Space Tax Act is to promote the preservation of open space, natural features, natural resources, scenic beauty and public recreation for the social well-being of the state and its citizens by valuing property based on its current use, rather than the highest and best use.
3. In the 1st half 2023, Clallam County received five (5) requests for reclassification into the Open Space Program.
4. In accordance with Clallam County Codes 27.08, Open Space; 26.01, Planning Agency; and Title 31, Comprehensive Plan, the Planning Commission held a duly advertised public hearing December 6, 2023 and motioned to approve the Open Space applications by a vote of 7-0.
5. The recommendation of the Planning Commission and corresponding changes in land valuation are reflected below:

Table A

Application Number	Applicant Name	Parcel Number	Parcel Acres	Acreage added to Program	Program Applied for	Tax Shift	to Applicant
CUA2023-00002	Donna & James Bower	052901-130075	32.68	31.68	O/S Reclass	\$1,162	
CUA2023-00010	Thomas J. Paulson	053032-430075	19.34	1.1	O/S Reclass	\$21.13	
CUA2023-00011	Wesley Paulson	053032-420050	19.20	2.3	O/S Reclass	\$105.43	
CUA2023-00012	Wesley Paulson	053032-310000	37.68	4.0	O/S Reclass	\$1,053	
CUA2023-00013	Jennifer R. Williams	053030-413000	35.27	3	O/S Reclass	\$186.58	

NOW, THEREFORE, BE IT RESOLVED by the Board of Clallam County Commissioners, in consideration of the above findings of fact:

1. Approve the 1ST half 2023 Current Use Assessment applications and corresponding changes reflected above as consistent with Clallam County Code, Chapter 27.08, Open Space.

PASSED AND ADOPTED this _____ day of _____ 2024

BOARD OF CLALLAM COUNTY COMMISSIONERS

Commissioner, Chair

ATTEST:

Commissioner

Loni Gores, CMC, Clerk of the Board

Commissioner

**2nd Half 2023 Current Use Assessment Applications Decision Document
of the Clallam County Planning Commission
December 6, 2023**

BACKGROUND

The Clallam County Open Space Code (CCC 27.08) was adopted pursuant to RCW 84.34, commonly known as the Open Space Tax Act. The purpose of the Open Space Tax Act is to promote the preservation of open space, natural features, natural resources, scenic beauty and public recreation for the social well-being of the state and its citizens by valuing property based on its current use, rather than the highest and best use. An Open Space application's tax valuation is based on Public Benefit Resources as identified by the Ratings Table and adopted by the Planning Commission. The tax burden resulting from approval in the program is shifted to tax payers not enrolled in the program within the respective taxing district. The intent is the tax shift is offset by the public benefit derived by maintaining the property in its current use.

In the second half of 2023, the Clallam County Assessor's Office received 5 applications for reclassifying 5 parcels into the County's Open Space Program from the Farm and Agriculture classification and the Designated Forest Land classification.

In accordance with the Clallam County Open Space Code (CCC 27.08), Planning Agency (CCC 26.01), and Title 31, Clallam County Comprehensive Plan, the Planning Commission held a duly advertised public hearing on December 6, 2023.

Following the close of the public hearing and after consideration of the applications, staff recommendation, public testimony, and other information provided at the public hearing, the Clallam County Planning Commission by a vote of 7-0 hereby recommends that the Board of Clallam County Commissioners take action on the 2023 Current Use Assessment Applications consistent with Table 1.

Respectfully Submitted,



William Habel, Planner I
Department of Community Development, Clallam County

Staff Report to the Clallam County Planning Commission

2023 Current Use Assessment Applications

November 27, 2023

BACKGROUND

The Clallam County Open Space Code (CCC 27.08) was adopted pursuant to RCW 84.34, commonly known as the Open Space Tax Act. The purpose of the Open Space Tax Act is to promote the preservation of open space, natural features, natural resources, scenic beauty, and public recreation for the social well-being of the state and its citizens by valuing property based on its current use, rather than its highest and best use. Open Space properties are assessed based on Public Benefit Resources as identified and adopted by the local legislative authority. The tax burden resulting from approval in the program is shifted to other tax payers in that taxing district. The intent is that the tax shift is offset by the public benefit derived by maintaining the property in its current use according to the chapter.

Attached are the packet items for review in preparation for the public hearing regarding the 2023 Current Use Assessment (CUA) applications (new and reclassifications).

- Statistical Summary Tables
- Data Spreadsheet for New and Reclassification Applications (Table 1)
- Draft Decision Document
- Individual Staff Reports

See below for a description of each section.

APPLICATION DATA

Table 1 contains the summary information for the new and reclassification applications under consideration: name, parcel number, acreage, and tax effect.

DRAFT DECISION DOCUMENT

Chapter 27.08 does not require that the Planning Commission prepare Findings of Fact and Conclusions of Law when making a recommendation to the Board of County Commissioners for action on CUA Applications. However, it is important to ensure that any recommendation of the Planning Commission is well documented and that the intent of the recommendation is clearly stated to the Board of County Commissioners for their consideration and action. That is why this Draft Decision Document has been submitted for your consideration. These documents summarize the applications currently under consideration.

Notwithstanding any additional changes, staff would recommend that this document be cited when making final recommendations on this matter. Certainly, if there are any changes that affect the outcome or decisions reached on any application, staff will modify this document accordingly to ensure it reflects the record.

STAFF REPORTS

Staff reports for each application review under consideration are included in the Planning Commissioner's packets. Applications, professional reports and other supporting documents are not included, but available online. To read individual applications, go to

clallamcountywa.gov, select "Services" at the top of the webpage, and then select "Permit System Online".

STATISTICAL SUMMARIES

The table below provides a summary of the reclassification reviews and new case under consideration in this cycle and the corresponding tax shift as a result of approval of staff recommendations. The Staff Reports provide case-specific data that shows how the property owners will be affected should staff's recommendations be approved by the Planning Commission. Staff is recommending approval of the Reclassification reviews presented in this round (5 parcels, 4 owners).

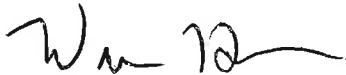
Second Half 2023 Open Space Application Summary	
ACREAGES WITH TAX INCREASES (reclassification to O/S from other program)	42.08
DOLLAR AMOUNT OF TAX INCREASES (to owners)*	\$2528.14
ACREAGES WITH TAX DECREASES (new and reclassification to O/S)	0
DOLLAR AMOUNT OF TAX INCREASES TO THE PUBLIC	\$0

* Shifted from the public back to the individual owners

TABLE 1: 2023 Current Use Assessment Open Space Applications

Application Number	Applicant Name	Parcel Number	Parcel Acres	Acreage added to Program	Program Applied For	Tax Shift	<i>to Applicant</i>
CUA2023-00002	Donna & James Bower	052901-130075	32.68	31.68	O/S Reclass	\$1,162	
CUA2023-00010	Thomas J. Paulson	053032-430075	19.34	1.1	O/S Reclass	\$21.13	
CUA2023-00011	Wesley Paulson	053032-420050	19.20	2.3	O/S Reclass	\$105.43	
CUA2023-00012	Wesley Paulson	053032-310000	37.68	4.0	O/S Reclass	\$1,053	
CUA2023-00013	Jennifer R. Williams	053030-430000	35.27	3	O/S Reclass	\$186.58	

Respectfully Submitted,



William Habel

Department of Community Development, Clallam County

Staff Report to the Planning Commission

Current Use Assessment CUA2023-00002

November 29, 2023

*Prepared by the Clallam County Department of Community Development, Planning Division
223 East Fourth Street, Port Angeles (360) 417-2277*

1. PROJECT INFORMATION:

- A. Applicant: Donna & James Bower
723 Gellor Rd
Port Angeles, WA 98362
- B. Property IDs: 052901-130075 (geographic) 47074 (property)
- C. Parcel Acreage: 32.68 total acres
- D. Acreage Under Review: 31.68
- E. Home Site: Yes, 1 acre.
- F. Legal Description: LOT A SURV V47 P45 AKA E2SWNE & PTN W2SENE
- G. Zoning: R5, Rural Low
- H. Review Synopsis: Property is being reviewed as a reclassification request from Farm and Agriculture to Current Use.

2. PLANNING DIVISION ANALYSIS:

The parcel is eligible for several categories under the Public Benefit Rating System (PBRs) CCC 27.08.060. See discussion in Findings.

The subject parcel qualifies for 3 PBRs points on the acreage for a 10% reduction.

Public Benefit Description	Clallam County Code Reference	Public Benefit Rating Points
Development pressure/zoning	CCC 27.08.060(16)(a)	3
Total		3

3. FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDED ACTION:

A. Findings of Fact and Conclusions of Law:

1. This Current Use Assessment has been reviewed in accordance with the requirements of Chapter 27.08 Clallam County Code.

2. The parcel is granted points for "subdividability," as described under the eligibility language of the definition found at CCC 27.08.060(16)(a) (*"large enough to be legally subdividable"*).
3. No documents were presented that would allow for points to be given for farm and agriculture. Details were sent to the applicant via email on June 8, 2023.
4. No points were given to the manufactured pond or related critical areas on the eastern border of the property. As the pond is manufactured, it and any wetlands created by the pond do not fall under the protections of CCC 27.12, thus not making it eligible for points.
5. This review grants 10% discount on the eligible acreage. See below table for tax summary:

Current Assessed Value*	Value if Approved**	2022 Levy Rate (per \$1000 of Value) tax area 202	Tax on Current Assessed Value	Estimated Tax if Approved	Estimated Tax Shift to Taxpayer
\$17,962	\$169,585	\$7.666	\$138	\$1,300	\$1,162

*This is Farm Assessed value of \$567/ac on 31.68 acres

**A. This is 90% of full Market Value of \$188,428 or 10% off

B. Recommended Action:

Based on the above analysis and citing the findings and conclusions, the Planning Division recommends **approval** of the reclassification Review for current use assessment.

The subject areas are eligible for a 10% reduction in land valuation for 31.68 acres total.
Staff contact: William Habel, Planning Dept. (360) 417-2420

Staff Report to the Planning Commission

Current Use Assessment CUA2023-00010

November 29, 2023

Prepared by the Clallam County Department of Community Development, Planning Division
223 East Fourth Street, Port Angeles (360) 417-2420

1. PROJECT INFORMATION:

- A. Applicant: Thomas J. Paulson
14721 27th Ave NE
Shoreline, WA. 98155
- B. Property IDs: 053032-430075 (geographic) 54562 (property)
- C. Parcel Acreage: 19.34 total acres
- D. Acreage Under Review: 1.1 acres
- E. Home Site: XXXX.
- F. Legal Description: W2SWE EXC EASE
- G. Zoning: RCC5, Rural Character Conservation 5
- H. Review Synopsis: Property is being reviewed as a reclassification request from Forest Land to Current Use.

2. PLANNING DIVISION ANALYSIS:

The parcel is eligible for several categories under the Public Benefit Rating System (PBRs) CCC 27.08.060. See discussion in Findings.

The subject parcel qualifies for 8 PBRs points on the acreage for a 30% reduction.

Public Benefit Description	Clallam County Code Reference	Public Benefit Rating Points
Landslide Hazard Areas	CCC 27.08.060(13)	2
Type 1 or 2 Streams	CCC 27.08.060(4)	3
Habitat or Endangered Species Protection	CCC 27.08.060(5)	3
Total		8

3. FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDED ACTION:

A. Findings of Fact and Conclusions of Law:

1. This Current Use Assessment has been reviewed in accordance with the requirements of Chapter 27.08 Clallam County Code.

2. The parcel is granted points for containing *Landslide Hazards*. Properties which contain landslide hazard areas as defined by Chapter 27.12 CCC, Critical Areas Code, and documented on the Clallam County critical areas maps.
3. This parcel is granted points for containing a Type 1 stream. Properties which contain or abut Types 1 through 5 streams as defined by WAC 222-16-030, Water Typing Systems, and regulated through Chapter 27.12 CCC and CCC Title 35, Clallam County Shoreline Master Program (SMP).
4. This parcel is granted points for containing sensitive species habitat. Properties which contain Class I or II Wildlife Habitat Conservation Areas as provided by the Clallam County Critical Areas Code, CCC
5. This review grants 30% discount on the eligible acreage. See below table for tax summary:

Current Assessed Value	Value if Approved	2022 Levy Rate (per \$1000 of Value) tax area 102	Tax on Current Assessed Value	Estimated Tax if Approved	Estimated Tax Shift to Taxpayer
\$18.76	\$2,310	\$9.222	\$17	\$21.30	\$21.13

Recommended Action:

Based on the above analysis and citing the findings and conclusions, the Planning Division recommends **approval** of the reclassification Review for current use assessment.

The subject areas are eligible for a 30% reduction in land valuation for 1.1 acres total.
Staff contact: William Habel, Planning Dept. (360) 417-2420

Staff Report to the Planning Commission

Current Use Assessment CUA2023-00011

November 27, 2023

Prepared by the Clallam County Department of Community Development, Planning Division
223 East Fourth Street, Port Angeles (360) 417-2420

1. PROJECT INFORMATION:

- A. Applicant: Wesley Paulson
15739 Meridian Ave N
Shoreline, WA. 98133
- B. Property IDs: 053032-420050 (geographic) 54553 (property)
- C. Parcel Acreage: 19.20 total acres
- D. Acreage Under Review: 2.3 acres
- E. Home Site: XXXX.
- F. Legal Description: W2NWSE EXC EASE 19.20A
- G. Zoning: RCC5, Rural Character Conservation 5
- H. Review Synopsis: Property is being reviewed as a reclassification request from Forest Land to Current Use.

2. PLANNING DIVISION ANALYSIS:

The parcel is eligible for several categories under the Public Benefit Rating System (PBRs) CCC 27.08.060. See discussion in Findings.

The subject parcel qualifies for 8 PBRs points on the acreage for a 30% reduction.

Public Benefit Description	Clallam County Code Reference	Public Benefit Rating Points
Landslide Hazard Areas	CCC 27.08.060(13)	2
Type 1 or 2 Streams	CCC 27.08.060(4)	3
Habitat or Endangered Species Protection	CCC 27.08.060(5)	3
Total		8

3. FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDED ACTION:

A. Findings of Fact and Conclusions of Law:

1. This Current Use Assessment has been reviewed in accordance with the requirements of Chapter 27.08 Clallam County Code.

2. The parcel is granted points for containing *Landslide Hazards*. Properties which contain landslide hazard areas as defined by Chapter 27.12 CCC, Critical Areas Code, and documented on the Clallam County critical areas maps.
3. This parcel is granted points for containing a Type 1 stream. Properties which contain or abut Types 1 through 5 streams as defined by WAC 222-16-030, Water Typing Systems, and regulated through Chapter 27.12 CCC and CCC Title 35, Clallam County Shoreline Master Program (SMP).
4. This parcel is granted points for containing sensitive species habitat. Properties which contain Class I or II Wildlife Habitat Conservation Areas as provided by the Clallam County Critical Areas Code, CCC
5. This review grants 30% discount on the eligible acreage. See below table for tax summary:

Current Assessed Value	Value if Approved	2022 Levy Rate (per \$1000 of Value) tax area 102	Tax on Current Assessed Value	Estimated Tax if Approved	Estimated Tax Shift to Taxpayer
\$39.17	\$11,472	\$9.222	\$36	\$105.79	\$105.43

Recommended Action:

Based on the above analysis and citing the findings and conclusions, the Planning Division recommends **approval** of the reclassification Review for current use assessment.

The subject areas are eligible for a 30% reduction in land valuation for 2.3 acres total.
Staff contact: William Habel, Planning Dept. (360) 417-2420

Staff Report to the Planning Commission

Current Use Assessment CUA2023-00012

November 27, 2023

*Prepared by the Clallam County Department of Community Development, Planning Division
223 East Fourth Street, Port Angeles (360) 417-2420*

1. PROJECT INFORMATION:

- A. Applicant: Wesley Paulson
15739 Meridian Ave N
Shoreline, WA. 98133
- B. Property IDs: 053032-310000 (geographic) 54527 (property)
- C. Parcel Acreage: 37.68 total acres
- D. Acreage Under Review: 4.0 acres
- E. Home Site: XXXX.
- F. Legal Description: NESW 37.69A
- G. Zoning: RCC5, Rural Character Conservation 5
- H. Review Synopsis: Property is being reviewed as a reclassification request from Forest Land to Current Use.

2. PLANNING DIVISION ANALYSIS:

The parcel is eligible for several categories under the Public Benefit Rating System (PBRS) CCC 27.08.060. See discussion in Findings.

The subject parcel qualifies for 7 PBRS points on the acreage for a 20% reduction.

Public Benefit Description	Clallam County Code Reference	Public Benefit Rating Points
Landslide Hazard Areas	CCC 27.08.060(13)	2
Type 3 or 4 streams	CCC 27.08.060(4)	2
Habitat or Endangered Species Protection	CCC 27.08.060(5)	3
Total		7

3. FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDED ACTION:

A. Findings of Fact and Conclusions of Law:

1. This Current Use Assessment has been reviewed in accordance with the requirements of Chapter 27.08 Clallam County Code.

2. The parcel is granted points for containing *Landslide Hazards*. Properties which contain landslide hazard areas as defined by Chapter 27.12 CCC, Critical Areas Code, and documented on the Clallam County critical areas maps.
3. This parcel is granted points for containing a Type 3 stream. Properties which contain or abut Types 1 through 5 streams as defined by WAC 222-16-030, Water Typing Systems, and regulated through Chapter 27.12 CCC and CCC Title 35, Clallam County Shoreline Master Program (SMP).
4. This parcel is granted points for containing sensitive species habitat. Properties which contain Class I or II Wildlife Habitat Conservation Areas as provided by the Clallam County Critical Areas Code, CCC
5. This review grants 20% discount on the eligible acreage. See below table for tax summary:

Current Assessed Value	Value if Approved	2022 Levy Rate (per \$1000 of Value) tax area 102	Tax on Current Assessed Value	Estimated Tax if Approved	Estimated Tax Shift to Other Taxpayer
\$570.09	\$114,760	\$9.222	\$5.26	\$1,058	1,053

Recommended Action:

Based on the above analysis and citing the findings and conclusions, the Planning Division recommends **approval** of the reclassification Review for current use assessment.

The subject areas are eligible for a 20% reduction in land valuation for 4.0 acres total.
Staff contact: William Habel, Planning Dept. (360) 417-2420

Staff Report to the Planning Commission

Current Use Assessment CUA2023-00013

November 27, 2023

Prepared by the Clallam County Department of Community Development, Planning Division
223 East Fourth Street, Port Angeles (360) 417-2420

1. PROJECT INFORMATION:

- A. Applicant: Jennifer R. Williams
4006 Black Diamond Road
Port Angeles, WA 98363
- B. Property IDs: 053030-430000 (geographic) 70323 (property)
- C. Parcel Acreage: 35.27 total acres
- D. Acreage Under Review: 3
- E. Home Site: Yes, 1 acre.
- F. Legal Description: PTNS OF SWSE AND GOVT LOT 4 E OF BLA SUR V36 P57
LINE EXC R/W SUR V79 P1 LINE SURV V85 P99
- G. Zoning: CFM5, Commercial Forest/Mixed Use 5
- H. Review Synopsis: Property is being reviewed as a reclassification request from Farm and Agriculture to Current Use.

2. PLANNING DIVISION ANALYSIS:

The parcel is eligible for several categories under the Public Benefit Rating System (PBRs) CCC 27.08.060. See discussion in Findings.

The subject parcel qualifies for 3 PBRs points on the acreage for a 20% reduction.

Public Benefit Description	Clallam County Code Reference	Public Benefit Rating Points
Development pressure/zoning	CCC 27.08.060(16)(a)	3
Type 3 or 4 streams	CCC 27.08.060(4)	2
Landslide hazard areas	CCC 27.08.060(13)	2
Total		7

3. FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDED ACTION:

A. Findings of Fact and Conclusions of Law:

1. This Current Use Assessment has been reviewed in accordance with the requirements of Chapter 27.08 Clallam County Code.

2. The parcel is granted points for "subdividability," as described under the eligibility language of the definition found at CCC 27.08.060(16)(a) (*"large enough to be legally subdividable"*).
3. The parcel is granted points for containing *Landslide Hazards*. Properties which contain landslide hazard areas as defined by Chapter 27.12 CCC, Critical Areas Code, and documented on the Clallam County critical areas maps.
4. This parcel is granted points for containing a Type 3 stream. Properties which contain or abut Types 1 through 5 streams as defined by WAC 222-16-030, Water Typing Systems, and regulated through Chapter 27.12 CCC and CCC Title 35, Clallam County Shoreline Master Program (SMP).
5. No documents were presented that would allow for points to be given for farm and agriculture.
6. This review grants 20% discount on the eligible acreage. See below table for tax summary:

Current Assessed Value*	Value if Approved**	2022 Levy Rate (per \$1000 of Value) tax area102	Tax on Current Assessed Value	Estimated Tax if Approved	Estimated Tax Shift to Taxpayer
\$431	\$20,639	\$9.222	\$3.75	\$190.33	\$186.58

B. Recommended Action:

Based on the above analysis and citing the findings and conclusions, the Planning Division recommends **approval** of the reclassification Review for current use assessment.

The subject areas are eligible for a 20% reduction in land valuation for 3 acres total.
Staff contact: William Habel, Planning Dept. (360) 417-2420