



WORK SESSION AGENDA

BOARD OF CLALLAM COUNTY COMMISSIONERS

223 East 4th Street Room 160

Port Angeles, Washington

Tuesday, January 2, 2024 – 9:00 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

Administration ? 9 a.m.

1. [Calendar/Correspondence](#)
2. [Resolution authorizing action on Current Use Assessment CUA applications pursuant to Clallam County Code Chapter 27.08, Open Space](#)

[Resolution](#) 

3. [Letter of Support for Home Depot Foundation grant \(1c\)*](#)

[Letter of support](#) 

General Discussion/Items for Future Agendas

- a. Noxious Weed/Milfoil Update (January 8)
- b. BOCC Continued Work Session ? IT Discussion (January 29 at 1 p.m.)
- c. Olympic National Forest Update (March 11 at 9 a.m.)
- d. Department of Transportation Highway 101 Project Discussion (March 18 at 9 a.m.)
- e. Department of Natural Resources Meeting (March 18 at 1 p.m.)
- f. Joint Meeting with Port of Port Angeles (April 22 at 11 a.m. ? hosted at Port)
- g. Department of Transportation Highway 101 Project Discussion (June 10 at 9 a.m.)

- h. Department of Natural Resources Meeting (June 17 at 1 p.m.)
- i. Department of Natural Resources Meeting (August 19 at 1 p.m.)
- j. Department of Transportation Highway 101 Project Discussion (September 9 at 9 a.m.)
- k. Joint Meeting with Port of Port Angeles (October 28 at 11 a.m. ? hosted at BOCC)
- l. Department of Natural Resources Meeting (November 18 at 1 p.m.)
- m. Department of Transportation Highway 101 Project Discussion (December 9 at 9 a.m.)

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

- Other items may be added at the discretion of the Board and additional Work Sessions may be scheduled if more time is needed to allow for adequate discussion.
- 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.

2

JAN 02 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



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	
CUA2023-00002	Donna & James Bower	052901-130075	32.68	31.68	O/S Reclass	\$1,162	to Applicant
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

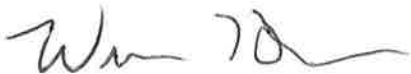
The Clallam County Open Space Code (CCC 27.08) was adopted pursuant to RCW 84.34, commonly known as the Open Space Tax Act. The purpose of the Open Space Tax Act is to promote the preservation of open space, natural features, natural resources, scenic beauty and public recreation for the social well-being 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).

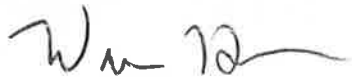
Second Half 2023 Open Space Application Summary	
ACREAGES WITH TAX INCREASES (reclassification to O/S from other program)	42.08
DOLLAR AMOUNT OF TAX INCREASES (to owners)*	\$2528.14
ACREAGES WITH TAX DECREASES (new and reclassification to O/S)	0
DOLLAR AMOUNT OF TAX INCREASES TO THE PUBLIC	\$0

* 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 RW 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



AGENDA ITEM SUMMARY

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

3
JAN 02 2024
1c

Department: BOCC

WORK SESSION ☒ Meeting Date: 1-2-24

REGULAR AGENDA ☒ Meeting Date: 1-2-24

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 – Letter of Support |

Documents exempt from public disclosure attached: ☐

Executive summary:

The North Olympic Regional Veteran's Housing Network has been notified they are a finalist for the Home Depot Foundation Veteran Grant (which is national) for its Minsky Place facility in Sequim. The Commissioners will review a letter of support for the grant application.

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?** ☐
None.

Recommended action: (Does the Board need to act? If so, what is the department's recommendation?)
Review and approve letter.

County Official signature & print name: Loni Gores Loni Gores, Clerk

Name of Employee/Stakeholder attending meeting: Board of Commissioners

Relevant Departments: Board of Commissioners

Date submitted: 12-28-23

* Work Session Meeting - Submit 1 single sided/not stapled copy Letter of Support for Home Depot Foundation grant 1-2-24
** Regular Meeting – Submit 1 single sided/not stapled copy and originals (1 or 3 copies) Revised: 3-04-2019



MARK OZIAS, District 1
RANDY JOHNSON, District 2
MIKE FRENCH, District 3

Board of Clallam County Commissioners

223 East 4th Street, Suite 4
Port Angeles, WA 98362-3015
360.417.2233 Fax: 360.417.2493
Email: commissioners@clallamcountywa.gov

TODD MIELKE, County Administrator

January 2, 2024

RE: Home Depot Foundation Veteran Support

Dear Home Depot Foundation Committee Members:

Our agency supports North Olympic Regional Veteran's Housing Network (NORVHN) in their creation of Minsky Place in Sequim, Washington. This 6-bedroom group home will become a new home to the Veterans living there, aid them in their mental wellness, stabilize their medical needs and provide a source of comfort for them as they are able to age in place. Additionally, they will be creating a new full-time Case Manager position who will be able to attend local meetings and perform outreach within our community for other Veterans who are in need.

Through NORVHN's work over the last dozen years, they have focused exclusively on Veterans through their sheltering program and their permanent supportive program on the Olympic Peninsula. We are delighted to have them creating a housing program in Sequim, where there are very few options for Veterans, let alone those who are low income and who need additional support.

We strongly encourage The Home Depot Foundation to support their award of this grant to aid our rural community with housing, Veteran support and hope.

Thank you for your support and consideration,

Sincerely,

BOARD OF CLALLAM COUNTY COMMISSIONERS

Mark Ozias

Randy Johnson

Mike French