

AGENDA

Clallam County Planning Commission

Planning Commission Meeting of Wednesday, December 6, 2023, 6:00 p.m.

The Planning Commission will conduct a regularly scheduled meeting in Room 160 of the Clallam County Courthouse, 223 East Fourth Street, Port Angeles, WA 98362 and by Zoom, meeting number 857 7304 5582 with passcode 12345. Materials regarding past and upcoming meetings are available at: <https://wa-clallamcounty.civicplus.com/669/Live-Archived-Meetings-Online>

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. WELCOME**
- E. APPROVAL OF MINUTES: November 1, 2023**
- F. ANNOUNCEMENTS: No meeting December 20th**
- G. PUBLIC COMMENT on AGENDA ITEMS – Please Limit Comments to Three Minutes**
- H. UNFINISHED BUSINESS: Draft Recreational Park Trailer Ordinance recommendation**
- I. PUBLIC HEARING/COMMISSION ACTION: Current Use Assessments**
- J. WORK SESSION ITEMS: None**
- K. PUBLIC COMMENT – Please Limit Comments to Three Minutes**
- L. DISCUSSION OF PUBLIC COMMENTS**
- M. GOOD OF THE ORDER**
- N. ADJOURNMENT**

Members:

Chair, Steve Gale & Vice-Chair, Ron Long
N. Bonnie Booth; Jeff Carter; Thomas Butler; Katina Hester;
Kenneth Reandeau; Jane Hielman; Vacancy District 3

Department of Community Development Staff:

Holden Fleming, Deputy Director; Bruce Emery, DCD Director

MINUTES

Clallam County Planning Commission

Meeting of November 1, 2023, 6:00 PM

- A. CALL TO ORDER: The meeting was called to order at 6:00 p.m.
- B. PLEDGE OF ALLEGIANCE.
- C. ROLL CALL: Members present were Chair Steve Gale, Ken Reandeau, Thomas Butler, Katina Hester (late), Jane Hielman, Bonnie Booth, and Jeff Carter. Donella Clark, Principal Planner and Bruce Emery, Director, represented staff from the Department of Community Development.
- D. WELCOME: Chair Gale welcomed all in attendance.
- E. APPROVAL OF MINUTES: October 18, 2023 minutes approved with two abstentions after coming back for a vote after Commissioner Hester arrived.
- F. ANNOUNCEMENTS: Staff provided an update on Commissioner Robert Miller and his decision to retire from the Planning Commission. There is now a vacancy in District 3 on the Planning Commission.
- G. PUBLIC COMMENT on Agenda Items: None.
- H. UNFINISHED BUSINESS: None.
- I. PUBLIC HEARING ITEM: Staff provided information on the rationale for the requirement of a placement permit for recreational park trailers. There are distinct differences between park models and RV's so the need for a permit seems to be the best way to deal with the issues we have with park models and DCD will continue to work on an ordinance regarding RV's. The public hearing was open with no members of the public present. The Commission asked questions regarding the ordinance. Annie Fricker from DCD's Code Enforcement team was present to help answer some questions.
- J. WORK SESSION ITEMS: None.
- K. PUBLIC COMMENT PERIOD: None.
- L. DISCUSSION OF PUBLIC COMMENTS: None.
- M. GOOD OF THE ORDER: Katina Hester asked if we might have guests attend the Planning Commission meetings from other jurisdictions to discuss what worked in places in regard to Ag Accessory uses, as we work through our process. Jeff Carter asked about the Comp Plan update. Director Emery explained that DCD has made application for Department of Commerce Climate Preparation and Resilience grant, so we can outsource the Climate section. The Draft RFP will be available November 20th. Staff is trying to decide if we want to outsource some other elements of the comp plan. In January or February DCD will have a better outline of time. In the meantime DCD is working on farm standards and hopes to update the Comp Plan since this is an issue. Ken Reandeau wondered if the Commission could have a tutorial on zoning, specifically regarding camping, park models, RV's and how emergency access works. Staff discussed zoning and the fact there is a lack of standards regarding campgrounds, but when a conditional use permit is required or a binding site plan necessary the Fire Marshall does provide comments regarding emergency access.
- N. ADJOURNMENT: The meeting adjourned at ___7:05___ p.m.



MEMORANDUM

Clallam County Department of Community Development

Date: November 29, 2023
To: Planning Commission
From: Donella Clark, Principal Planner
Re: Recreational Park Trailer Ordinance

The Planning Commission held a public hearing regarding a draft ordinance on November 1, 2023 that would require a placement permit to be issued for recreational park trailers to be placed on property. Through a permit the County would be providing assurance for those people purchasing park models for their legal placement and also ensure compliance with existing regulations such as connection to potable water and sewage disposal, rather than allowing park models to circumvent existing critical area, shoreline, zoning, and health regulations.

The Planning Commission requested staff to write a purpose statement and make a few corrections to the code before a recommendation would be made. Changes have been incorporated, including under #2 of requirements that existing park trailers will be required to obtain a placement permit within 18 months of adoption of the title. The draft ordinance has been formatted and staff is asking the Planning Commission for a recommendation to forward to the Board of Commissioners.

Ordinance _____
An ordinance adding a Chapter 21.06 to the Clallam County Code titled
Recreational Park Trailer Placement

Section 06. Section .010, Purpose, is created to read as follows:

The purpose of this chapter is to provide an avenue for recreational park trailers to be legally placed on property in unincorporated Clallam County. Through the issuance of a placement permit the County can ensure proper installation, maintenance of setbacks, appropriate connection to potable water and waste disposal, and location outside of any critical areas or shorelines and their buffers.

Section 06. Section .020, Definition, is created to read as follows:

“Park Model, Recreational Park Trailer, or Tiny Home on Wheels” means a trailer-type unit primarily designed to provide temporary living quarter for recreational, camping or seasonal use complying with American National Standards Institute A119.5 standard for park trailers as defined by WAC 296-150P-0020. These units shall bear an insignia issued by Labor & Industries.

Section 06. Section .030, Recreational Park Trailer Placement requirements, is created to read as follows:

(1) Placement of a Recreational Park Trailer (including Park Models and Tiny Home on Wheels with appropriate L&I insignia) within Clallam County requires approval of a placement permit issued by the Clallam County Department of Community Development (DCD).

(2) A Recreational Park Trailer *may not* be occupied until a Placement Permit has been issued and a final inspection performed and approved by the Clallam County Department of Community Development.

(3) Only one Recreational Park Trailer may be placed on a legal lot zoned for residential purposes, unless located within an approved binding site plan established for the purpose of placing multiple park models.

(4) Recreational Park Trailers are designed for temporary, recreational, camping, or seasonal use as identified by Labor & Industries A119.5 and shall bare the L&I Recreational Park Trailer insignia through its lifetime.

(5) A Recreational Park Trailer placed on property with a single-family residence will disqualify the property for an accessory dwelling unit while the park model is present. Likewise, a property containing an accessory dwelling unit is not eligible for the placement of a park model.

(6) Placement of a Recreational Park Trailer shall comply with all use and dimensional requirements of the County Code, including setbacks established in the Zoning Code, requirements of the Shoreline Master Program, Critical Areas Code, drainage requirements, and environmental health regulations.

(7) Improvements to a site for the placement of a Recreational Park Trailer shall not disturb the native vegetation within a critical area, shoreline, or their associated buffers without compliance with Shoreline and Critical Area regulations. Recreational Park Trailers shall not be placed in a designated floodplain.

(8) Recreational Park Trailer shall be secured with a system that meets the requirements per the manufacturer’s installation instructions or, by engineered design, and shall be installed to prevent overturning and roof uplift.

(9) Placement of Recreational Park Trailers shall require service connection to an approved means of sewage disposal, potable water supply, and electrical service.

(10) Recreational Park Trailer may have skirting and detached decks, but shall have nothing structurally connected or adjacent to the park model. Such accessory improvements shall be included and reviewed during the placement permit process.

(11) An application shall be submitted to DCD Building Division on the appropriate forms and shall include the following:

(a) Site Plan showing the location of the park model, other structures, distances from property lines, distances from critical areas and/or shorelines.

(b) Means of managing stormwater runoff if the area of the park model and other impervious surfaces (e.g. decks, patios, driveways) of the site exceed 400 square feet.

(c) Source of approved water connection.

(d) Approved sewage disposal (ie. Sewer connection, approved septic system)

(e) Accessory improvements, such as decks, skirting, parking, access, etc.

(f) Means of securing the unit to prevent overturning or roof uplift

Section 06. Section .040, Effective date, is created to read as follows:

This chapter shall take effect (i.e., the effective date shall be) the date of adoption of the ordinance codified in this chapter.

ADOPTED this _____ day of _____ 2024

BOARD OF CLALLAM COUNTY COMMISSIONERS

Mark Ozias, Chair

Randy Johnson

ATTEST:

Loni Gores, MMC, Clerk of the Board

Mike French

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

**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 _____ 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 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