

AGENDA

Clallam County Planning Commission

PC Meeting of June 16, 2021
Clallam County Courthouse
223 East Fourth Street, Port Angeles
6:00 p.m.

The Clallam County Planning Commission will conduct a regularly scheduled meeting appearing both in-person and via Zoom video conferencing at 6 pm on June 16, 2021. The meeting can be viewed via the live stream at <http://www.clallam.net/features/meetings.html>

To appear by Zoom please visit <https://zoom.us/join> or call (888) 475-4499 or (253) 215-8782, then enter Meeting ID: 660 165 2237 and Passcode: 12345.

The information provided to the Commission in preparation for this meeting is available at: <https://websrv7.clallam.net/forms/uploads/PlanningCommissionPacket.pdf>

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. WELCOME**
- E. APPROVAL OF MINUTES:** June 2, 2021
- F. ANNOUNCEMENTS** – Public Hearing regarding the required and requested changes to the locally adopted Shoreline Master Program will be held June 15, 2021 at 10:30am in front of the Board of County Commissioners.
- G. PUBLIC COMMENT** – Please Limit Comments to Three Minutes
- H. UNFINISHED BUSINESS**
- I. PUBLIC HEARING: NONE**
- J. WORK SESSION ITEMS:**
Current Use Assessment Applications from Second Half 2020

FEMA workshops on updates to the Flood Insurance Rate.
Additional information is available at: http://www.clallam.net/DCD/doc/website_FEMA.pdf
- K. PUBLIC COMMENT** – Please Limit Comments to Three Minutes
- L. ADJOURNMENT**

Members:

Chair, Jane Hielman & Vice-Chair, Scott Clausen
Robert Miller; Steve Gale; Ron Long; N. Bonnie Booth; M. Ingrid Carmean; Philip Giuntoli
Department of Community Development Staff:
Mary Ellen Winborn, Director; Donella Clark, Principal Planner; Greg Ballard, Senior Planner

MINUTES

Clallam County Planning Commission

PC Meeting of June 2, 2021

6:00 PM

- A. CALL TO ORDER: The meeting was called to order at 6:00 p.m. via Zoom only.
- B. PLEDGE OF ALLEGIANCE.
- C. ROLL CALL: Members present were Vice-Chair Clausen, Robert Miller, Steve Gale, Ron Long, N. Bonnie Booth, M. Ingrid Carmean and Philip Giuntoli. Donella Clark, Principal Planner; Greg Ballard, Senior Planner; represented staff from the Department of Community Development.
- D. WELCOME: Vice-Chair Clausen welcomed all in attendance
- E. APPROVAL OF MINUTES: May 19, 2021 with correction of Line D. Vice-Chair welcoming all not Chair
- F. ANNOUNCEMENTS: FEMA workshops on updates to the Flood Insurance Rate is scheduled before the PC at 6:30pm on June 16, 2021. Additional information is available at the following link http://www.clallam.net/DCD/doc/website_FEMA.pdf
- G. PUBLIC COMMENT PERIOD: None.
- H. UNFINISHED BUSINESS: None.
- I. PUBLIC HEARING ITEM: None.
- J. WORK SESSION ITEMS:

Draft Ordinance Re: Recreational Use- Steve Gale suggested Line 15 be changed from occupied to connected. Phil Giuntoli had questions regarding #5, #8, #12. Discussed why we would not call park models an accessory dwelling unit, but it is because it causes a domino effect of definitions and changes to the ADU ordinance which staff was hoping to avoid. Need to change wording to something like "no longer qualify for an accessory dwelling on the property." Can #12 require people to remove the non-solid waste materials? It may not help enforcement to remove the material from the property does give enforcement more ability to get it removed or at least screened. Ingrid Carmean suggests a change in the wording "requires a building permit." Ron Long would like the definition of solid waste in parenthesis after it for clarification.

Planning Commission recommended taking this ordinance, with the minor changes, to a public hearing. Staff hopes to schedule the hearing for the first Planning Commission meeting in July.

- K. PUBLIC COMMENT PERIOD: None.
- L. ADJOURNMENT: The meeting adjourned at ___6:20___ p.m.

Staff Report to the Clallam County Planning Commission

2nd Half 2020 Current Use Assessment Applications

June 9, 2021

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 2nd Half 2020 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 at Clallam.net, follow the "Permits and Licenses" link to the "online permit system."

STATISTICAL SUMMARIES

The tables below provide a summary of the one new case under consideration in this cycle and the corresponding tax shift as a result of approval of staff recommendations. The second table below provides a summary of the Farm Reclassification reviews included in this round. 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 to add one (1) new parcel into the Open Space Program. Staff is also recommending approval of the Reclassification reviews presented in this round (6 parcels, 5 owners).

Note that the Farm Reclassifications and DFL Reclassifications result in a tax increase to the owners of individual parcels but constitute a net benefit to the public, shown in parenthesis (). This is because the taxable value (otherwise known as the Productivity Value, PV) of the farm or forest land acreage represented is "flat valued" before taxation whereas the Open Space discount is a percentage deducted from the market value.

Second Half 2020 Open Space New Application Summary	
TOTAL ACREAGE APPLIED FOR (4.05 new CUA2020-00006)	4.05
ACREAGE ON NEW ADDITIONS	4.05
TAX SHIFT *	\$443

* PUBLIC WILL CARRY THIS SHIFTED AMOUNT.

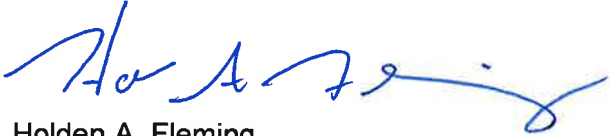
Second Half 2020 Reclassifications to Open Space	
ACREAGE WITH TAX INCREASES (Reclassification to O/S) on 6 PARCELS	123.14
DOLLAR AMOUNT OF TAX INCREASES (to owners) ON 6 PARCELS*	(\$6094)

* SHIFTED FROM THE PUBLIC BACK TO THE INDIVIDUAL OWNER

TABLE 1: Second-Half 2020 Current Use Assessment Open Space Applications, new and reclassifications

Application Number	Applicant Name	Parcel Number	Parcel Acres	Acreage added to Program	Program Applied for	Tax Shift
CUA2020-00002	Linda Middleton for Carl Lausche Estate	142829-230030	3.9	3.9	O/S RECLASS	(\$249)
CUA2020-00003	Edward Myhres for Ralph Myhres Estate	093127-440000	39.38	38.38	O/S RECLASS	(\$682)
CUA2020-00004	Center for Whale Research	073028-339020 073028-348020	7.04 30.03	6.04 29.03	O/S RECLASS	(\$673) (1606)
CUA2020-00005	Mary Zalewski	073011-419040	8.11	7.11	O/S RECLASS	(\$1356)
CUA2020-00006	Rodney & Tina Lipman	083125-430050	5.05	4.05	O/S NEW	\$443
CUA2020-00007	Merrill Estates HOA	053028-500000	29.63	29.63	O/S RECLASS	\$(1528)

Respectfully Submitted,



Holden A. Fleming

Department of Community Development, Clallam County

2nd Half 2020 Current Use Assessment Applications
Decision Document of the Clallam County Planning Commission
June 9, 2021

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 2nd Half 2020, the Clallam County Assessor's Office received 1 new Open Space applications for 1 parcel, and 5 applications for reclassifying 6 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 June 16, 2021.

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 Second Half 2020 Current Use Assessment Applications consistent with Table 1

Respectfully Submitted,

Holden A. Fleming
Department of Community Development, Clallam County

Staff Report to the Planning Commission

Current Use Assessment CUA2020-02

April 28, 2021

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: Linda Middleton for Carl Lausche Estate
8320 La Push Rd.
Forks, WA 98331
- B. Property IDs: A. 142829-230030 (geographic) 85914 (property)
- C. Parcel Acreage: A. 3.9 total acres
- D. Acreage Under Review: A. 3.9ac
- E. Home Site: A. No
- F. Legal Description: A. PTN GOVT LOT 5 LYNG SE'LY OF CO RD R/W EXC
TAX #4752 AND EXC M/R OS FARM
- G. Zoning: NC, Neighborhood Conservation
- H. Review Synopsis: Property is being reviewed as a reclassification request from
Farm and Agriculture to Current Use. Home Site will have to
pay out of Farm Class if built.

2. PLANNING DIVISION ANALYSIS:

These properties have several points on the acreage under the Public Benefit Rating System (PBRs) CCC 27.08.060. See discussion in Findings.

The subject parcels qualify for 3 PBRs points each on their Open Space acreage for a 10% reduction.

Public Benefit Description	Clallam County Code Reference	Public Benefit Rating Points
A. Floodway/Floodplain	CCC27.08.060(1)(2)	3
Total		3

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

A. Findings of Fact and Conclusions of Law:

1. The Audit Review for Current Use Assessment has been reviewed in accordance with the requirements of Chapter 27.08 Clallam County Code. Only the eligible criteria are addressed in this report.
2. Subject Parcel A is granted points for “abutting” the Floodway associated with the Bogachiel River since the overlay is “contained” on the parcel.
3. The review grants 10% discount on both parcels. See below table for tax summary of each:

Current Assessed Value*	Value if Approved **	2020 Levy Rate (per \$1000 of Value)	Tax on Current Assessed Value	Estimated Tax if Approved	Estimated Tax Shift to Other Taxpayers
A \$616	\$23,625	10.8164613288	\$7	\$256	(\$249)

* A. This is Farm Assessed value of \$158/ac on 3.9 acres

**A. This is 90% of full Market Value on 3.9 acre of \$26,250.

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 3.9 acres total.
Staff contact: Holden Fleming, Planning Dept. (360) 417-2277

Staff Report to the Planning Commission

Current Use Assessment CUA2020-03

April 28, 2021

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: Edward Myhres for Ralph Myhres Estate
161 Farrington Rd.
Port Angeles, WA 98363
- B. Property IDs: A. 093127-440000 (geographic) 79852 (property)
- C. Parcel Acreage: A. 39.38 total acres
- D. Acreage Under Review: A. 38.38ac
- E. Home Site: A. Yes, 1 acre
- F. Legal Description: A. SESE S27 T31N R9W
- 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:

This property have several points on the acreage under the Public Benefit Rating System (PBRS) CCC 27.08.060. See discussion in Findings.

The subject parcel qualifies for 5 PBRS points each on its Open Space acreage for a 20% reduction.

Public Benefit Description	Clallam County Code Reference	Public Benefit Rating Points
Development Pressure/Zoning	CCC27.08.060(16)(a)	3
Unclassified Wetlands	CCC27.08.060(8)	2 (Potentially More With Wetland Classification)
Type 5 Streams	CCC27.08.060(4)	1
Total		6

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

A. Findings of Fact and Conclusions of Law:

1. The Audit Review for Current Use Assessment has been reviewed in accordance with the requirements of Chapter 27.08 Clallam County Code. Only the eligible criteria are addressed in this report.
2. Subject Parcel is granted points for Development pressure/ zoning. The parcel is 39.38 acres in the R5 zone and would be eligible for subdivision. 3 points are awarded in line with CCC 27.08.060.
3. Subject Parcel is granted points for containing a wetland. A wetland classification has not been reviewed, and as such the applicant can accept public benefit points equal to that provided for Class III wetlands. More points could be awarded with a wetland classification that reflects a higher wetland classification.
4. The review grants 20% discount on the subject parcel. Additionally, the subject property may qualify for additional PBRS points for its potential as Farm & Agriculture Conservation Lands. Under CCC27.08.060(14) the subject property could be eligible for 9 PBRS points if a Farm Plan is recorded with the County.

TAX SUMMARY TABLE:

Current Assessed Value*	Value if Approved **	2020 Levy Rate (per \$1000 of Value)	Tax on Current Assessed Value	Estimated Tax if Approved	Estimated Tax Shift to Other Taxpayers
A \$5919	\$80990	9.0815190697	\$53.75	\$735.51	(\$681.76)

* A. This is Farm Assessed value of \$/ac on 38.38 acres

**A. This is 80% of full Market Value on 38.38 acre of \$101,238.

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 38.38 acres total.

Staff contact: Holden Fleming, Planning Dept. (360) 417-2277

Staff Report to the Planning Commission

Current Use Assessment CUA2020-0004

6/3/2021

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: Center for Whale Research
207 Mountain Valley Ln.
Port Angeles, WA 98363
- B. Property IDs: A. 073028-339020 (geographic) 73640 (property)
B. 073028-348020 73650
- C. Parcel Acreage: A. 7.04 total acres
B. 30.03
- D. Acreage Under Review: A. 6.04ac
B. 29.03
- E. Home Site: A. Yes, 1 acre
B. Yes, 1 acre
- F. Legal Description: A. LOT 2 LAURIDSEN SP V32 P82
B. LOT 2 LAURIDSEN LG LT SUBD V1 P79
- G. Zoning: R5, Rural Low
- H. Review Synopsis: Properties are being reviewed as a reclassification request from Farm and Agriculture to Current Use. Previous Staff Report: 1986, #17 Lauridsen for 55 acres pre-platting.

2. PLANNING DIVISION ANALYSIS:

These properties have several points on the acreage under the Public Benefit Rating System (PBRs) CCC 27.08.060. See discussion in Findings.

Subject parcel A qualifies for 2 PBRs points on its Open Space acreage for a 5% reduction. Subject parcel B qualifies for 11 PBRs points on its Open Space acreage for a 40% reduction.

Public Benefit Description	Clallam County Code Reference	Public Benefit Rating Points
A. Landslide Hazard Area	CCC27.08.060(13)	2
B. Type 1 or 2 Stream	CCC27.08.060(4)	3
B. Habitat & Endangered Species	CCC27.08.060(5)	3

Protection		
B. Development Pressure/Zoning	CCC27.08.060(16)(a)	3
B. Landslide Hazard Area	CCC27.08.060(13)	2
Total A.		2
Total B.		11

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

A. Findings of Fact and Conclusions of Law:

1. Subject Parcel A. is granted points for containing a Landslide Hazard in line with CCC 27.08.060(13).
2. The Audit Review for Current Use Assessment has been reviewed in accordance with the requirements of Chapter 27.08 Clallam County Code. Only the eligible criteria are addressed in this report.
3. Subject Parcel B is granted points for "abutting" the Elwha River, a Type 1 Stream in line with CCC 27.08.060(4) .
4. Subject Parcel B is granted points for its Habitat and & Endangered Species Protection as outlined in CCC 27.08.060(5).
5. Subject Parcel B is granted points for Development pressure/ zoning. The parcel is 29.63 acres in the R5 zone and would be eligible for subdivision. 3 points are awarded in line with CCC 27.08.060(16)(a).
6. Subject Parcel B. is granted points for containing a Landslide Hazard in line with CCC 27.08.060(13).
7. The review grants 5% discount on parcel A and a 40% discount on parcel B. See below table for tax summary of each:

Current Assessed Value*	Value if Approved**	2019 Levy Rate (per \$1000 of Value) tax area 102	Tax on Current Assessed Value	Estimated Tax if Approved	Estimated Tax Shift to Other Taxpayers
A: \$1,112 B:\$ 4,629	A: \$57,380 B: 138,900	11.9581296029	A: \$13 B:\$55	A:\$686** * B:\$1,661	A: (\$673) B: (\$1,606)

*A&B: This is the 2020 taxable FARM productivity value of \$158/ac of all acreage

**This is 95% of full market value of 6.04 acres on A:\$60,400, or 5% off; & 60% of full market value on 29.03 acres on B:\$231,500; or 40% off

***This is for 6.04 acres: The developed acre, removed under separate action per CCC 27.08.130 & RCW 84.34.108(6)(d), is valued at \$50,000 and has an estimated tax of \$464

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.

Subject area A is eligible for a 5% reduction in land valuation for 6.04 acres total. Subject area B is eligible for a 40% reduction in land valuation for 29.03 acres total.

Staff contact: Holden Fleming, Planning Dept. (360) 417-2277

Staff Report to the Planning Commission

Current Use Assessment CUA2020-0005

June 2, 2021

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: Mary Zalewski
464 Gagnon Rd.
Port Angeles, WA 98363
- B. Property IDs: A. 073011-419040 (geographic) 72705 (property)
- C. Parcel Acreage: A. 8.11 total acres
- D. Acreage Under Review: A. 7.11ac
- E. Home Site: A. Yes, 1 acre
- F. Legal Description: A. Lot 2 BLA Survey V52 P85
FKA Lot 2 SP V29 P44
- G. Zoning: RCC3, Rural Character Conservation 3
- H. Review Synopsis: Properties are being reviewed as a reclassification request from Designated Forest Land to Current Use.

2. PLANNING DIVISION ANALYSIS:

The property has points on the acreage under the Public Benefit Rating System (PBRs) CCC 27.08.060. See discussion in Findings.

Subject parcel qualifies for 3 PBRs points on its Open Space acreage for a 10% reduction..

Public Benefit Description	Clallam County Code Reference	Public Benefit Rating Points
Open Space, greenbelts, or Wildlife Corridors	CCC27.08.060(3)	3
Total		3

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

A. Findings of Fact and Conclusions of Law:

1. The Audit Review for Current Use Assessment has been reviewed in accordance with the requirements of Chapter 27.08 Clallam County Code. Only the eligible criteria are addressed in this report.
2. Subject Parcel is granted points for a "wildlife corridor" that extends across the subject parcel making it eligible for 3 points under CCC27.08.060.
3. The review grants 10% discount. See below table for tax summary:

Current Assessed Value* ZALEWSKI	Value if Approved**	2020 Levy Rate (per \$1000 of Value) tax area 102	Tax on Current Assessed Value	Estimated Tax if Approved	Estimated Tax Shift to Other Taxpayers
\$498	\$113,436	11.958129600195	\$NIL	\$1,356	(\$1,356)

*This is the 2020 taxable DFL productivity value of \$70/ac

**This is 90% of full market value of \$126,040 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 area is eligible for a 10% reduction in land valuation for 7.11 acres total.
Staff contact: Holden Fleming, Planning Dept. (360) 417-2277

Staff Report to the Planning Commission

Current Use Assessment CUA2020-0006

June 2, 2021

*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: Rodney & Tina Lipman
144 Striped Peak
Port Angeles, WA 98363
- B. Property IDs: A. 083125-430050 (geographic) 77436 (property)
- C. Parcel Acreage: A. 5.05 total acres
- D. Acreage Under Review: A. 4.05ac
- E. Home Site: A. Yes, 1 acre
- F. Legal Description: A. Parcel 5 Survey V4 P14 Exc: PT in NE Corner
- G. Zoning: RLM, Rural Low Mixed
- H. Review Synopsis: Property is being reviewed as a new request for enrollment in the Current Use Open Space Program.

2. PLANNING DIVISION ANALYSIS:

This property has several points on the acreage under the Public Benefit Rating System (PBRs) CCC 27.08.060. See discussion in Findings.

Subject parcel qualifies for 5 PBRs points on its Open Space acreage for a 20% reduction.

Public Benefit Description	Clallam County Code Reference	Public Benefit Rating Points
Open Space, greenbelts, or Wildlife Corridors	<u>CCC27.08.060(3)</u>	3
Landslide Hazard areas	<u>CCC27.08.060(13)</u>	2
Total		5

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

- A. Findings of Fact and Conclusions of Law:

1. The Audit Review for Current Use Assessment has been reviewed in accordance with the requirements of Chapter 27.08 Clallam County Code. Only the eligible criteria are addressed in this report.
2. Subject Parcel is granted points for a “wildlife corridor” that extends across the subject parcel making it eligible for 3 points under CCC27.08.060(3).
3. Subject Parcel is granted points for a “Landslide Hazard areas” that extends across the subject parcel making it eligible for 2 points under CCC27.08.060(13).
4. The review grants a 20% discount on the subject parcel. See below table for the tax summary:

Current Assessed Value*	Value if Approved**	2020 Levy Rate (per \$1000 of Value) tax area 102	Tax on Current Assessed Value	Estimated Tax if Approved	Estimated Tax Shift to Other Taxpayers
\$185,286	\$148,229	\$11.958129600195	\$2214	\$1,771	\$443

*This is the 2020 taxable value

**This is 80% of full market value of \$185,286 or 20% 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 20% reduction in land valuation for 4.05 acres total.
Staff contact: Holden Fleming, Planning Dept. (360) 417-2277

Staff Report to the Planning Commission

Current Use Assessment CUA2020-0007

June 2, 2021

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: Merrill Estates HOA
10 Merrill Way
Port Angeles, WA 98362
- B. Property IDs: A. 053028-5000000 (geographic) 53877 (property)
- C. Parcel Acreage: A. 29.63 total acres
- D. Acreage Under Review: A. 29.63ac
- E. Home Site: A. No
- F. Legal Description: OPEN SPACE AREAS MERRILL ESTATES II PH #1 AND #2
AND REDIVISION PLATS V13 P79 AND V14 P11
AND V14 P88 LINE SURVS V82 P57 AND V86 P17
- G. Zoning: RCC3, Rural Conservation Cluster 3
- H. Review Synopsis: Reclassification from DFL into Current Use Open Space.

2. PLANNING DIVISION ANALYSIS:

This property has several points on the acreage under the Public Benefit Rating System (PBRs) CCC 27.08.060. See discussion in Findings.

Subject parcel qualifies for 4 PBRs points on its Open Space acreage for a 10% reduction.

Public Benefit Description	Clallam County Code Reference	Public Benefit Rating Points
Type 3 Stream	CCC27.08.060(4)	2
Landslide Hazard areas	CCC27.08.060(13)	2
Total		4

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

- A. Findings of Fact and Conclusions of Law:

1. The reclassification Review for Current Use Assessment has been reviewed in accordance with the requirements of Chapter 27.08 Clallam County Code. Only the eligible criteria are addressed in this report.
2. Subject Parcel is granted points for a type 3 stream that extends across the subject parcel making it eligible for 2 points under CCC27.08.060(4).
3. Subject Parcel is granted points for a "Landslide Hazard areas" that extends across the subject parcel making it eligible for 2 points under CCC27.08.060(13).
4. The review grants a 10% discount on the subject parcel. See below table for the tax summary:

Current Assessed Value*	Value if Approved**	2019 Levy Rate (per \$1000 of Value) tax area 175	Tax on Current Assessed Value	Estimated Tax if Approved	Estimated Tax Shift to Other Taxpayers
\$4136	\$141,831	11.098129602969	\$46	\$1574	\$(1528)

*This is the 2020 taxable value based on DFL classification

**This is 90% of full market value of \$157,590 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 29.63 acres total.
Staff contact: Holden Fleming, Planning Dept. (360) 417-2277



RiskMAP
Increasing Resilience Together



CLALLAM COUNTY, WASHINGTON

FEMA Flood Insurance Rate Map Update

May 10, 2021

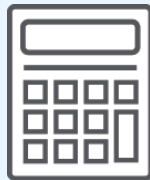


FEMA

What are the Benefits of Flood Maps?



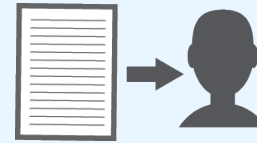
**To Identify
and Assess
the
Flood Risk**



**To Establish
Rates for
Flood
Insurance**



**To
Determine
Local Land
Use**



**To Inform
Engineers
and
Developers**



**To Equip
Emergency
Managers**

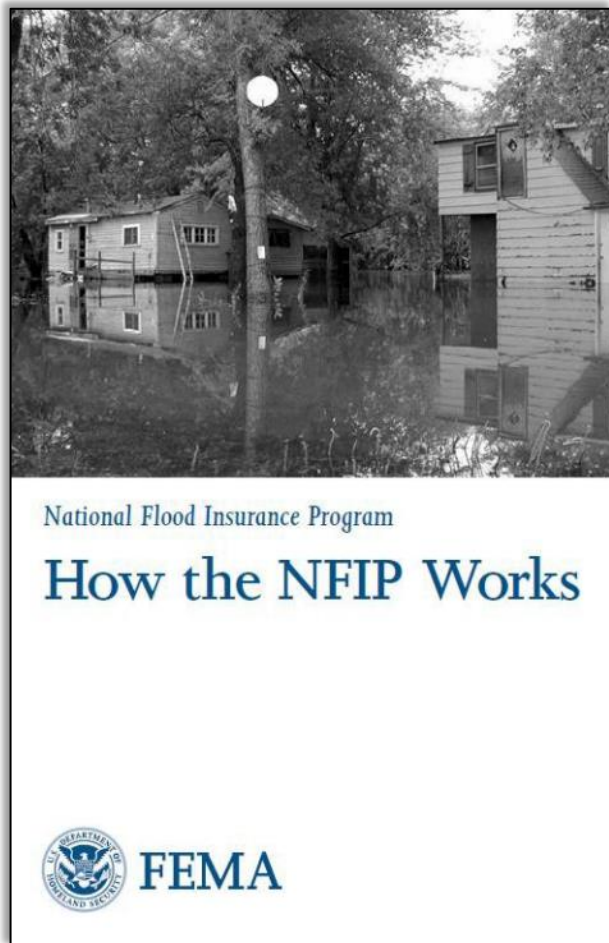
What is the NFIP?

The National Flood Insurance Program (NFIP) aims to reduce the impact of flooding by:

- Reducing disaster costs.
- Reducing loss of life and property.
- Providing insurance to property owners, renters and businesses.
- Encouraging communities to adopt and enforce floodplain management regulations.



Purpose of the NFIP



- Maps flood risk and provides flood data to communities.
- Makes flood insurance available.
- Sets minimum floodplain construction standards.
- May reduce the dependency on structural flood control.
- Promotes floodplain management practices increasing resilience.

Why are the Flood Maps Changing?

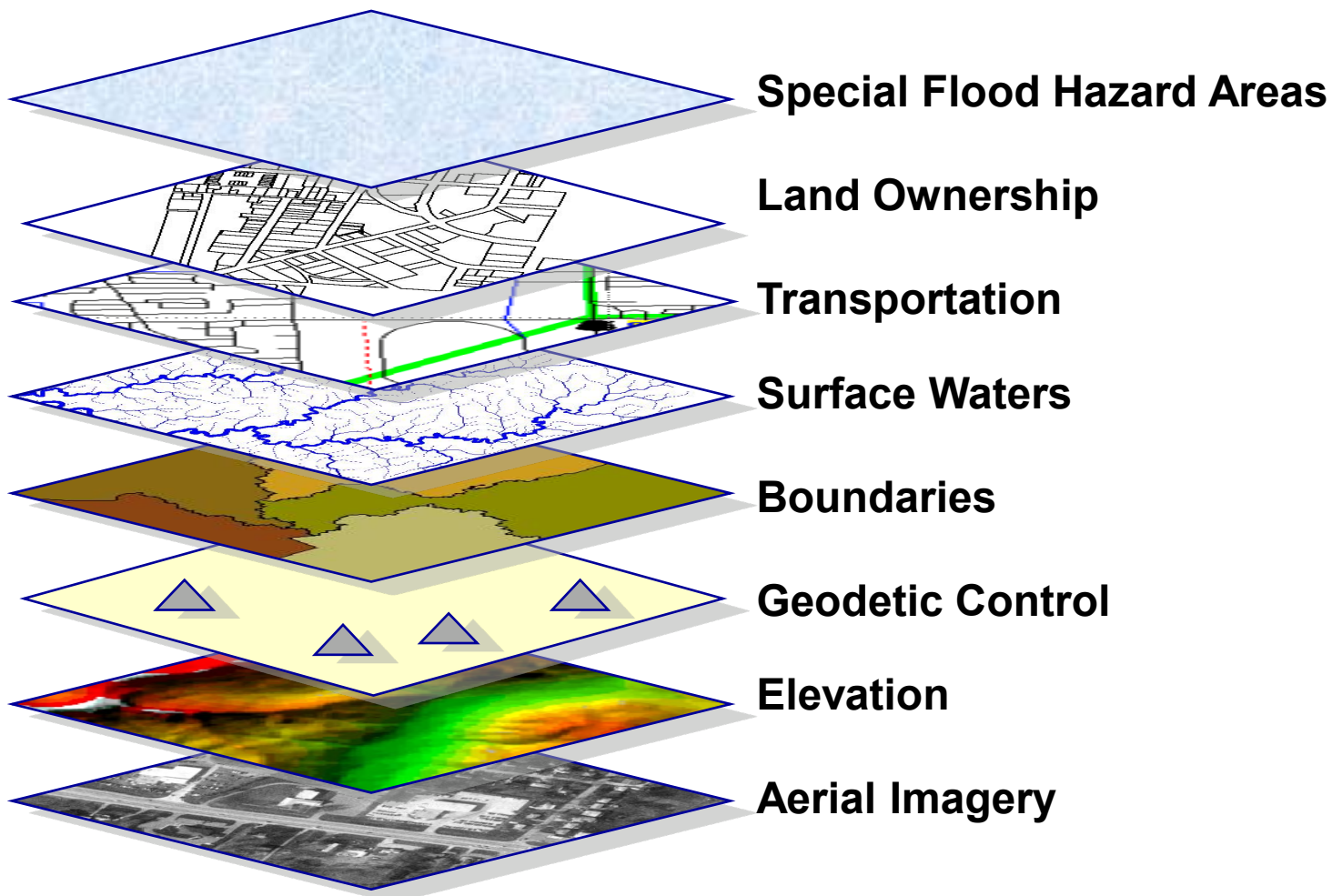
Flooding is the most costly, deadly natural hazard in the U.S., yet is highly predictable.

- 1 Flood risk changes over time.
- 2 New data and improved technology.
- 3 Updates to policies and national priorities.



Digital Flood Insurance Rate Maps

Digital Format



0633

0634

COWICHAN RD

ZONE AE
8.0'

SEHOMER RD

0641

0642

TSWWASSEN LOOP

ZONE AE
9.0'

ZONE VE
10.0'

Birch Bay

0633

0634

ZONE AE
8.0'

0642

ZONE AE
9.0'

ZONE VE
10.0'

Birch Bay

COWICHAN RD

SEHOME RD

TSWWASSEN LOOP

0641



0633

0634

ZONE AE
8.0'

0642

ZONE AE
9.0'

ZONE VE
10.0'

Birch Bay

COWICHAN RD

TO MWASSEN LOOF

SETHOMER RD

0641



What's new

Vertical Datum Change

▸ NGVD 29

- Based on a mean sea level from 21 tidal stations in the US & 5 stations in Canada

▸ NAVD 88

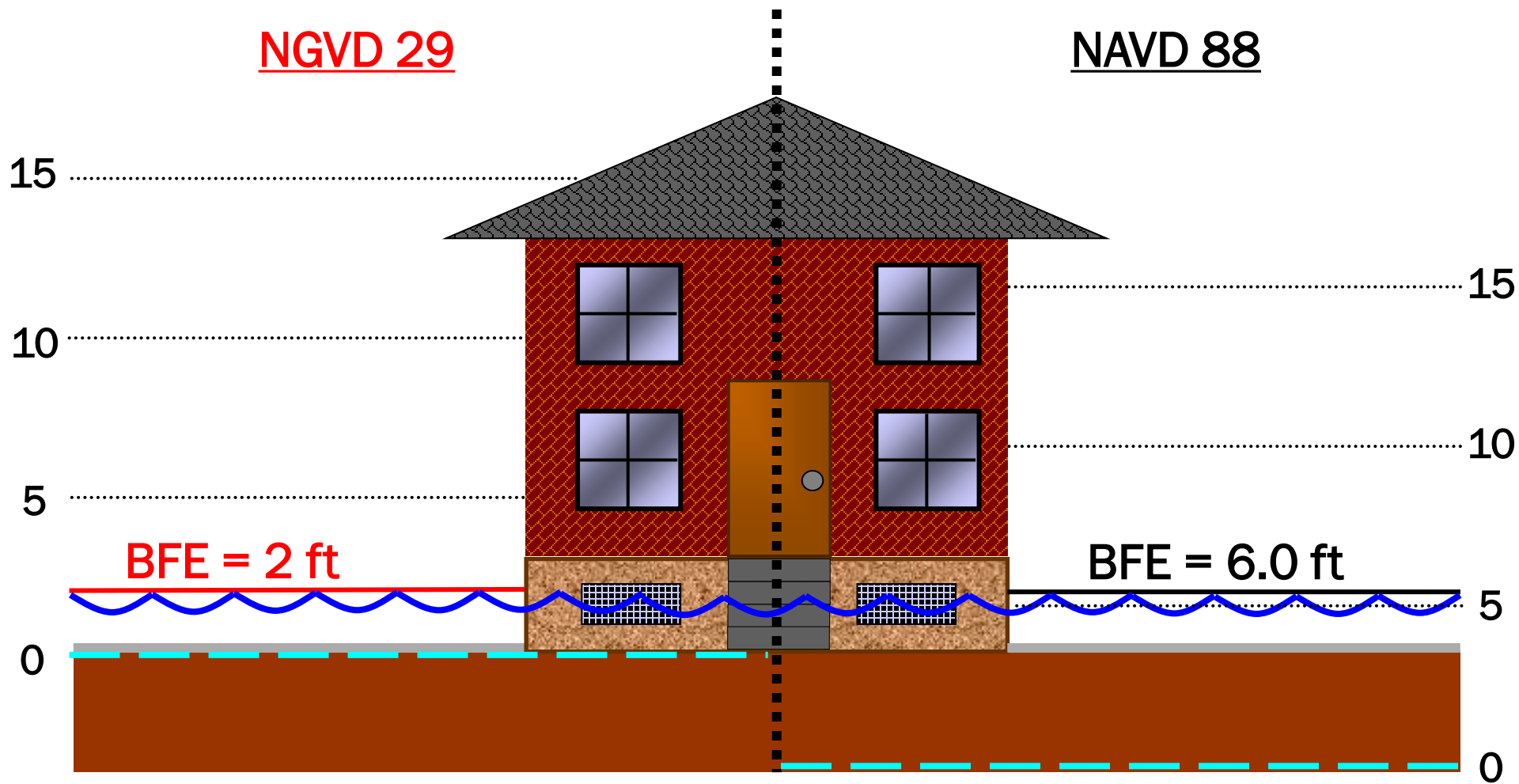
- Based on the density of the Earth instead of varying values of sea heights
- More accurate

▸ Conversion for Clallam County Varies

- $\text{NGVD} + (\text{vertical adjustment}') = \text{NAVD}$
- Conversion factor for County for FIS ranges from 4.0 to 4.4 feet

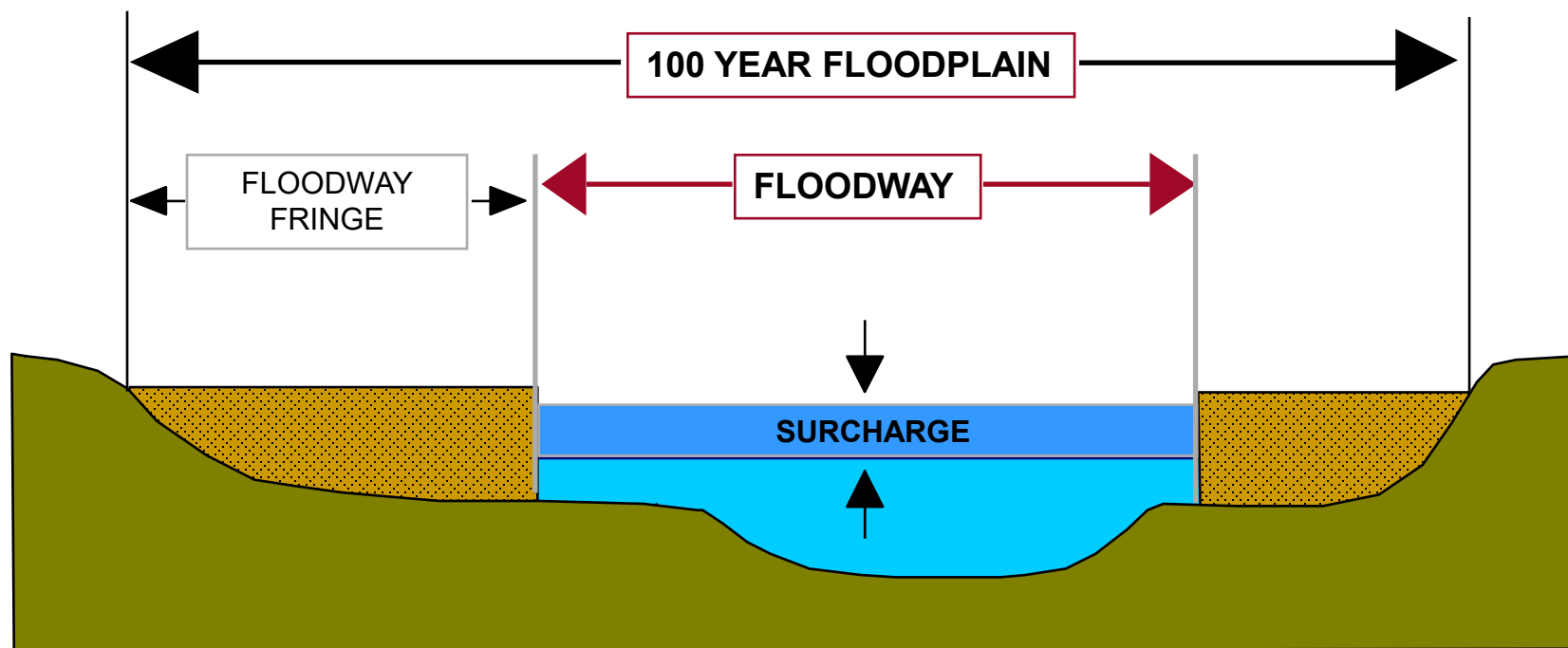
Digital Flood Insurance Rate Maps

Vertical Datum and FIRMs (e.g. uses 4.0' conversion)



FEMA

Floodway Schematic

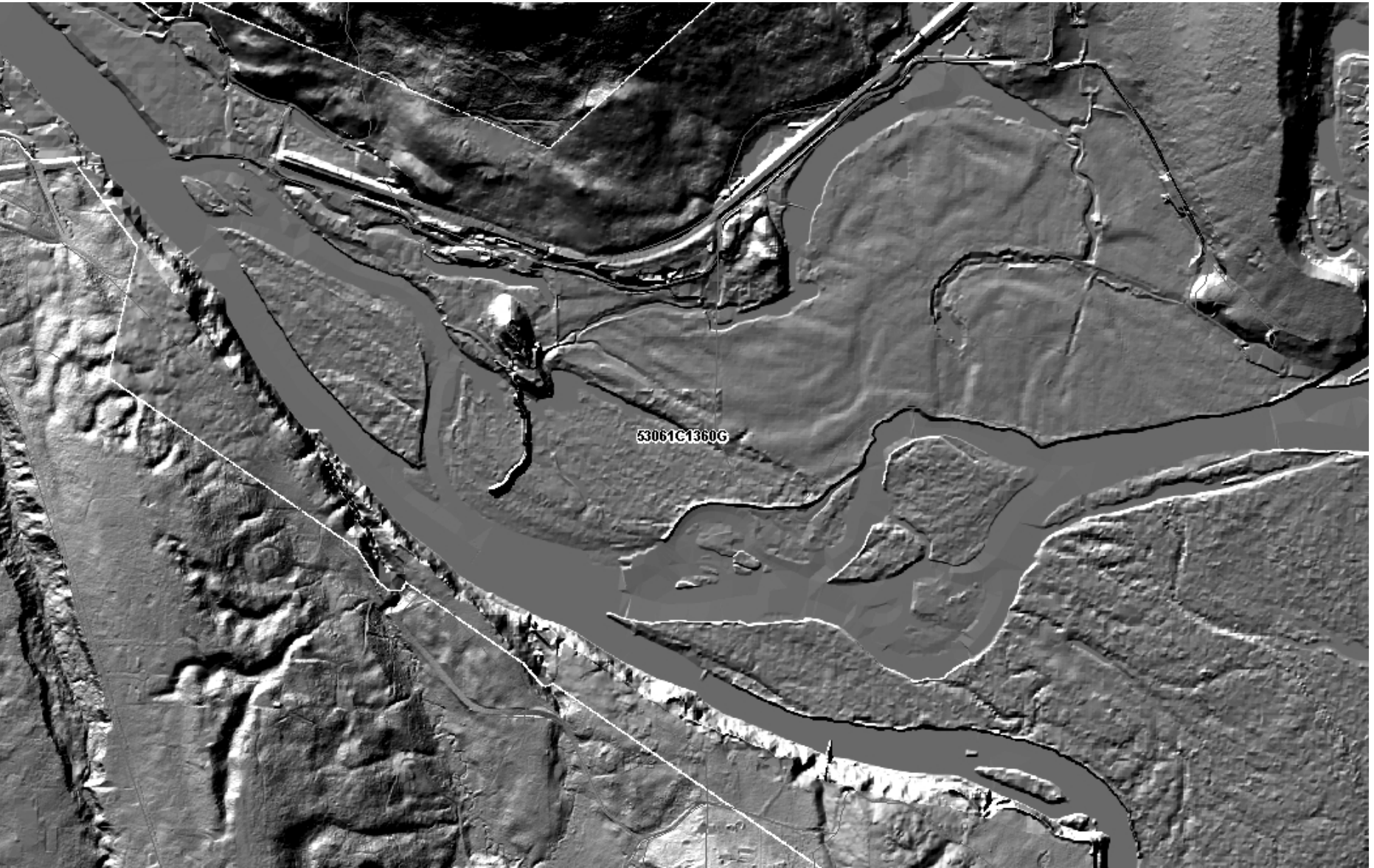


FLOODWAY + FLOODWAY FRINGE = 100 YEAR FLOODPLAIN
SURCHARGE NOT TO EXCEED 1.0 FEET

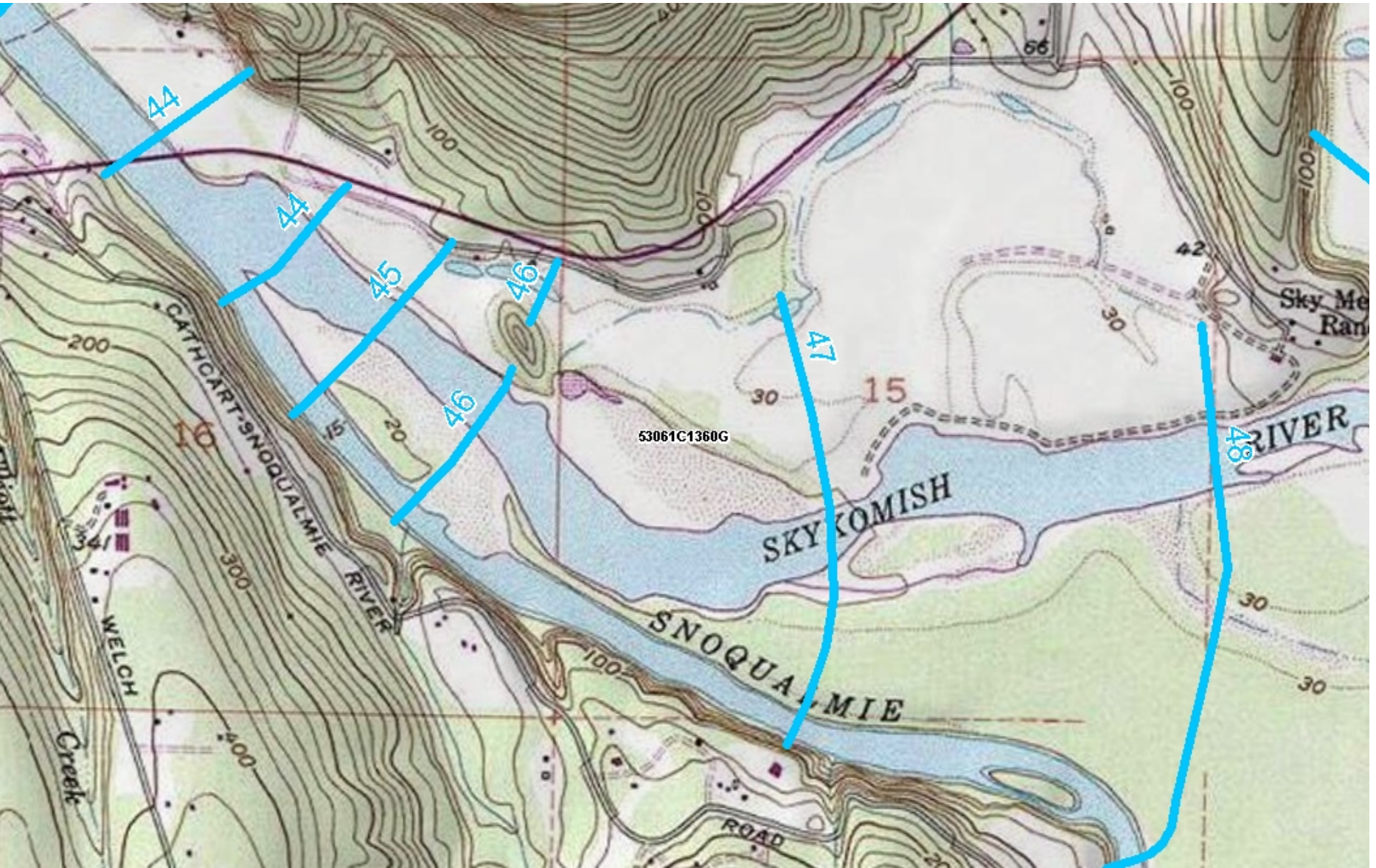
New/Updated Flood Hazards: Redelineation



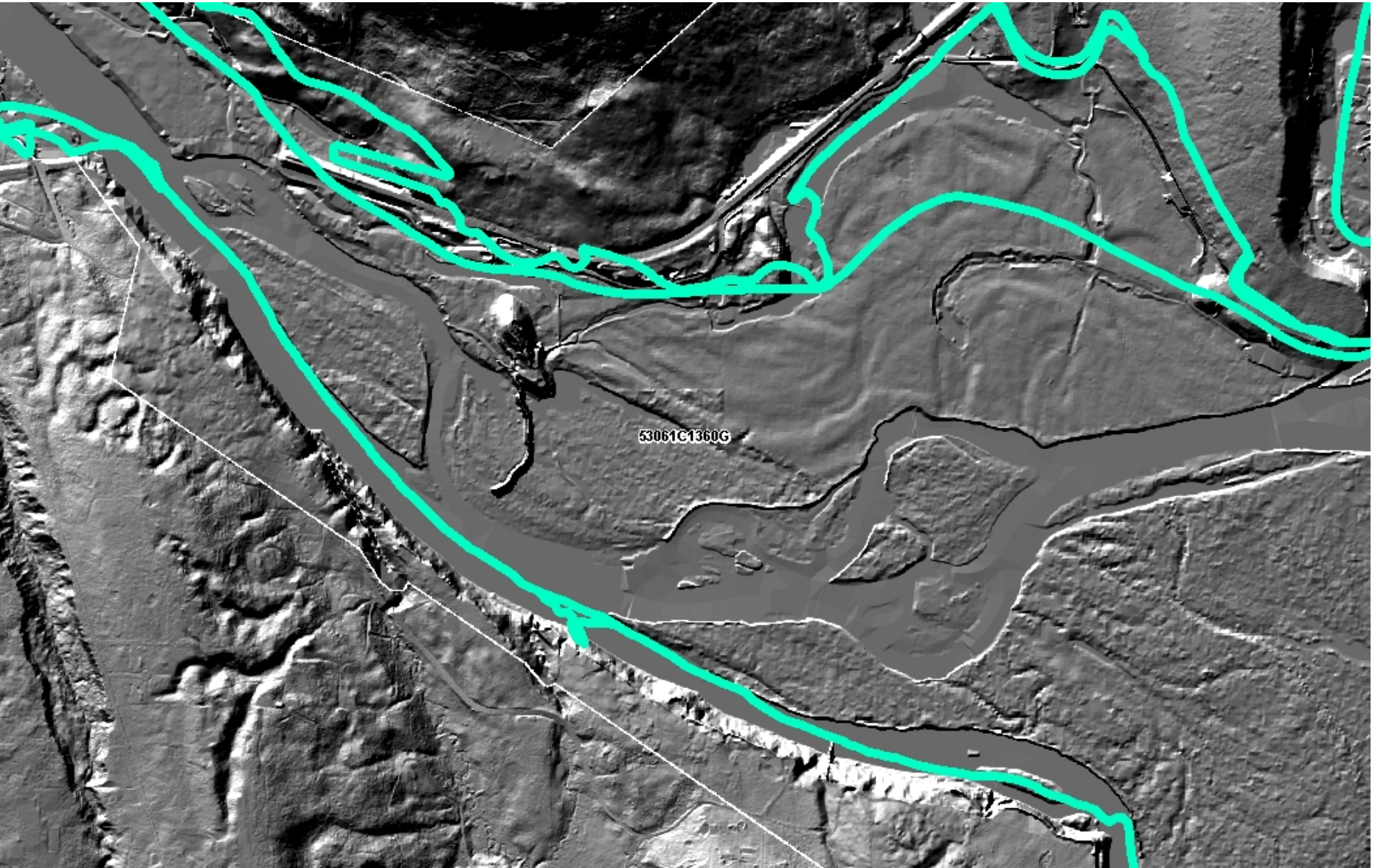
New/Updated Flood Hazards: Redelineation



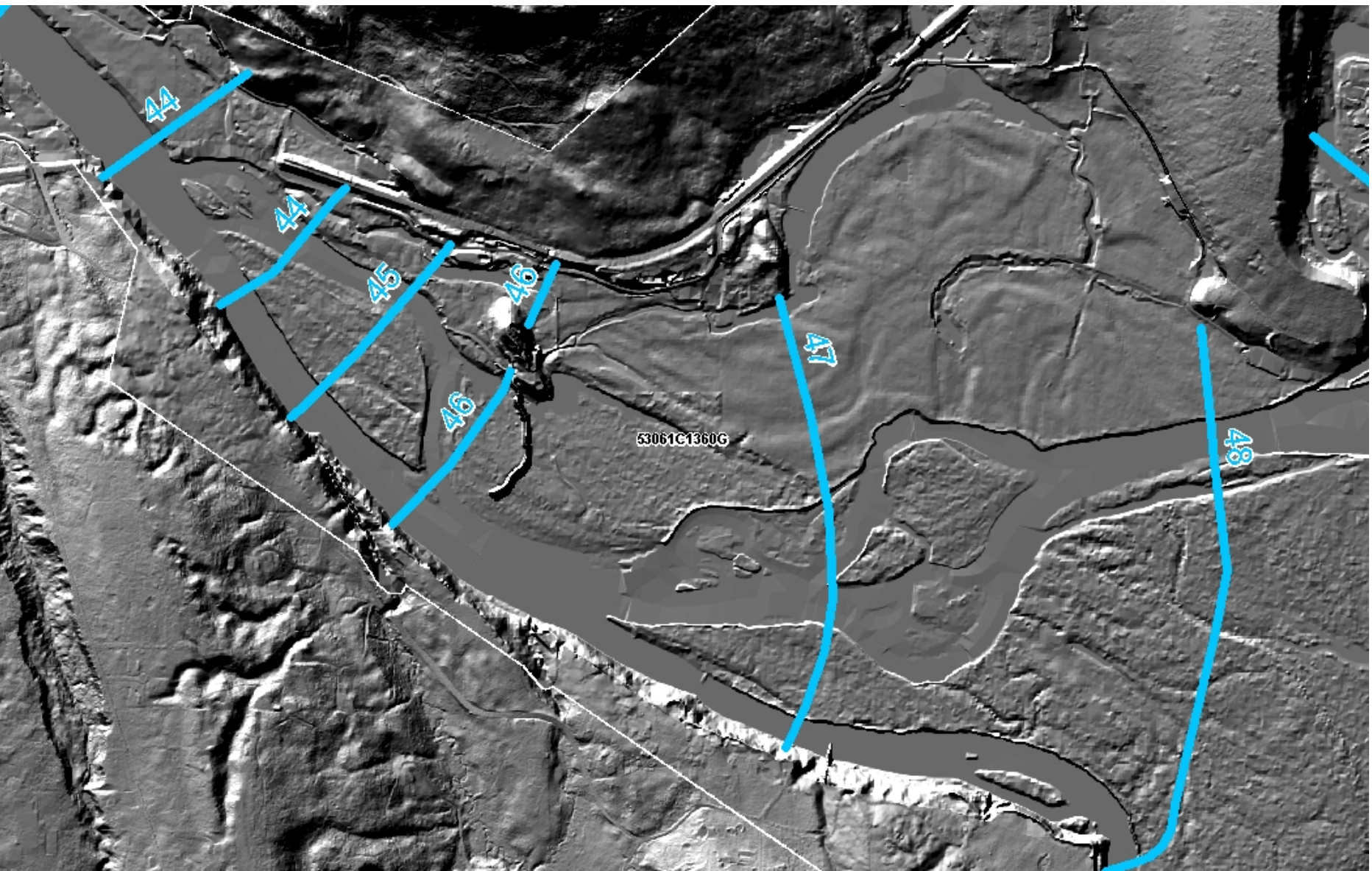
New/Updated Flood Hazards: Redelineation



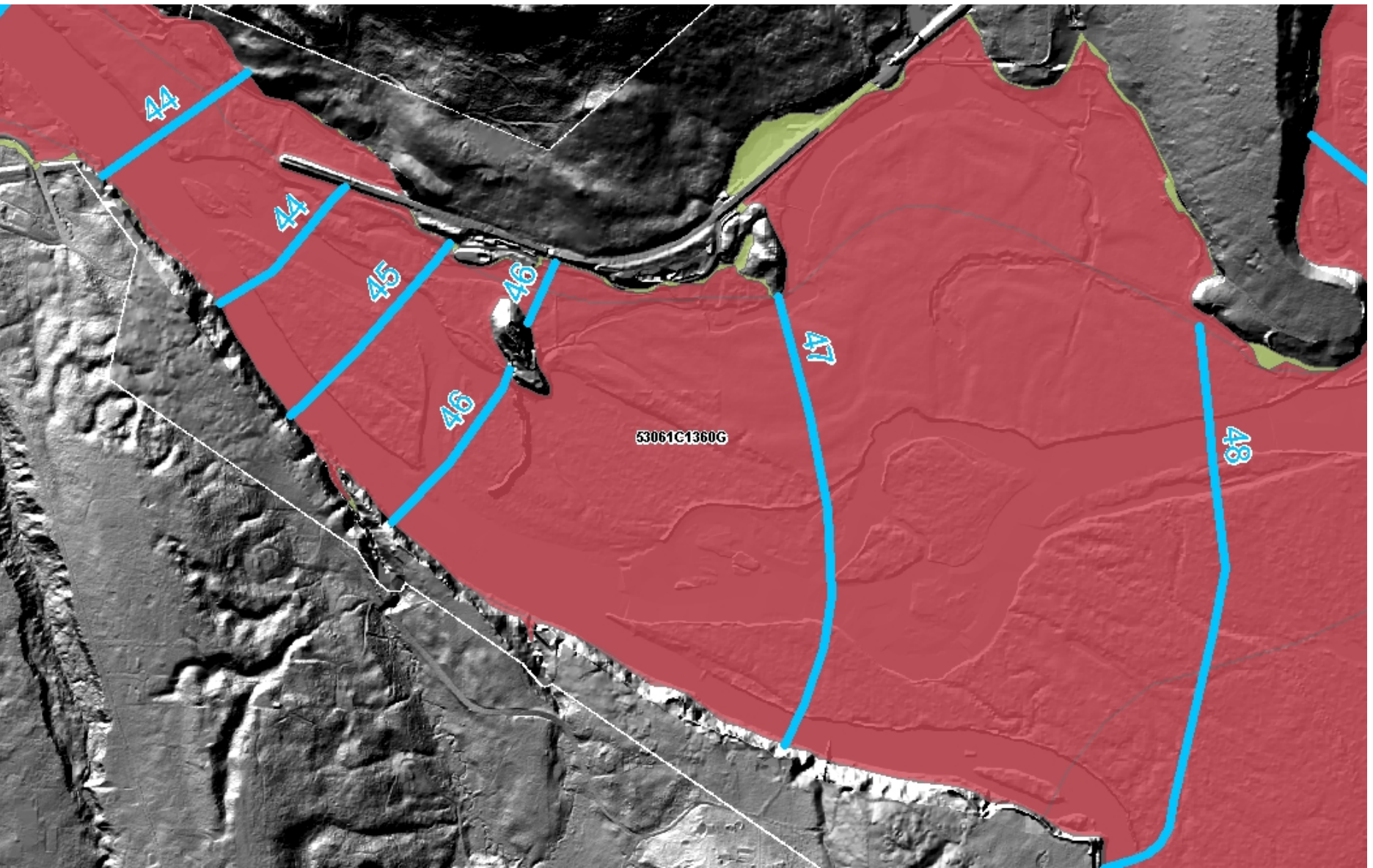
New/Updated Flood Hazards: Redelineation



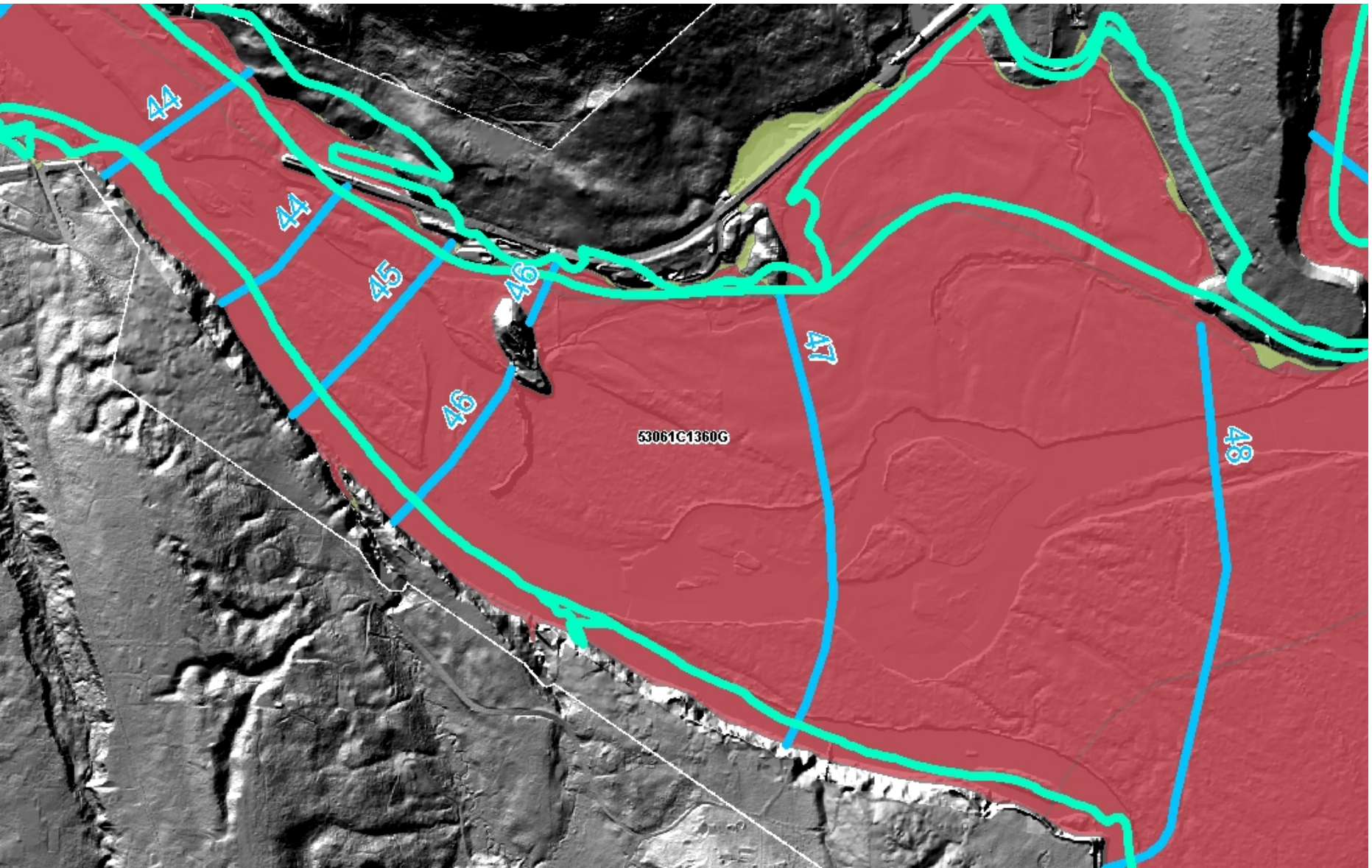
New/Updated Flood Hazards: Redelineation



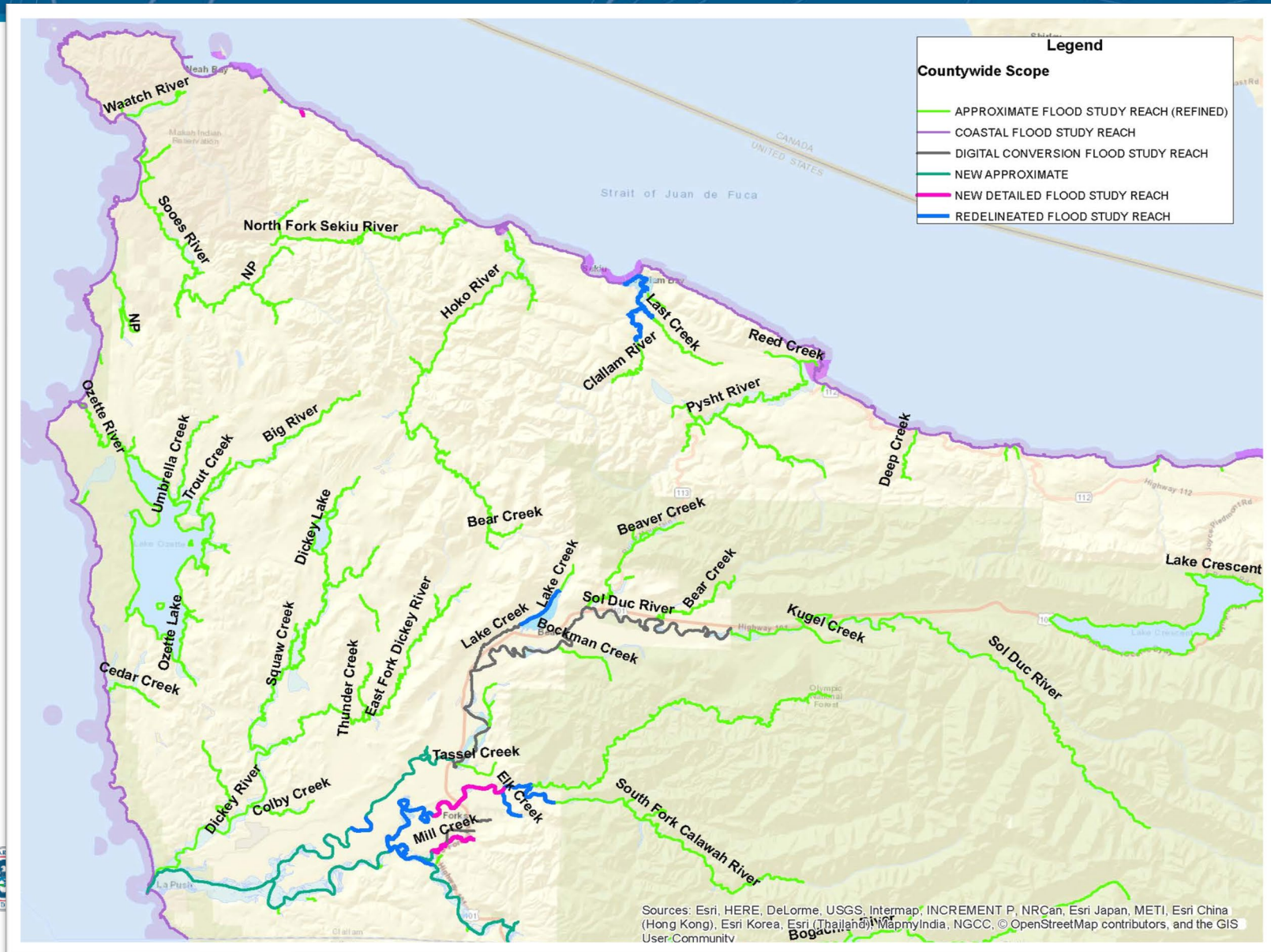
New/Updated Flood Hazards: Redelineation



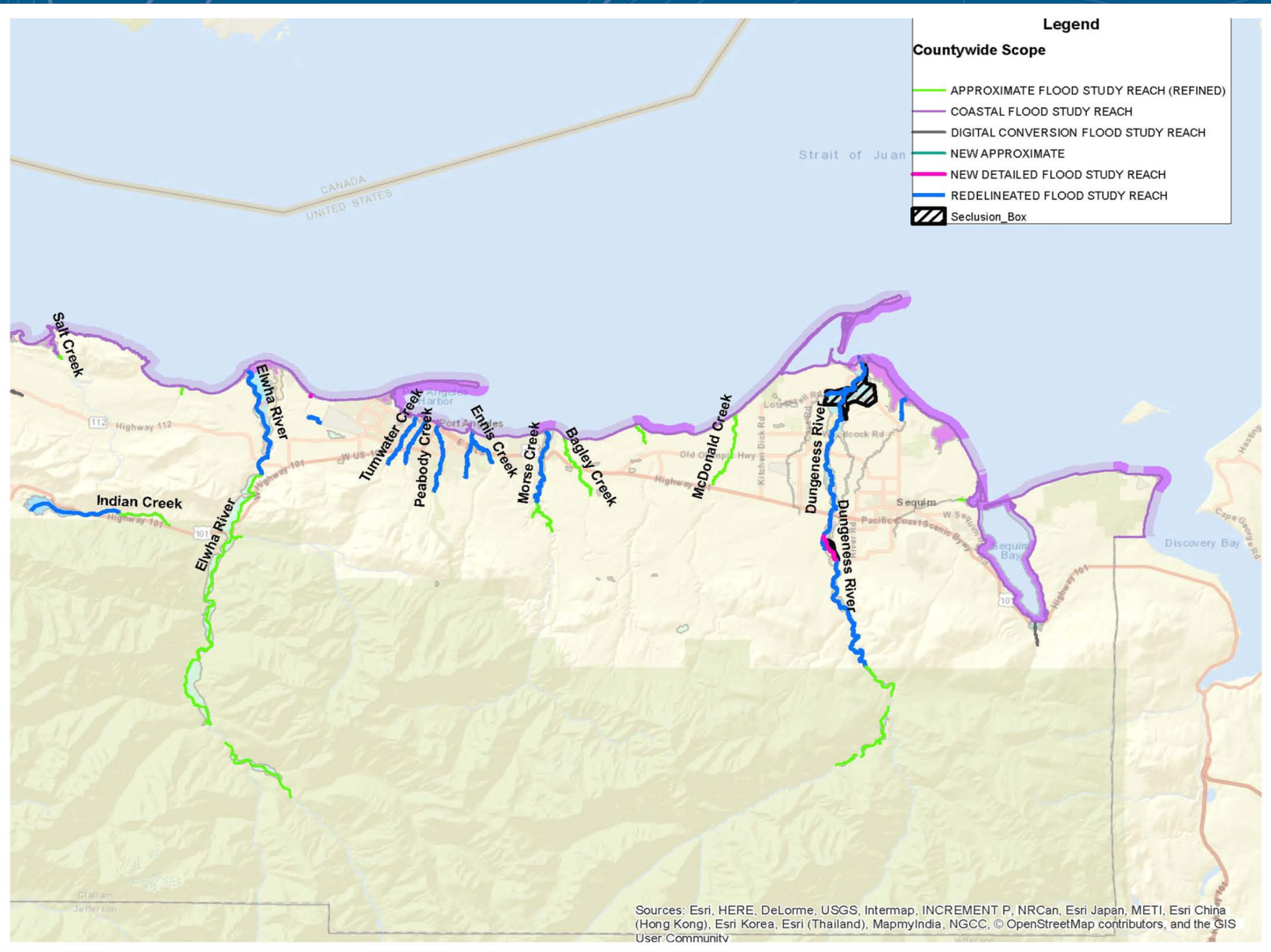
New/Updated Flood Hazards: Redelineation



Clallam County DFIRM Mapping Scope

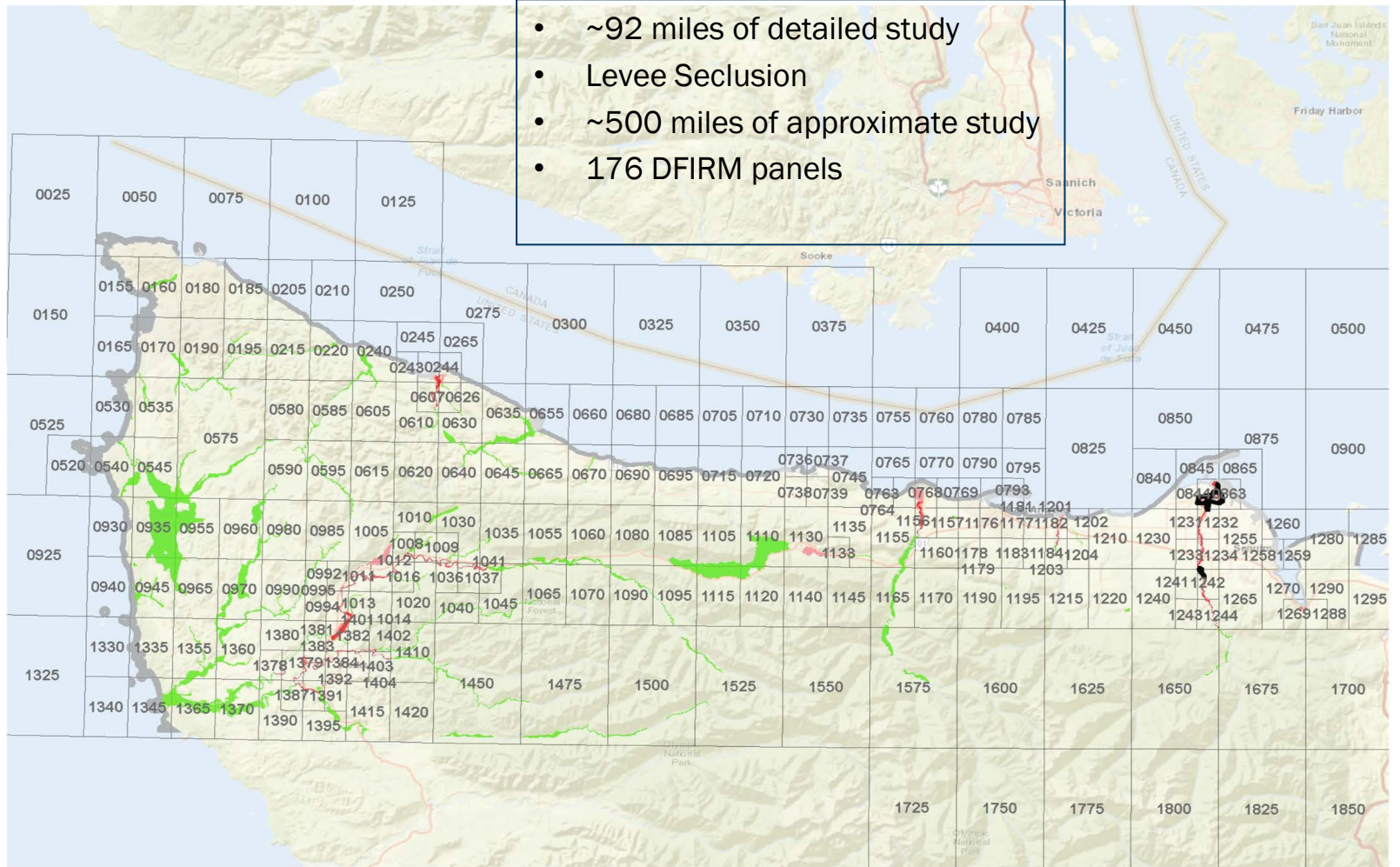


Clallam County DFIRM Mapping Scope (cont.)



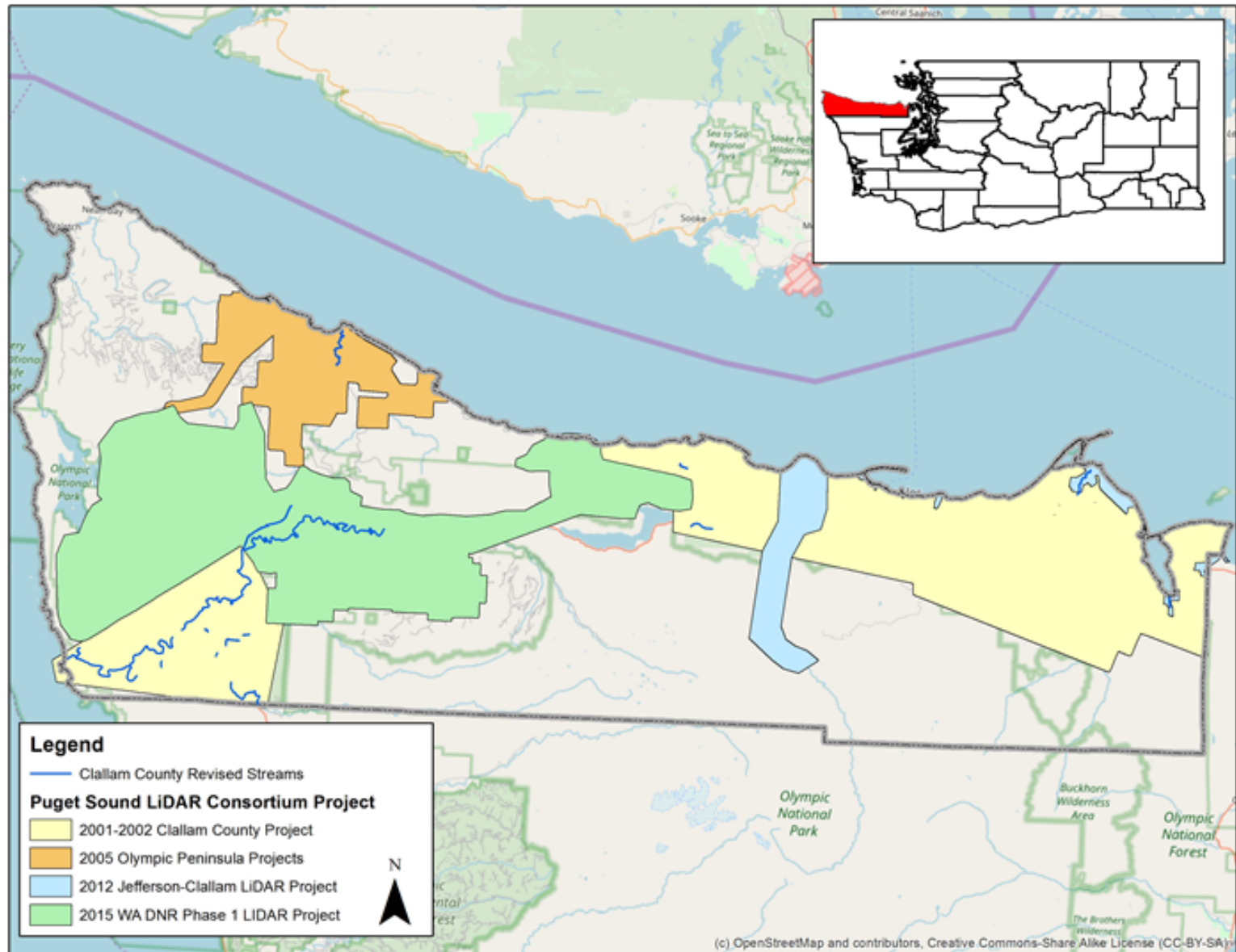
Countywide, Levee Seclusion Mapping Study

- ~92 miles of detailed study
- Levee Seclusion
- ~500 miles of approximate study
- 176 DFIRM panels



FEMA

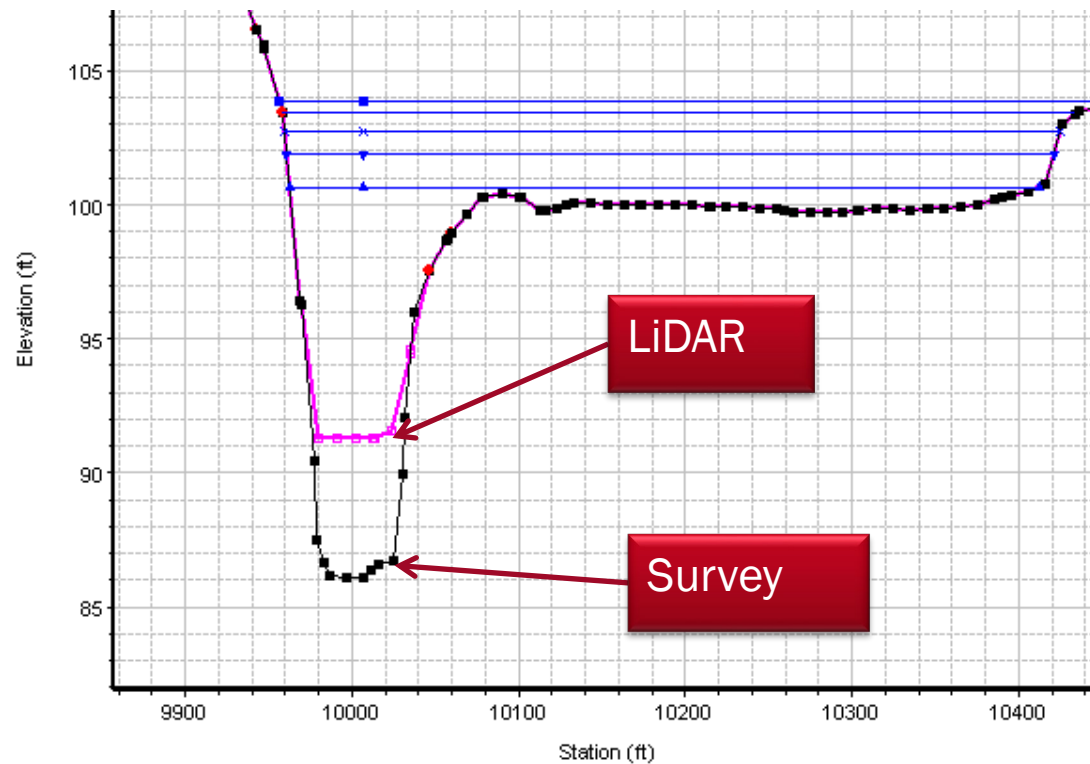
Available TOPOGRAPHY



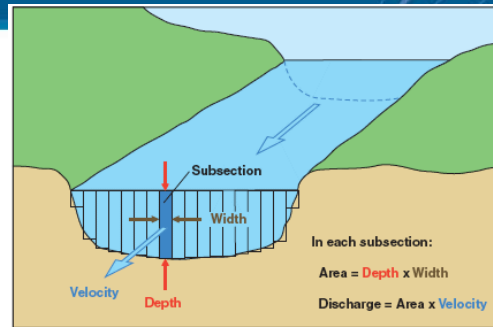
SURVEY

Survey for Hydraulics

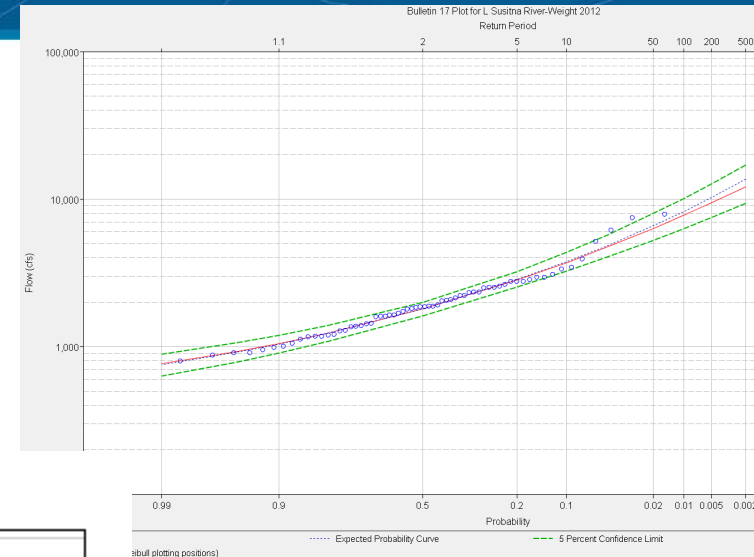
- Limit of LiDAR data to identify the channel bottom elevations



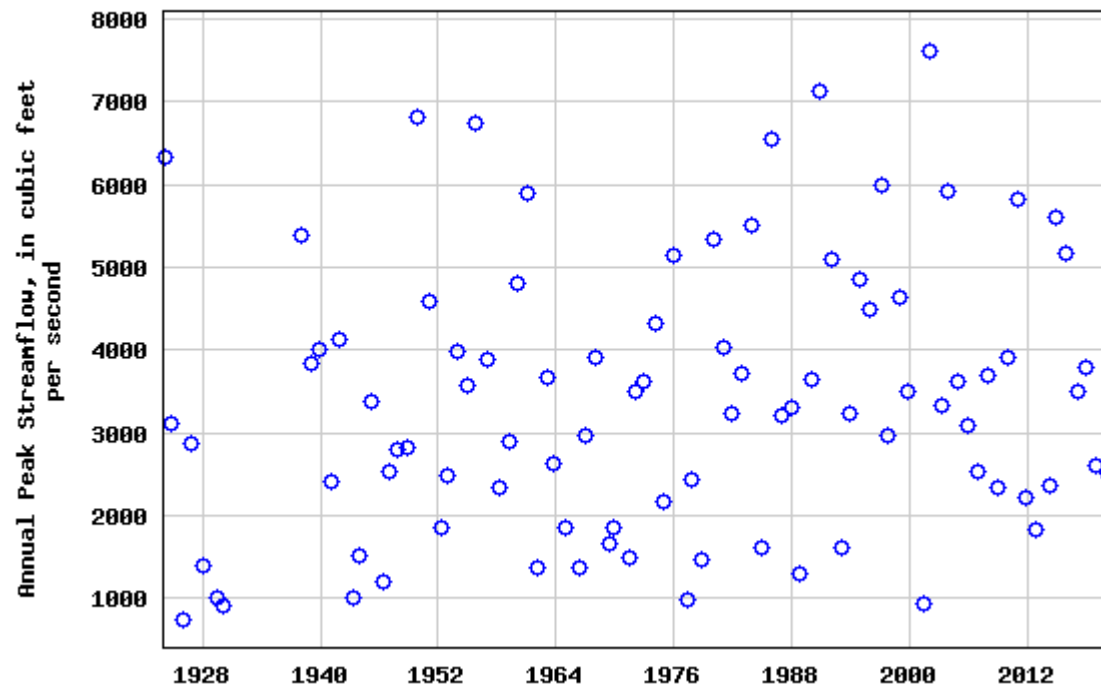
Hydrologic Methods



Current-meter discharge measurements are made by determining the discharge in each subsection of a channel cross section and summing the subsection discharges to obtain a total discharge.



USGS 12048000 DUNGENESS RIVER NEAR SEQUIM, WA



Hydraulic Methods

Riverine Flood Zones

Description

Detailed Zone AE

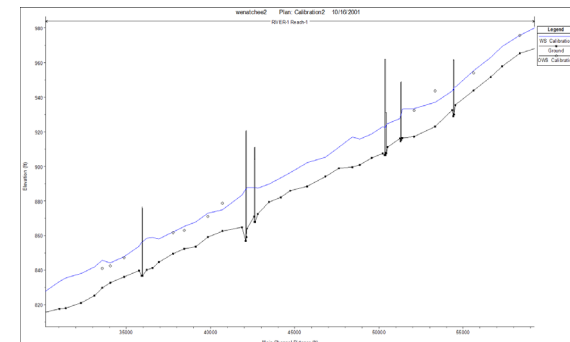
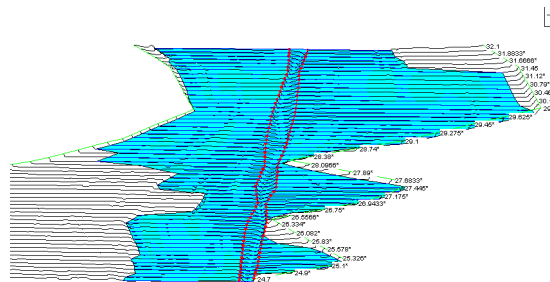
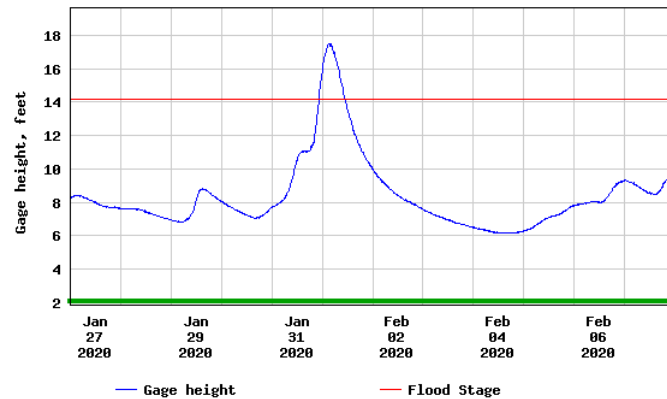
(portion of Calawah River, Mill Creek and 1 mile of Dungeness River)

- Steady State HEC-RAS model
- Roughness is examined
- Based on LiDAR Topography
- Channel cross sections surveyed for detailed studies
- Structures are surveyed for detailed studies
- Floodway Analysis for detailed studies

Approximate Zone A

(Portions of Bogachiel, Quillayute and Sol Duc Rivers, Bear Creek, Gunderson Creek)

USGS 12043000 CALAWAH RIVER NEAR FORKS, WA



Change to Levee Modeling Approach

- ▶ Throughout Map Modernization, stakeholders expressed concern on the “without-levee” procedures used to map non-accredited levees
- ▶ In February 2011, a group of U.S. Representatives and Senators wrote to FEMA requesting a revision to the current practice of mapping levees and their associated flood risk.
- ▶ Stakeholders and Congress felt the historical mapping approach did not reflect the hazard reduction that some non-accredited levees may still afford.

For these reasons, we request that you prohibit the use of such all-or-nothing modeling approaches when a community notifies you that it believes that it is negatively affected by “without levees” modeling. Even with such a prohibition in place, we are hopeful that FEMA will continue to use simpler, more cost-effective techniques when no community is harmed.

Thank you for your attention to this matter. Please do not hesitate to contact us if you have any questions about this request.

Sincerely,



RICHARD DURBIN
United States Senator



MARK PRYOR
United States Senator



TOM HARKIN
United States Senator



RON WYDEN
United States Senator



MARY LANDRIEU
United States Senator



CHARLES SCHUMER
United States Senator



THAD COCHRAN
United States Senator



ROGER WICKER
United States Senator



KAY BAILEY HUTCHISON
United States Senator



PAT ROBERTS
United States Senator



MIKE CRAPO
United States Senator



LAMAR ALEXANDER
United States Senator

Levee Policy Process

- ▶ The Clallam County Flood Insurance Study was put on hold as it waited for FEMA to finalize a new approach in showing floodplains on the landward side of levees that are not accredited to protect against the 1% flood.

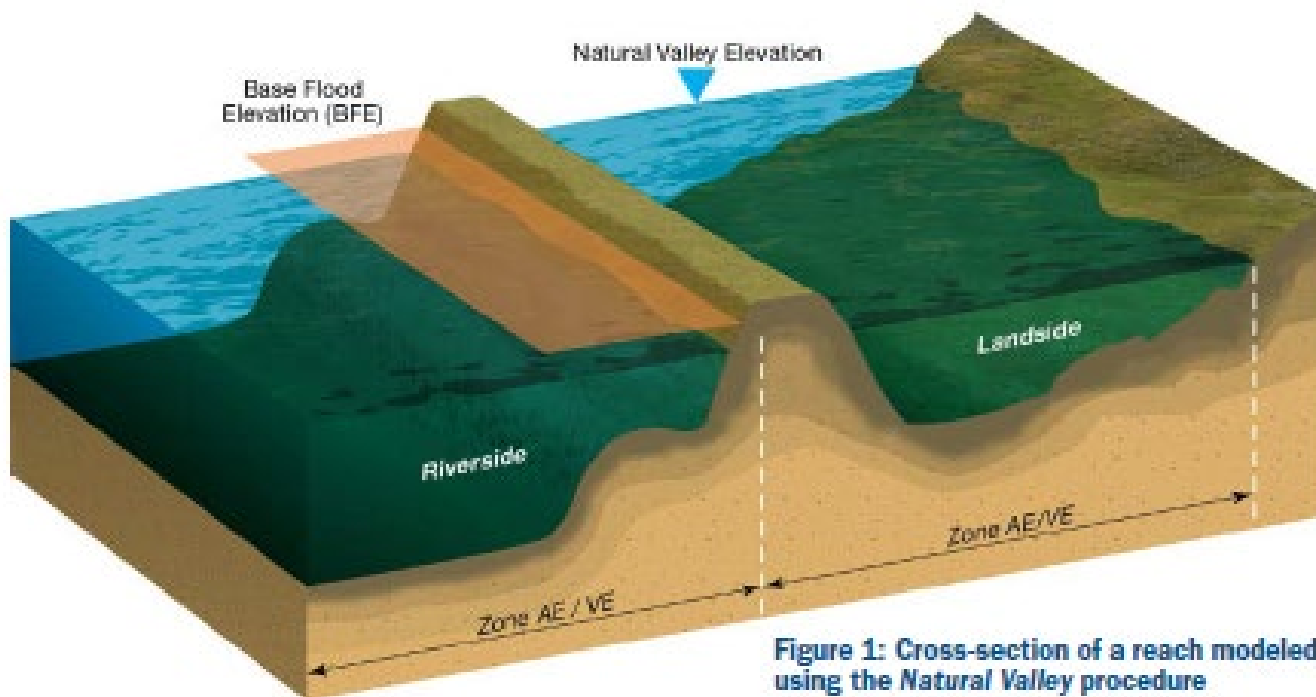


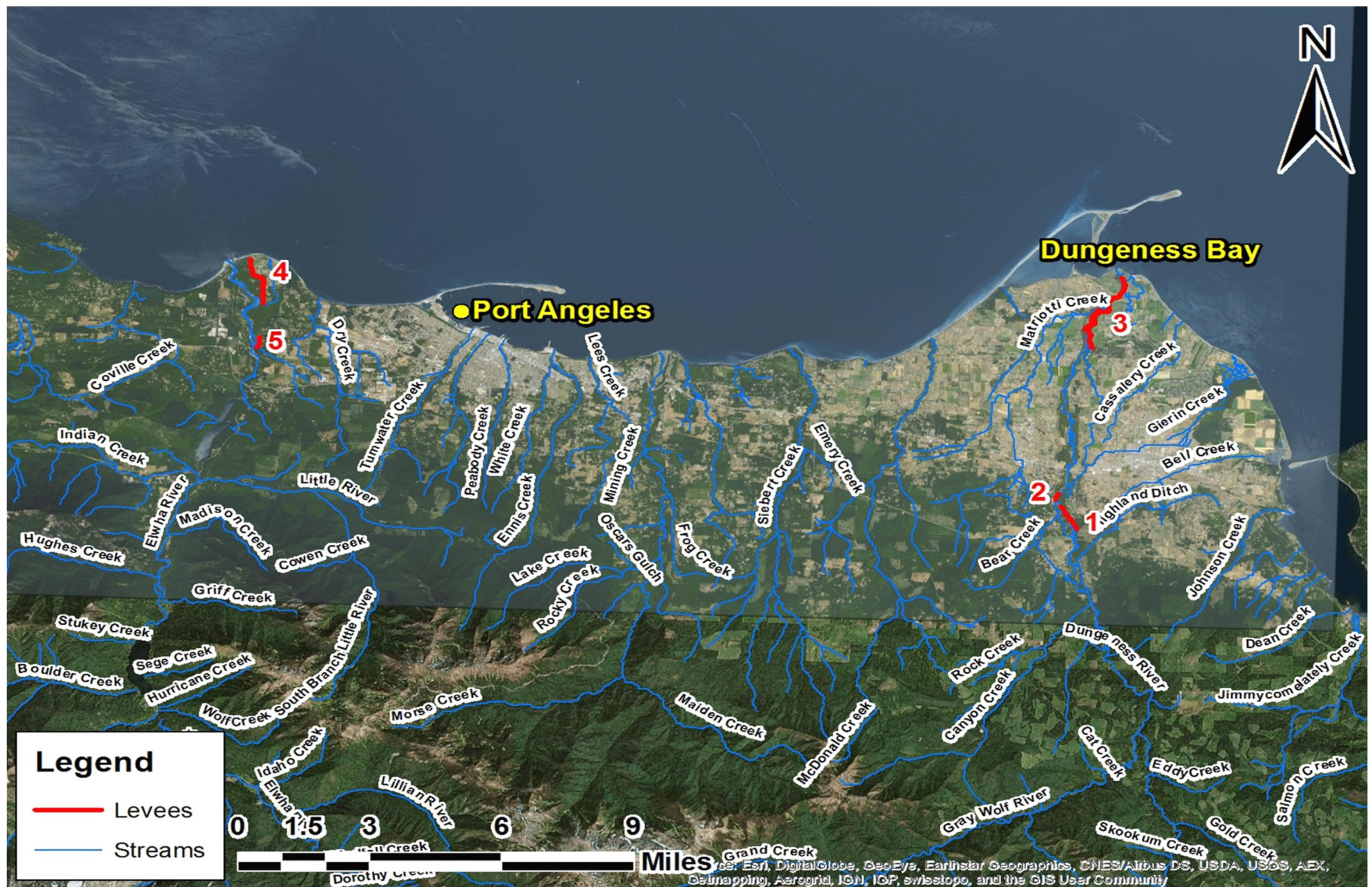
Figure 1: Cross-section of a reach modeled using the Natural Valley procedure



FE

skMAP
ig Resilience Together

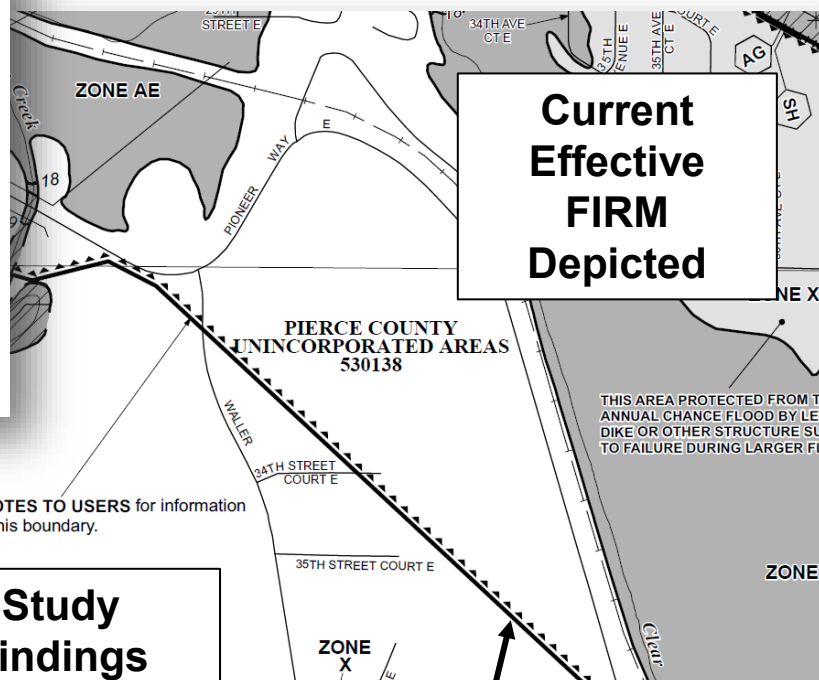
Levee Seclusion Mapping Process



Seclusion Mapping Process

ATTENTION: The levee, dike, or other structure that impacts flood hazards inside this boundary has not been shown to comply with Section 65.10 of the NFIP Regulations. As such, this FIRM panel will be revised at a later date to update the flood hazard information associated with this structure.

The flood hazard data inside this boundary on the FIRM panel has been republished from the previous effective (historic) FIRM for this area, after being converted from NGVD 29 to NAVD 88.



Seclusion criteria

- ▶ The levee has not been shown to meet 44 CFR 65.10
- ▶ The levee is hydraulically significant during the 1% flood,
- ▶ The levee has an owner,
- ▶ the levee meets the definition of a levee as spelled out in 44 CFR 59, and/or,
- ▶ the flood hazards at the levee were updated with a new analysis in the Clallam County DFIRM study effort.



Changes to Flood Zones

JURISDICTION	STRUCTURE COUNT (STUDY AREA)	ALWAYS OUT SFHA	PERCENT ALWAYS OUT SFHA	ALWAYS IN SFHA	PERCENT ALWAYS IN SFHA
Clallam County, Unincorporated Areas	19,630	18,601	94.8%	538	2.7%
Forks, City of	1,111	1,077	96.9%	18	1.6%
Jamestown S'Klallam Reservation	23	15	65.2%	2	8.7%
Lower Elwha S'Klallam Reservation	123	117	95.1%	5	4.1%
Makah Tribe Reservation	288	279	96.9%	1	0.3%
Port Angeles, City of	7,499	7,455	99.4%	9	0.1%
Quileute Tribe Reservation	89	77	86.5%	0	0.0%
Sequim, City of	2,263	2,260	99.9%	0	0.0%
Total	31,026	29,881	96.3%	573	1.8%

JURISDICTION	ADDED TO SFHA	PERCENT ADDED TO SFHA	REMOVED FROM SFHA	PERCENT REMOVED FROM SFHA
Clallam County, Unincorporated Areas	139	0.7%	352	1.8%
Forks, City of	0	0.0%	16	1.4%
Jamestown S'Klallam Reservation	2	8.7%	4	17.4%
Lower Elwha S'Klallam Reservation	0	0.0%	1	0.8%
Makah Tribe Reservation	1	0.3%	7	2.4%
Port Angeles, City of	9	0.1%	26	0.3%
Quileute Tribe Reservation	12	13.5%	0	0.0%
Sequim, City of	1	0.0%	2	0.1%
Total	164	0.5%	408	1.3%

Future Studies

currently shown as digital lifts from current effective maps from 1980s

Stream	River Miles	FIRMs	Community
Jimmycomelately Creek	0.9	1269	County UA Jamestown S'Klallam Tribe
Lake Creek	3.0	992, 1011	County UA
Warner Creek	1.4	1384	City of Forks, County UA
Sol Duc River	23.2	992, 994, 1008, 1009, 1011, 1012, 1013, 1016, 1028, 1036, 1037, 1041, 1382, 1401,	County UA
Sol Duc River	1.3	1378, 1379	County UA
Whiskey Creek Tributary + Tributary to Whiskey Creek Tributary	1.2	738	County UA
Ford Creek	0.6	1384, 1403	Forks, County UA

Clallam County Coastal Flood Study

Study Contractor:
STARR



Modeling Process

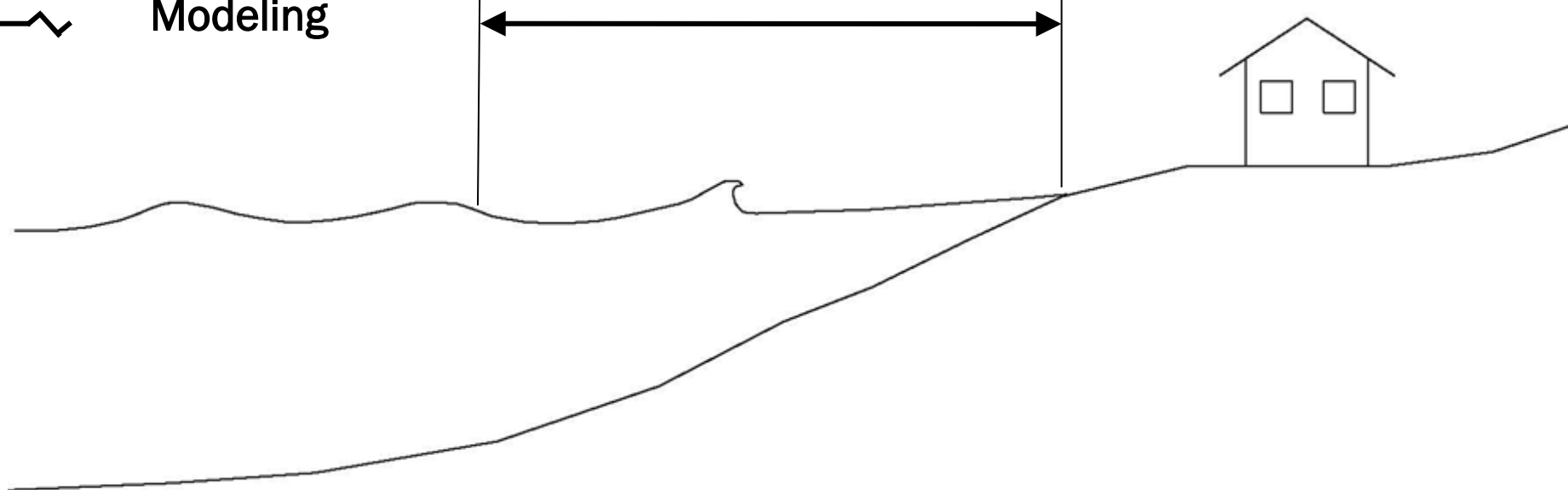
Regional Variations

Local Dynamics

Step 1: Offshore Water
Level and Wave
Modeling

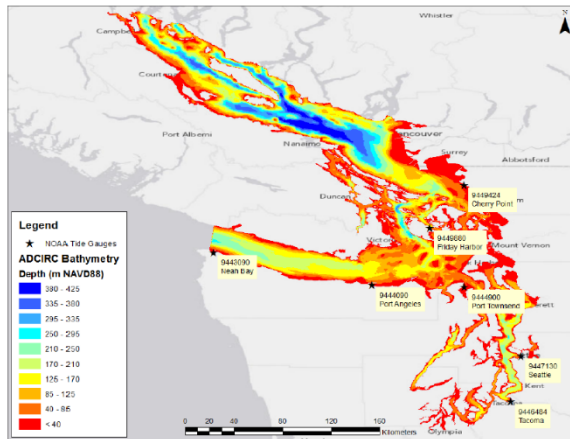
Step 2: Nearshore Wave
Setup, Runup & Overtopping

Step 3: Floodplain Mapping

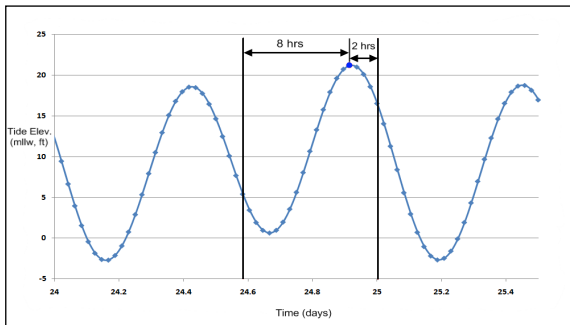


Step 1: Puget Sound Modeling Storm Surge (ADCIRC)

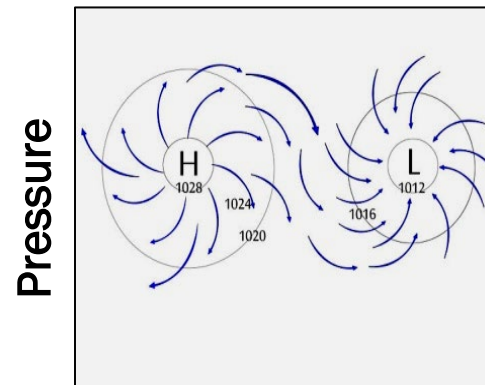
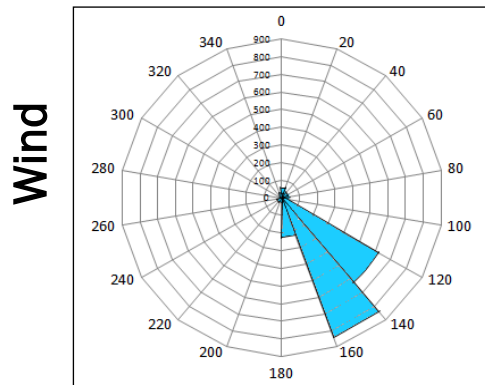
Physical Setting - Bathymetry



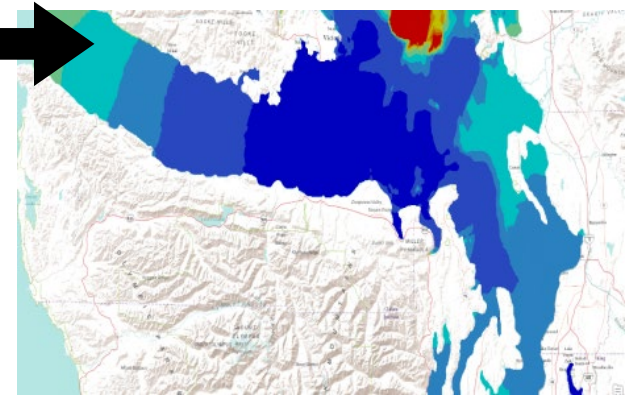
Baseline - Tide



Meteorological Forcing

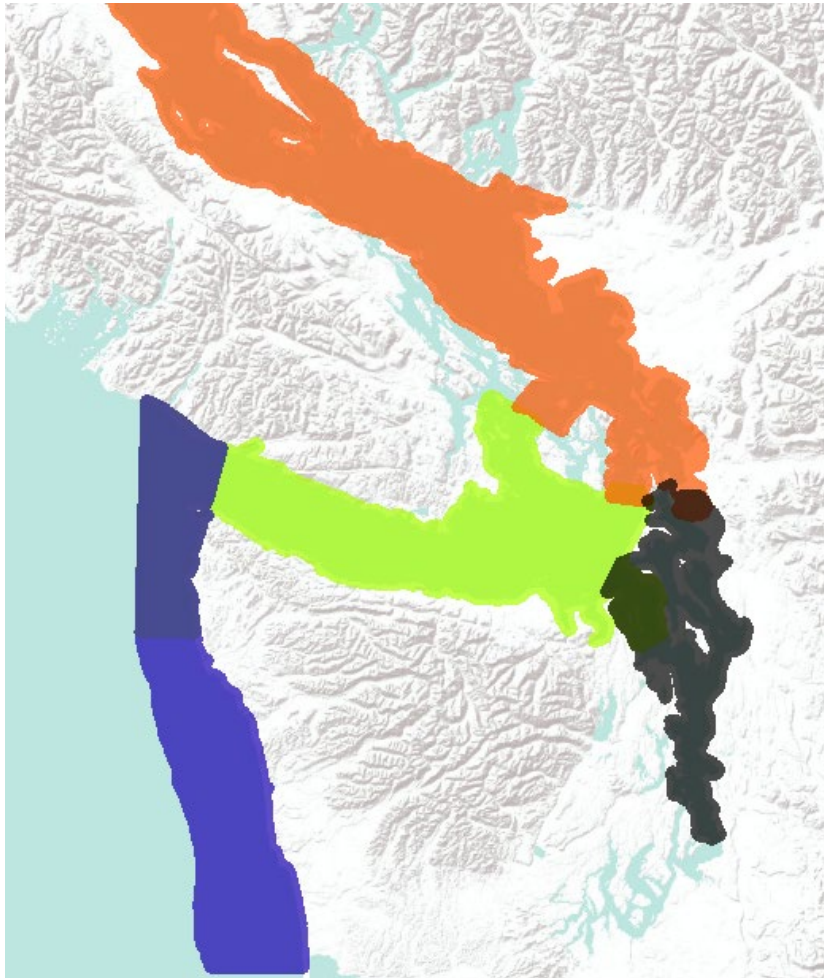


Result - Still Water Elevations

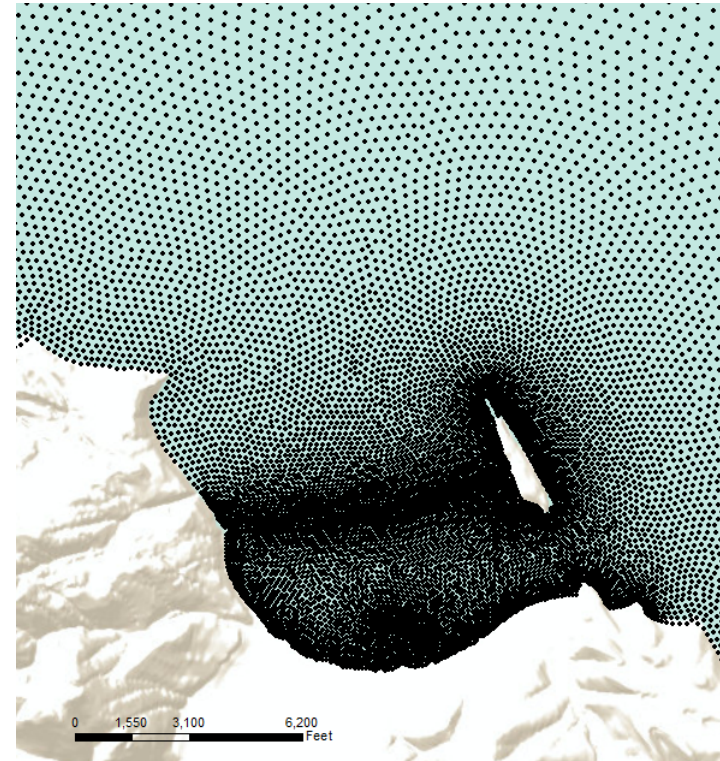


- Validated at 6 stations
- 150 storms from 1959-2010
- Generally Small

Step 1: Puget Sound Modeling Surface Wave (SWAN)

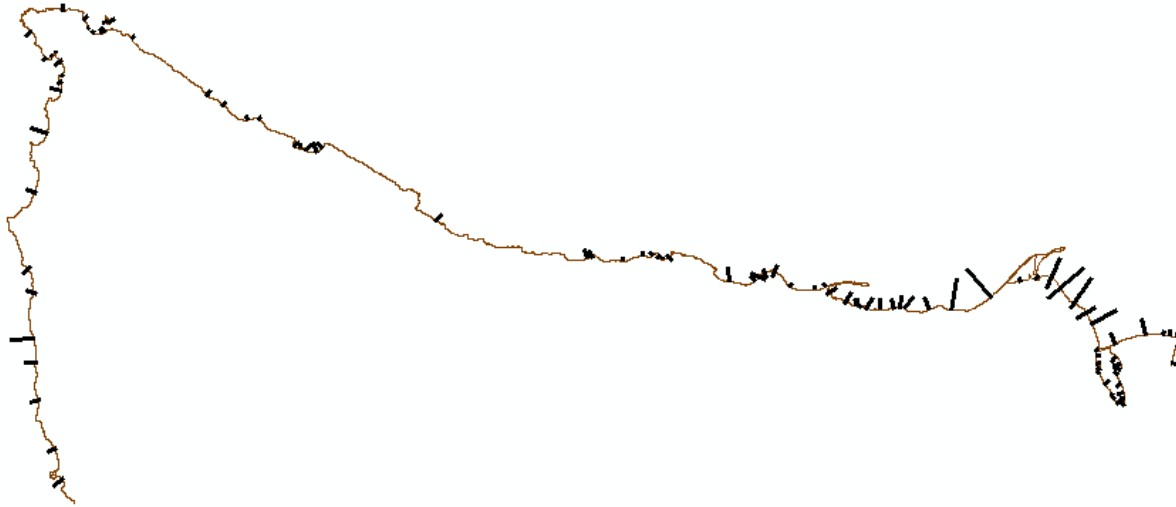


- SWAN – 4 Modeling Grids
- Sufficient Mesh Resolution
- Storm Events from 1979-2010



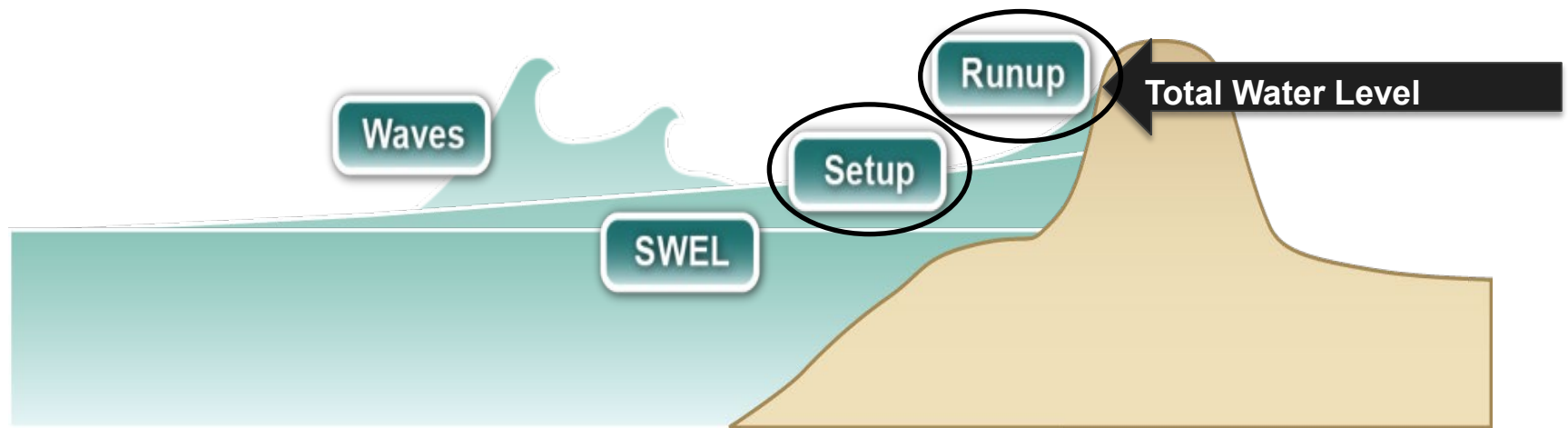
FEMA

Step 2: Wave Setup and Runup (Transect Analysis)



- 97 Modeling Transects
- High Density to Resolve local Features in Populated Areas

Step 2: TRANSECT ANALYSIS (Wave Setup and RUNUP)

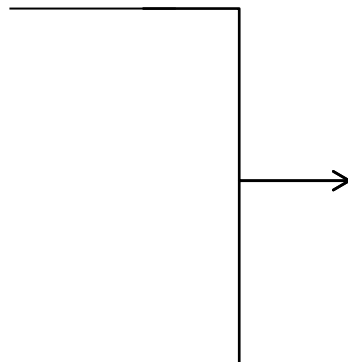


Wave Height

Wave Period

SWEL

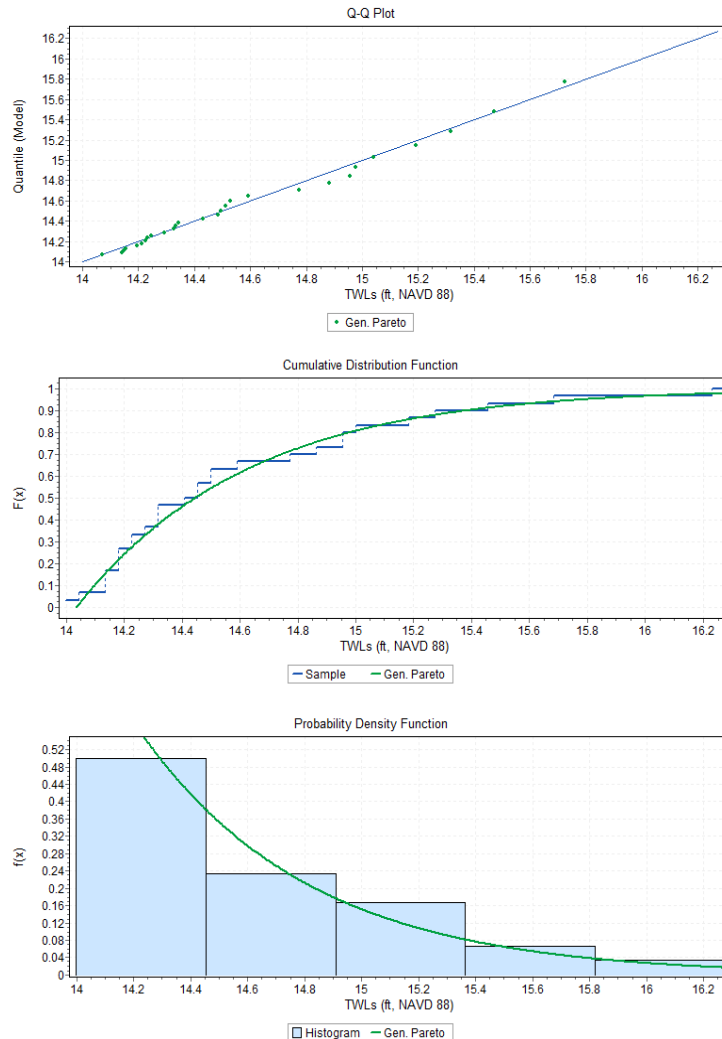
Profile Slope



Wave Setup

Wave Runup

100 year TWL



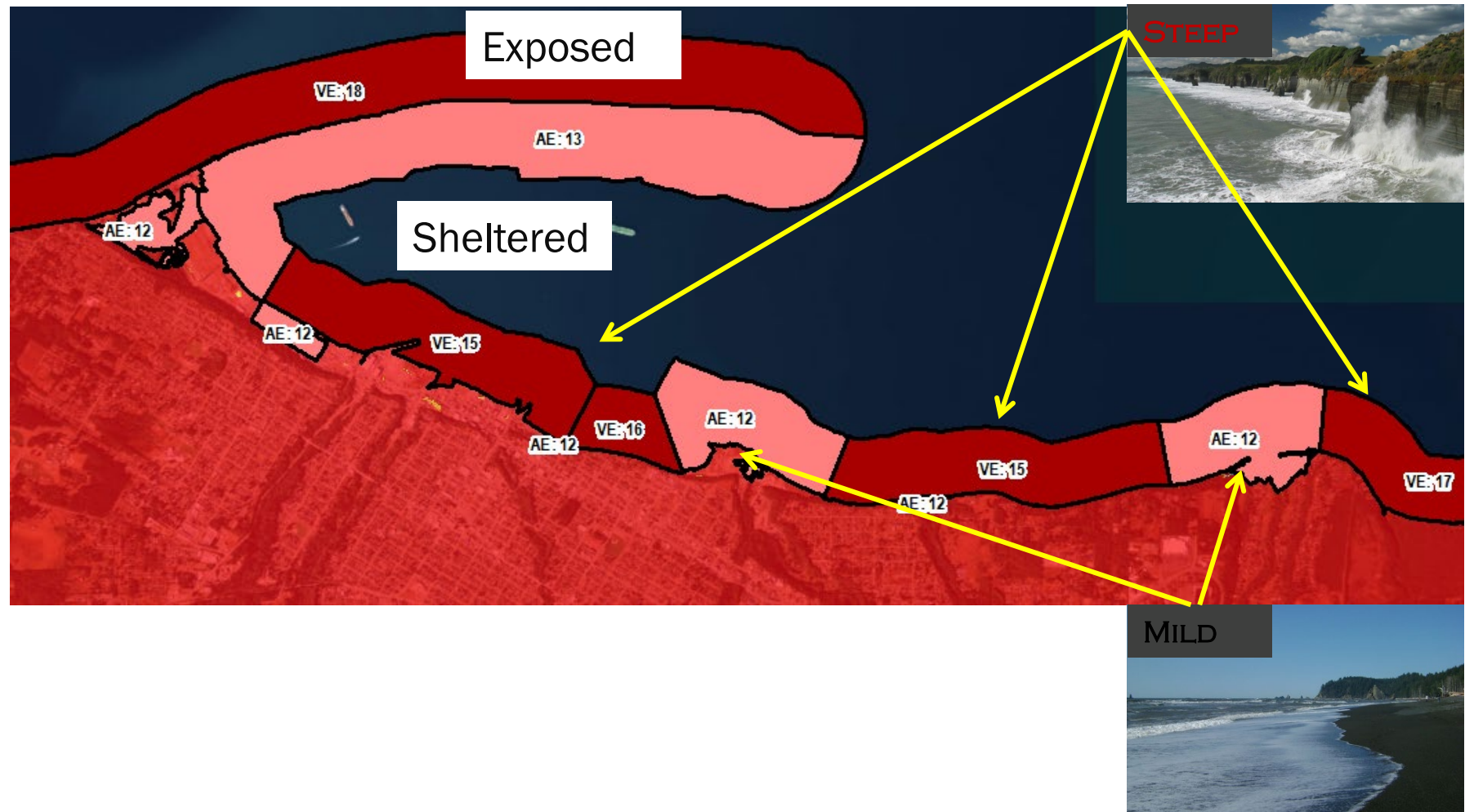
- 30-year record of flood elevations at each transect
- Fit probability distributions to the data at each transect
- Read 0.2%, 1%, 2%, etc. annual chance flood elevations at each transect from distributions

Step 3: General Mapping

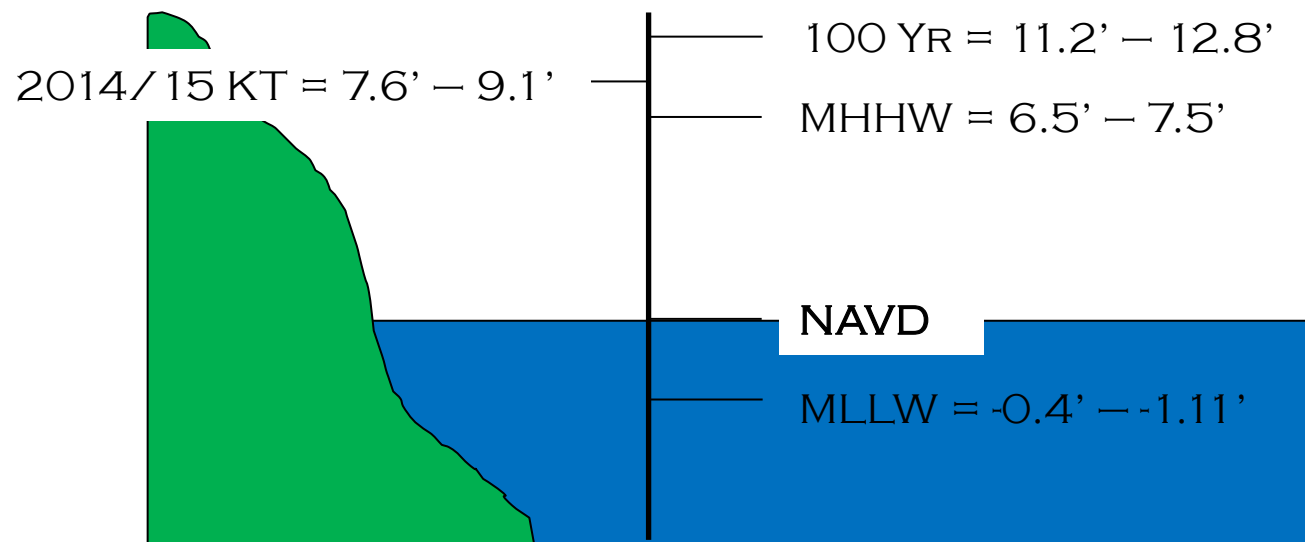
Delineation	Zone Breaks
Follow Contour of TWL	Break along the Coast Where Shoreline Characteristics changes

ZONE	BFE
AE if $TWL < SWL + 3'$ VE if $TWL \geq SWL + 3'$	TWL Rounded to Nearest Foot

FAQ – Variation in BFE's Along the Coast

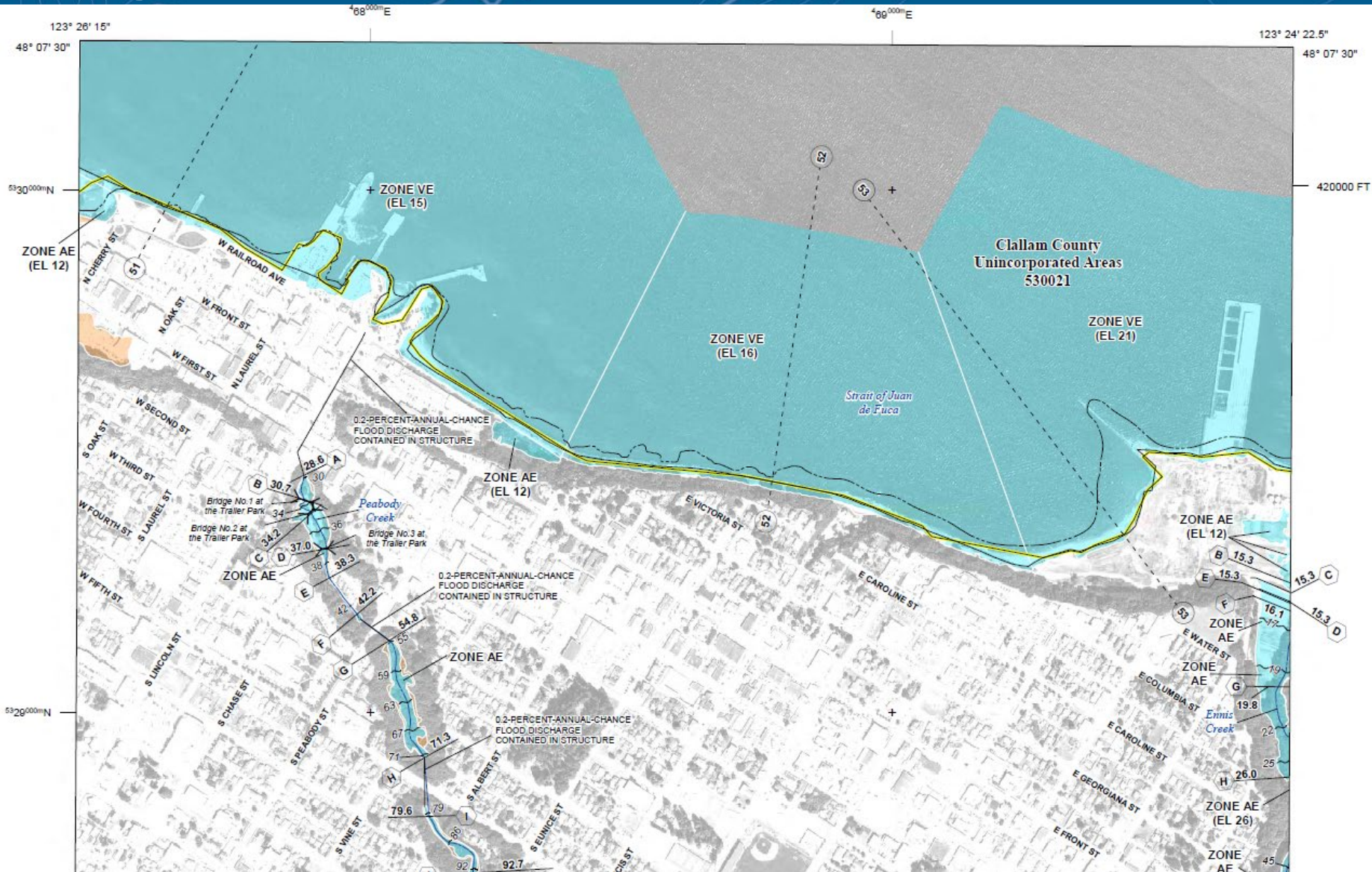


FAQ – Datums



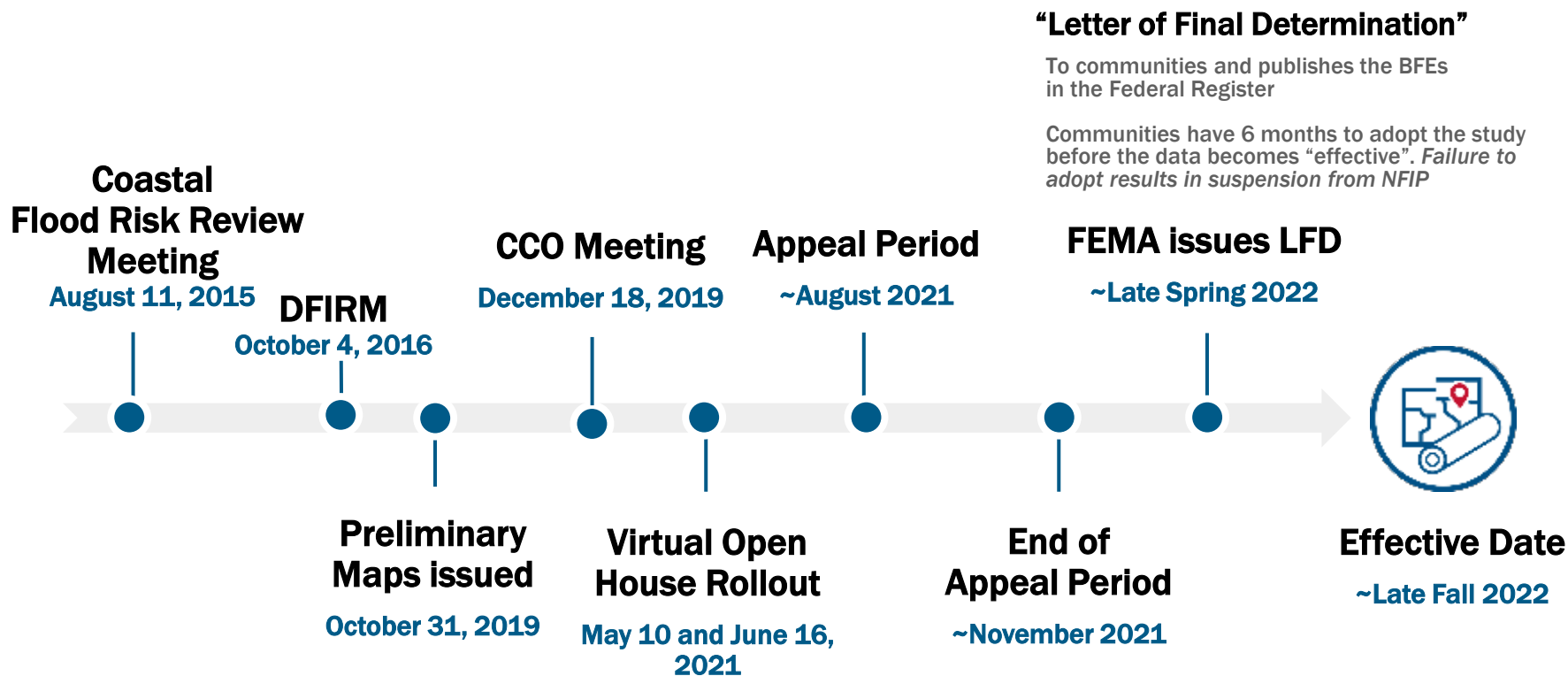
FEMA

Digital Flood Insurance Rate Map



FEMA

Study Timeline



For more information: Clallam County StoryMap

<http://www.clallam.net/DCD/>

FEMA Process to Update the Flood Insurance Rate Maps in Clallam County

bit.ly/ClallamFloodMap

Clallam County, Washington Flood Map Update



Clallam County, Washington Flood Map Update

Clallam County's Flood Insurance Rate Maps have been updated and are now available for your review.

FEMA Region 10 | December 1, 2020



StoryMap Features

1

View, download or request a personalized map of your property or land.

2

Visit the Flood Study and Engineering tab to better understand the science behind the map update.

3

Learn more about flood insurance and contact a specialist to discuss policy options.

4

Learn more about the National Flood Insurance Program and local floodplain regulations.

5

Find direct contact information for the person or team best suited to answer your flood map and NFIP questions.



Thank You!

To access the StoryMap, visit:

bit.ly/ClallamFloodMap



For information on Flood Map Study and
Engineering, contact:

R10engineering@starr-team.com