

AGENDA

Clallam County Planning Commission

PC Meeting of May 18, 2022 6:00 p.m.

NOTICE IS HEREBY GIVEN, pursuant to RCW 36.70.580, that the Clallam County Planning Commission (PC) has scheduled a public hearing for **Wednesday, May 18, 2022, at 6:00 p.m.** in Room 160 of the Clallam County Courthouse, 223 East Fourth Street, Port Angeles, WA 98362. The hearing can also be attended by Zoom through meeting number 857 7304 5582 with passcode 12345. The purpose of the hearing is to receive public testimony on the adoption a Forestry Conversion Ordinance.

Any interested person or party may submit written or oral comments on the proposal. Comments can be submitted at the public hearing or in advance of the public hearing.

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**
- F. ANNOUNCEMENTS**
- G. PUBLIC COMMENT – Please Limit Comments to Three Minutes**
- H. UNFINISHED BUSINESS**
- I. PUBLIC HEARING:**
 - 1. Current Use Assessments
 - 2: Proposed Forestry Conversion Ordinance
- J. WORK SESSION ITEMS:** None
- K. PUBLIC COMMENT – Please Limit Comments to Three Minutes**
- L. ADJOURNMENT**

Members:

Chair, Jane Hielman & Vice-Chair, Steve Gale

Robert Miller; Ron Long; N. Bonnie Booth; M. Ingrid Carmean; Philip Giuntoli; Jeff Carter; Thomas Butler

Department of Community Development Staff:

Donella Clark, Principal Planner & Greg Ballard, Senior Planner

MINUTES

Clallam County Planning Commission

Meeting of April 6, 2022 at 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 Hielman, Vice-Chair Steve Gale, N. Bonnie Booth, M. Ingrid Carmean, Jeff Carter and Philip Giuntoli. Greg Ballard and Holden Fleming represented staff from the Department of Community Development.
- D. WELCOME: Chair Hielman welcomed all in attendance
- E. APPROVAL OF MINUTES: March 2, 2022
- F. ANNOUNCEMENTS: Ingrid Carmean spoke about re-housing and the visit to Serenity House in Port Hadlock and Washington House Bill 1590 for the use of local sale and use tax for affordable housing.
- G. PUBLIC COMMENT PERIOD: Ed Bowen asked why DCD is proposing a Forestry Conversion Ordinance, asked why DCD director was not present, and asked whether parcels under 2 acres in size would be subject to the proposed forestry conversion ordinance.
- H. UNFINISHED BUSINESS: None.
- I. PUBLIC HEARING ITEM: None.
- J. WORK SESSION ITEMS: DCD reviewed the proposed forestry and addressed the comments made from Jeff Carter and Ingrid Carmean. Ted Allison with DNR Forestry answered questions about forestry from DNR perspective. DCD explained that the proposed Forestry Conversion Ordinance was based on Jefferson County's Ordinance and that DCD has issued 31 forestry permits in the last 15 years. Phillip Giuntoli asked about when the existing forestry rules were enacted. Ted Allison addressed DNR FPA requirements. DCD explained that most of the requirements of the proposed Forest Conversion Ordinance are already in place but they are not addressed in Clallam County Code. Jeff Carter asked what size parcel are most COHP. DCD responded that they are usually 5 acres in size and that we could place a limit on the size for a Type 1 COHP. Ingrid Carmean indicated that there should be publicity of the proposed Forestry Conversion Ordinance and that it should be made simple to understand to the general public. DCD agreed to place an ad in the paper letting the public know about the proposed Forestry Conversion Ordinance. Jeff Carter made a motion to have a public hearing for the adoption of the Forestry Conversion Ordinance on May 18, 2022. Bonnie seconded the motion. The motion passed with 6 yes votes and 0 no votes.
- K. PUBLIC COMMENT PERIOD:
- L. ADJOURNMENT: The meeting adjourned at 7 p.m.

Staff Report to the Board of County Commissioners

1st Half 2021 Current Use Assessment Applications

May 11, 2022

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 2021 Current Use Assessment (CUA) applications (reclassification and new).

- Individual Staff Reports and Application Data
- Draft Decision Document
- Statistical Summary Tables

See below for a description of each section

STAFF REPORTS

Staff reports for each application under consideration are included in the County 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."

APPLICATION DATA

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

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 Decision Document has been submitted for your consideration. These documents summarize the application 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.

STATISTICAL SUMMARIES

The tables below provide a summary of the cases under consideration in this cycle and the corresponding tax shift as a result of approval of staff recommendations and a summary of each review included in this round.

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.

TABLE 1: Second-Half 2021 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 to Owner	Tax Shift to Public
CUA2021-00002	Cooper Family Living Trust	033013-438020 033013-438030	15.65 15.45	28.1	Reclass	0	\$4794
CUA2021-00003	North Olympic Land Trust	063012-340300	5.19	5.19	New	0	\$59
CUA2021-00004	Charlotte Watts	022905-239010 022905-239020 022905-239030 022905-239040 022905-230800 022905-230700 022905-230150	3.39 2.67 3.06 2.64 5.18 6.15 10.24	32.32	Reclass	0	\$5063
CUA2021-00005	Sean and Shari Tallarico	023032-440100 023032-440075	8.04 5.04	13.08	New	0	\$1210
CUA2021-00006	Legacy Acres of Joyce Washington	083132-410175	17.44	16.44	New	0	\$150
CUA2021-00007	Eric & Shannalee Wehage	033131-252110 033131-252090	5.24 5.16	10.4	Reclass	\$1731	0

Second Half 2021 Reclassifications to Open Space	
ACREAGES WITH TAX INCREASES (Reclassification to O/S)	2
DOLLAR AMOUNT OF TAX INCREASES (to owners)*	(\$1731)
ACREAGES WITH TAX DECREASES (new and Reclassification to O/S)	13
DOLLAR AMOUNT OF TAX INCREASES TO THE PUBLIC	\$11,276

* SHIFTED FROM THE PUBLIC BACK TO THE INDIVIDUAL OWNER

Respectfully Submitted,
 Holden A. Fleming, AICP
 Department of Community Development, Clallam County

2nd Half 2021 Current Use Assessment Applications
Decision Document of the Clallam County Planning Commission
May 18, 2022

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 2021, the Clallam County Assessor's Office received 6 applications, 2 for reclassifying parcels into the County's Open Space Program from the Farm and Agriculture/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 May 19, 2022.

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 2021 Current Use Assessment Applications consistent with Table 1.

Respectfully Submitted,

Holden A. Fleming, AICP
Department of Community Development, Clallam County

Staff Report to the Planning Commission

Current Use Assessment CUA2021-00002

May 6, 2022

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: Cooper Family Living Trust
PO Box 10535
Bainbridge Island, WA 98110
- B. Property IDs: Parcel A 033013-438020 (geographic) 81496 (property)
Parcel B 033013-438030 (geographic) 81497 (property)
- C. Parcel Acreage: A. 15.65
B. 15.45
- D. Acreage Under Review: 29.1
- E. Home Site: A. Yes, 1 acre
- F. Legal Description: LOT B & C COOPER LLS V2 P31
- G. Zoning: R5, Rural Low
- H. Review Synopsis: Property is being reviewed as a reclassification request from Designated Forest Land to Current Use. Previous Staff Report or case unknown.

2. PLANNING DIVISION ANALYSIS:

Both parcels are equally eligible for several categories under the Public Benefit Rating System (PBRs) CCC 27.08.060. See discussion in Findings.

The subject parcels qualify for 32 PBRs points on the acreage for a 90% reduction.

Public Benefit Description	Clallam County Code Reference	Public Benefit Rating Points
Conservation Easement	CCC27.08.060(17)	23
Landslide Hazard	CCC27.08.060(13)	2
Type 5 Stream	CCC27.08.060(4)	1
Conservancy Shoreline	CCC27.08.060(9)	3
Development Pressure/Zoning	CCC27.08.060(16)(a)	3
Total		32

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

A. Findings of Fact and Conclusions of Law:

1. The review for reclassification from Designated Forest Land to 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. The subject parcels are granted points for the Conservation Easement found in AFN: 2004-1145486.
3. The subject parcels are granted points for the presence of a Residential-Conservancy Shoreline adjacent both parcels.
4. The subject parcels are granted points for the presence of an exceptional feeder bluff located on both parcels.
5. The subject parcel is granted points for the presence of a Type 5 stream.
6. 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"*).
7. This review grants 90% discount on the eligible acreage. See below table for tax summary:

Parcel A

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 Other Taxpayers
\$357,263	\$35,726	9.107475326	\$3,254	\$325	\$2,929

**This is 10% of full Market Value of \$357,263 or 90% off

Parcel B

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 Other Taxpayers
\$225,584	\$22,558	9.107475326	\$2,070	\$205	\$1,865

**This is 10% of full Market Value of \$225,584 or 90% off

***The developed acre, removed under separate action per CCC 27.08.130 & RCW 84.34.108(6)(d), is valued at \$128,397 and has an estimated tax of \$1,169

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 90% reduction in land valuation for 29 acres total.
Staff contact: Holden Fleming, Planning Dept. (360) 417-2277.

Staff Report to the Planning Commission

Current Use Assessment CUA2021-00003

May 5, 2022

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: North Olympic Land Trust
PO Box 2945
Port Angeles, WA 98362
- B. Property ID: 063012-340300 (geographic) 65603 (property)
- C. Parcel Acreage: 5.19 total acres
- D. Acreage Under Review: 5.19
- E. Home Site: NO
- F. Legal Description: PAR 3 SUR V11 P44 SESW EXC R/W
- G. Zoning: P_PBP on approximately 45% of parcel, remainder zoned P_RS9, mixed
- H. Review Synopsis: Property is being reviewed as a new application into Current Use.

2. PLANNING DIVISION ANALYSIS:

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

The subject parcels qualify for 6 PBRs points on the acreage for a 20% reduction.

Public Benefit Description	Clallam County Code Reference	Public Benefit Rating Points
Type 2 Stream*	CCC27.08.060(4)	3*
Development Pressure/Zoning	CCC27.08.060(16)(a)	3
Total		6

*May be increased to 6 points if the landowner agrees to maintain a riparian buffer twice that provided by the Clallam County Critical Areas Code, Chapter 27.12 CCC

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

- A. Findings of Fact and Conclusions of Law:

1. The review for classification into 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. The subject parcel is granted points for the presence of a Type 2 stream.
3. 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*”).
4. This review grants 20% discount on the eligible acreage. See below table for tax summary:

Parcel A

Current Assessed Value	Value if Approved *	2022 Levy Rate (per \$1000 of Value) tax area 302	Tax on Current Assessed Value	Estimated Tax if Approved	Estimated Tax Shift to Other Taxpayers
\$25,950	\$ 20760	10.8026749873	\$283	\$224	\$59

*This is 80% of full Market Value of \$25,950 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 5.19 acres total.
Staff contact: Holden Fleming, Planning Dept. (360) 417-2277.

Staff Report to the Planning Commission

Current Use Assessment CUA2021-00004

May 6, 2022

*Prepared by the Clallam County Department of Community Development,
Planning Division*

223 East Fourth Street, Port Angeles (360) 417-2203

1. AUDIT INFORMATION:

- A. Owner: Charlotte Watts
350 Chicken Coop Rd.
Port Angeles, WA 98262
- B. Property IDs:
- | | |
|-------------------------------|------------------|
| A. 022905-239010 (geographic) | 12533 (property) |
| B. 022905-239020 | 12536 |
| C. 022905-239030 | 12537 |
| D. 022905-239040 | 12538 |
| E. 022905-230800 | 12532 |
| F. 022905-230700 | 12531 |
| G. 022905-230150 | 86417 |
- C. Parcel Acreage:
- | |
|----------------|
| A. 3.39 acres |
| B. 2.67 acres |
| C. 3.06 acres |
| D. 2.64 acres |
| E. 5.18 acres |
| F. 6.15 acres |
| G. 10.24 acres |
- D. Acreage Under Review:
- | |
|-------------|
| A. 3.39 ac |
| B. 1.67 ac |
| C. 3.06 ac |
| D. 2.64 ac |
| E. 5.18 ac |
| F. 6.14 ac |
| G. 10.24 ac |
- E. Home Site: Yes, B has one acre home site
A, C, D, E, F, G are vacant
- F. Legal Description: Lots 1, 2, 3, 4 Thomas SP V 9 P30 & Lots 1,7, 8 Surv V3 P 24
- G. Zoning: R5, Rural Low

H. Review Synopsis:

Parcels totaling 32.33 acres in Open Space classification are being re-reviewed after all 7 parcel were combined through a lot combination (AFN 2022-1434601). All currently receive discount between 5 & 10%. Original Staff Report 1996 #28. Updated CUA2019-00010

2. PLANNING DIVISION ANALYSIS:

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

The subject parcels qualify for 18 PBRs points on the acreage for a 70% reduction.

Public Benefit Description	Clallam County Code Reference	Public Benefit Rating Points
Type 5 Stream	CCC27.08.060(4)	1
Lot Combination	CCC27.08.060(15)(b)	15
Class III Wetlands	CCC 27.08.060(8)	2
Total		18

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

A. Findings of Fact and Conclusions of Law:

1. The re-review for 33.33 acres of Open Space points has been reviewed in accordance with the requirements of Chapter 27.08 Clallam County Code and the PBRs. These combined parcels have an unrated wetland across them along with a Type 5 Stream according to the current Critical Areas map. Unrated wetlands are eligible for 2 points on each parcel it crosses and Type 5 streams get 1 point. Additionally, The lot combination performed on all parcels qualifies the proposal for 15 points.
2. The application is consistent with the goals and policies of the Clallam County Comprehensive Plan, Title 31, for retention of open space and natural resources.
3. 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 Other Taxpayers
A. \$98,900	\$29,670	9.107475326	\$901	\$270	\$631
B. \$16,700	\$5,010	9.107475326	\$152	\$46	\$106
C. \$95,600	\$28,680	9.107475326	\$871	\$261	\$610

D. \$91,400	\$27,420	9.107475326	\$832	\$250	\$582
E. \$122,250	\$36,675	9.107475326	\$1,113	\$334	\$779
F. \$134,250	\$40,275	9.107475326	\$1,223	\$367	\$856
Current Assessed Value*	Value if Approved**	2022 Levy Rate (per \$1000 of Value) Tax Area 201	Tax on Current Assessed Value	Estimated Tax if Approved	Estimated Tax Shift to Other Taxpayers
G. 273,600	\$82,080	7.828118522	\$2,142	\$643	\$1,499

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 70% reduction in land valuation for 32.33 acres total.
Staff contact: Holden Fleming, Planning Dept. (360) 417-2277.

Staff Report to the Planning Commission

Current Use Assessment CUA2021-00005

May 6, 2022

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: Sean & Shari Tallarico
8061 Chalet LN NW
Seabeck, WA 98380
- B. Property ID: 023032-440100 (geographic) 86445 (property)
023032-440075
- C. Parcel Acreage: A. 8.04 acres
B. 5.04 acres
- D. Acreage Under Review: 13.08
- E. Home Site: No, Both Parcels Are Currently Vacant
- F. Legal Description: E812 OF S2 SE SE EXC SUR V7 P23 &
S2 SE SE EXC SUR V7 P23 AND EXC E812 SUR V29 P90
- G. Zoning: Rural Low, R5
- H. Review Synopsis: Property is being reviewed as a new application into Current Use. A Lot Combination was approved and a Lot Covenant was filed (AFN2022-1434554) legally combining the above parcels.

2. PLANNING DIVISION ANALYSIS:

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

The subject parcels qualify for 17 PBRs points on the acreage for a 70% reduction.

Public Benefit Description	Clallam County Code Reference	Public Benefit Rating Points
Type 3 Stream	CCC27.08.060(4)	2
Lot Combination	CCC27.08.060(16)(b)	15
Total		17

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

A. Findings of Fact and Conclusions of Law:

1. The review for classification into 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. The subject parcel is granted points for the presence of a Type 3 stream.
3. The parcel is granted points for a lot combination as described under the eligibility language of the definition found at CCC 27.08.060(16)(b).
4. This review grants 70% discount on the eligible acreage. See below table for tax summary:

Parcel A

Current Assessed Value	Value if Approved *	2020 Levy Rate (per \$1000 of Value) tax area 302	Tax on Current Assessed Value	Estimated Tax if Approved	Estimated Tax Shift to Other Taxpayers
\$220,700	\$ 66210	7.8281185218	\$1728	\$518	\$1210

*This is 30% of full Market Value of \$220,700 or 70% 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 70% reduction in land valuation for 13.08 acres total.
Staff contact: Holden Fleming, Planning Dept. (360) 417-2277.

Staff Report to the Planning Commission

Current Use Assessment CUA2021-00006

May 6, 2022

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: Legacy Acres of Joyce Washington LLC
51400 HWY 112
Port Angeles, WA 98363
- B. Property ID: 083132-410175 (geographic) 51394 (property)
023032-440075 (Personal Property Mobile Home)
- C. Parcel Acreage: A. 17.44 acres
- D. Acreage Under Review: 16.44
- E. Home Site: Yes
- F. Legal Description: W2 NE SE S OF RD EXC TX#S7200 AND 2132 AND PTN
OF SE NE LYG S OF R/W PPMH PID 31581
- G. Zoning: Urban Center (UC) 63%, Rural Low Mixed (RLM) 37%
- H. Review Synopsis: Property is being reviewed as a new application into Current Use.

2. PLANNING DIVISION ANALYSIS:

The subject 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 4 PBRS points (10% Reduction) on the 9.98 acres in the UC zone and 7 PBRS points (20% Reduction) on the 6.46 acres in the RLM zone.

Public Benefit Description	Clallam County Code Reference	Public Benefit Rating Points
Type 4 Stream	CCC27.08.060(4)	2
Class III Wetland	CCC27.08.060(16)(b)	2
Development Pressure/ Zoning*	CCC27.08.060(16)(a)	3
Total		7

- Points only applied to 6.46 acres in RLM zone

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

A. Findings of Fact and Conclusions of Law:

1. The review for classification into 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. The subject parcel is granted points for the presence of a Type 4 stream.
3. The parcel is granted points for Development Pressure Related to Zoning as described under the eligibility language of the definition found at CCC 27.08.060(16)(a).
4. The subject parcel is granted points for the presence of a class III wetland.
5. This review grants a 10% discount on the eligible acreage within the UC zone and 20% on acreage within the RLM zone. See below table for tax summary:

Legacy Acres PID 77801 9.98 Acres 10% Reduction

Current Assessed Value	Value if Approved	2022 Levy Rate (per \$1000 of Value) tax area 153	Tax on Current Assessed Value	Estimated Tax if Approved	Estimated Tax Shift to Other Taxpayers
\$78,513	\$70,662	8.338209286	\$655	\$589	\$66

Legacy Acres PID 77801 6.46 Acres 20% Reduction

Current Assessed Value	Value if Approved	2022 Levy Rate (per \$1000 of Value) tax area 153	Tax on Current Assessed Value	Estimated Tax if Approved	Estimated Tax Shift to Other Taxpayers
\$50,821	\$40,656	8.338209286	\$423	\$339	\$84

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 9.98 acres in the UC zone and a 20% reduction in land valuation for 6.46 acres in the RLM zone.

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

Staff Report to the Planning Commission

Current Use Assessment CUA2021-00007

May 6, 2022

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: Eric & Shannalee Wehage
15140 Palmer Ln.
Tenino, WA 98589
- B. Property ID: 033131-252110 (geographic) 27970 (property)
033131-252090 27969
- C. Parcel Acreage: A. 5.24 acres
B. 5.16 acres
- D. Acreage Under Review: 10.4
- E. Home Site: No, both parcels are vacant
- F. Legal Description: PARCEL 2 & 3 SURVEY V2 P74 MADISON DC
- G. Zoning: Rural Low, R5
- H. Review Synopsis: Property is being reviewed as a reclassification from Ag into Current Use.

2. PLANNING DIVISION ANALYSIS:

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

The subject parcels qualify for 3* PBRs points (10% Reduction) on the 10.4 acres in the R5 zone.

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

*May be increased to 6 points if the landowner agrees to maintain a riparian buffer twice that provided by the Clallam County Critical Areas Code, Chapter 27.12 CCC

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

A. Findings of Fact and Conclusions of Law:

1. The review for reclassification into 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. The subject parcel is granted points for the presence of a Type 2 stream.
3. This review grants a 10% discount on the eligible acreage within the R5 zone. See below table for tax summary:

Parcel A

Current Assessed Value*	Value if Approved**	2020 Levy Rate (per \$1000 of Value) tax area 302	Tax on Current Assessed Value	Estimated Tax if Approved	Estimated Tax Shift to Owner
\$2903	\$ 98,286	9.1074753256	\$26	\$895	\$869

Parcel B

Current Assessed Value*	Value if Approved**	2020 Levy Rate (per \$1000 of Value) tax area 302	Tax on Current Assessed Value	Estimated Tax if Approved	Estimated Tax Shift to Owner
\$2880	\$97,529	9.1074753256	\$26	\$888	\$862

*This is under current enrollment in Ag Lands program

**This is 90% full Market Value in R5 zone

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 10.4 acres in the R5 zone.
Staff contact: Holden Fleming, Planning Dept. (360) 417-2277.

Legal Invoice

Date: 05/03/2022

Sound Publishing, Inc.
Unit Attn: A/R
PO Box 930
Everett WA 98206-0930

Peninsula Daily News

Bill To:

CL CO COMMUNITY DEV - LEGAL ADS
223 E 4TH ST, Suite 5
Lori Kennedy
PORT ANGELES WA 98362

Customer Account #: 48140985

Legal Description: PDN953818

Legal Description: City Notices

Desc: HEARING 5/18/22

Legal #: PDN953818

Ad Cost: \$ 74.26

Ordered By: HOLDEN FLEMMING

Published: Peninsula Daily News

Issues Ordered: 1

Start Date: 05/03/2022 **End Date:** 05/03/2022

Due: \$ 74.26

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Peninsula Daily News

Affidavit of Publication

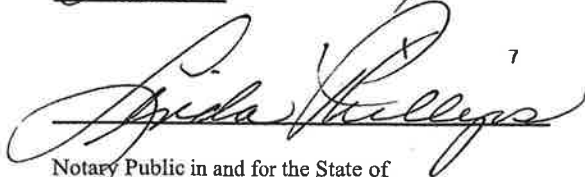
State of Washington }

County of Clallam/Jefferson } ss

Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Peninsula Daily News a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Clallam/Jefferson County, Washington and is and always has been printed in whole or part in the Peninsula Daily News and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Clallam/Jefferson County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of PDN953818 HEARING 5/18/22 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 05/03/2022 and ending on 05/03/2022 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$74.26.

Subscribed and sworn before me on this 4th day of May, 2022.



Notary Public in and for the State of Washington.

CL CO COMMUNITY DEV - LEGAL ADS | 48140985
HOLDEN FLEMING



**NOTICE OF PUBLIC HEARING BEFORE THE
PLANNING COMMISSION
CLALLAM COUNTY**

Notice is hereby given pursuant to Section 84.34.037 RCW and Chapter 27.08, Clallam County Code, the Planning Commission has scheduled a public hearing for May 18, 2022, at 6:00 PM in Room 180 of the Clallam County Courthouse, 223 E. 4th Street, Port Angeles, WA 98362. The purpose of the hearing is to receive public testimony regarding applications for Current Use Classification (Open Space) from the Second-Half of 2021. Applications under consideration are summarized as follows:

Second-Half 2021 Current Use

Assessment Applications

CUA2021-00002 – Open Space Land – Cooper Family Living Trust: 30 acres, TPN 033013-438020 & -438030;

CUA2021-00003 – Open Space Land – North Olympic Land Trust: 5.19 acres, TPN 063012-340300;

CUA2021-00004 – Open Space Land – Watts: 33.33 acres, TPN 022905-230150, -230700, -230800, -239010, -239020, -239030, & -239040;

CUA2021-00005 – Open Space Land – Tallarico: 13 acres, TPN 023032-440100 & -440075;

CUA2021-00006 – Open Space Land – Legacy Acres of Joyce Washington LLC: 17.44 acres, TPN 083132-410175;

CUA2021-00007 – Open Space Land – Eric & Shannalee Wehage: 10.2 acres, TPN 033131-252090 & -252110;

In response to the current pandemic The Clallam County Planning Commission will conduct its scheduled meeting appearing both in-person and via Zoom video conferencing at 6 pm on May 18, 2022. 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: 857 7304 5582 and Passcode: 12345. For more information, contact the Planning Division at 223 East Fourth Street, Port Angeles, WA 98362, (360) 417-2277.

PDN, May 3, 2022

Legal No.953818



CLALLAM COUNTY
Department of Community Development
County Courthouse
223 E. 4th St., Suite 5
Port Angeles, WA 98362-3015
Phone: (360) 565-2616
Fax: (360) 417-2443
gballard@co.clallam.wa.us

Mary Ellen Winborn, Director

DATE: May 11, 2022
TO: Clallam County Planning Commission & Interested Parties
FROM: Greg Ballard, Senior Planner
RE: Conversion Forestry Ordinance

Current Condition

The DNR can require a Forest Practice Application (FPA) for the removal of timber on parcels over 2 acres in size. If the applicant will be converting (changing the use into something incompatible with growing trees, ie. residential development, farming, stumping) within 3 years the DNR requires a Class IV General Conversion. If not converting the harvest is exempt from County Critical Area Requirements, per Section 27.12.035(10) CCC, a 6 year development moratorium per RCW 76.09.460 for uses incompatible with growing trees (including a house, septic system, land division, etc.) on the harvest area is imposed, and the land owner is required to reforest within 3 years of the timber harvest. The County also receives notice from the DNR on violations called an "Intent to Convert" (where sites are stumped or graded) and the county has to decide the requirements to lift the moratorium to allow the issuance of development permits.

DCD has provided a list of 31 forestry permits that have been issued in Clallam County in the past 15 years. Of these 31 permits, 19 were COHP, which were done by the landowner with no forester required, and DNR implemented the provisions of the COHP through a Class II or III FPA. This process worked well until around 2016 when the DNR stopped allowing COHP's in Rural Areas. After 2016 the county issued 12 permits to lift the 6 year moratorium through a Mitigation Plan and a SEPA Checklist (DCD fee \$900). For these application the property was already logged and the county was doing after the fact permitting of a converted property.

Intent of the Ordinance

When I came to Clallam County in 2006, the issue of landowner options to thin trees on their property and establish a home occurred frequently at the counter. The COHP (authorized in the Forest Practice Act) was an option provided to landowners as a cheaper alternative to a Class IV General Conversion. This process is nice because the COHP is required to meet all Clallam County Codes (including not impacting critical area buffers) before the timber harvest is processed. DNR would then ensure that the provision of the COHP are implemented as part of the forest practice application (\$100 fee to DNR for Class II or III FPA & \$500 fee to DCD). This would allow the county to utilize DNR expertise for the timber harvest instead of the land owner needing a forester or the County needing a forester on staff. Land owners can hire their own forester or logger to come up with a COHP for their property.

The COHP is easier to complete than a Class IV General Conversion (DNR fee of \$1,500) that will also require a SEPA Threshold Determination. The County is asked on each Class IV General Conversion if we want to be the lead for SEPA to enforce county codes. If DCD is SEPA lead we would require a \$400 fee, which is in addition the DNR's \$1,500 Class IV General fee. DNR requires SEPA to be

issued within 30 days of the Class IV General FPA, which does not always fit within the timeline of the County workload. If the county does not issue their SEPA within 30 days the DNR has to void the FPA application. DNR does not have standards for converting land from forestry to non-forestry. The clearing and stumping of property through a Class IV General Conversion currently requires a stand-alone Stormwater Permit for land disturbing activities over 12,000 sq ft, conversion of 1.5-2 acres of vegetation to lawn, or 5-7.5 acres of vegetation converting to pasture. The county's only requirements for Class IV Generals (or lifting the moratorium) would be complying with Shoreline, Critical Areas, and Stormwater Ordinance. The intent of this ordinance is to allow the land owner to use the COHP process in return for keeping trees (not clear cutting the entire site), leaving brush and understory, and maintaining critical area buffers before the timber harvest is done, rather than after.

The county allows the lifting of the 6 year moratorium if there was no impact from the forestry application that could be mitigated with reasonable conditions. The county is critical if someone impacts a Type 4/5 stream or wetlands that are exempt from Critical Area Code (through a Class II or III FPA – continuing in forestry) and then immediately wants to lift the moratorium. Usually someone sells the property and the new owner wants to develop the property within 6 years of the timber harvest, and the County will work with an unsuspecting buyer to develop their property. Ironically, the only section of code for lifting a development moratorium on harvested areas is in the Critical Areas Section for logging within buffers. This process focuses on restoring stream and wetland buffers damaged through timber harvests. There are also currently no provisions for lifting a 6 year moratorium for areas that do not contain critical areas, but DCD has been lifting the moratorium through the Critical Area process even if there are no critical areas on the site.

At the February 2, 2022 Planning Commission meeting, DNR indicated that COHP's could now be done in Rural Areas of Clallam County once again. It is envisioned that the proposed forestry ordinance will not change what is required for a COHP, but would be similar to the COHP's DCD issued from 2007 to 2016; the difference now would be the requirements would be codified in Clallam County Code through adoption of this ordinance. It is envisioned that people will provide a site map showing where the roads will be utilized for the timber harvest and subsequent use, landings, areas to be clear cut, partially thinned area, and areas intended to not be harvested. The COHP would not allow areas to be graded or duff and understory removed. This would minimize the stormwater impacts from these areas. Reforestation would be required if determined by DNR (usually if over 50% of site is cut and natural re-seeding is not feasible). When people want to develop they would then grade the future homesite and appurtenance shown on the COHP site map, which would not be required to be reforested.

For simple "Type 1" COHP's allowed by this ordinance (cutting less than 40 percent of the timber volume on-site) DCD envisions a \$150 fee, which is intended to encourage this type of COHP. For "Type 2" COHP's that exceed the standards of a Type 1 (that could include up to 75% of the timber volume to be removed) a \$500 fee would be collected. The Type 2 COHP would require reforestation. For all other conversions, the option of a Class IV General FPA through the DNR is available. To address DNR concern about COHP allowing conversion to occur without a SEPA Threshold Determination, the draft ordinance requires a SEPA Threshold Determination if development permits (i.e. building septic, etc) are proposed within 3 years of the timber harvest to implement the COHP.

The Planning Commission had 4 workshops on the proposed Forestry Conversion Ordinance. This included input from DNR who administers FPA. DCD had issued a DNS for the adoption of this ordinance and has routed it to agencies for comment. DCD also published an ad providing a simple explanation of the proposed Ordinance in the Saturday April 30, 2022 edition of the Peninsula Daily News (PDN) as well as the standard notices in the PDN, Sequim Gazette, and Fork Forum.

For more information (including previous PC Packets) see you go the Clallam County DCD Website under Planning Commission at <http://www.clallam.net/LandUse/planningcommission.html>.

May 11, 2022

Changes from 3-17-22 to April 7, 2022 discussed at April 6, 2022 PC meeting in track changes.
Recent changes made by DCD in yellow highlight

27.11 County Forestry requirements for Conversion from Forestry to Non-Forestry Use, 6 year Development Moratoriums of harvested areas retained in forestry use, and Conversion Option Harvest Plans

27.11.100 Introduction:

Timber management is regulated under the Forest Practices Act (RCW 76.09), which was enacted by the state legislature in 1974 to protect public resources while maintaining a viable forest products industry. Soon after, the Forest Practices Rules (FPR), Title 222 of the Washington Administrative Code (WAC), was developed to implement the objectives in the Forest Practices Act.

Since 1974, the state Department of Natural Resources (DNR) has regulated timber management and the harvest of merchantable timber through the FPR based on the type of Forest Practice Application (FPA) or "class."

In general, the harvesting of trees from parcels over 2 acres in size are subject to a Forest Practice Application (FPA) from the WA State Department of Natural Resources regardless of the zoning district or if the parcel is enrolled in a timber taxing program. A FPA is required for the removal of 5,000 board feet or more of merchantable timber. This is the equivalent of approximately one standard log truck load of logs. DNR manages long-term forest lands, which are typically exempt from local government regulations, but would be subject to a 6 year development moratorium and reforestation requirements.

In 1997, the Forest Practice Act was amended to give local government the authority to ~~regulated~~regulate forest lands that have a likelihood of converting to uses incompatible with growing trees (including the placement of a single family residence and appurtenances). This provides local jurisdictions the ability to ensure that their code requirements are met for ~~these areas~~ that transition from forestry to non-forestry uses.

This ordinance provides procedures and additional options for the transition from forestry to non-forestry use. This includes establishing the process to lift the 6 year development moratorium, and provides standards for a Conversion Option Harvest Plan (COHP), which is a plan voluntarily developed by the landowner and reviewed by the county. Once approved by the county, COHP creates enforceable rights and obligations, including additional options for the issuance of development permits within 6 years of timber harvest.

27.11.200 Definitions:

Except as provided for in this section, this chapter will use existing definitions contained in the Washington State Forest Practices Act (RCW 76.09.020), the Washington State Forest Practices Act Rules (WAC 222-16), and the Clallam County Code.

(1) "Conversion from Forestry Use/Commercial Timber Management" or "Conversion" means any timber harvest requiring a Class IV General Forest Practice Application (FPA) from the WA State Department of Natural Resources as defined by RCW 76.09.050. This refers to the cutting and removal of trees for the purpose of converting forest land to a use incompatible with forestry use or commercial timber management. Reforestation (per WAC 222-34) may not be required for these conversions. This term does not include COHP.

(2) "Conversion Option Harvest Plan (COHP)" means a plan voluntarily developed by the landowner and approved by Clallam County, indicating the limits and types of harvest areas, size and

type of trees to be retained, road locations, critical area buffers, and details including the location of the non-forest related uses, if known. A COHP, when submitted to the Department of Natural Resources as part of the forest practice application and followed by the landowner, maintains the landowner's option to convert to a use other than commercial forest product production (releases the landowner from the six-year moratorium on future development).

(3) "Development moratorium" means a temporary prohibition by Clallam County of any and all applications for uses incompatible with forestry use for a period of time established in RCW 76.09.xxx. The development moratorium is 6 years outside of Urban Growth Areas, and 10 years within UGAs from when the FPA was required or obtained.

(4) "Continued Forestry Use/Commercial Timber Management" refers to the cutting and removal of trees, requiring a Class II, Class III and Class IV special Forest Practice Application (FPA) from the WA State Department of Natural Resources (as defined by RCW 76.09.050 & WAC 222-16-050), where the harvested areas are retained in commercial timber management, required to meet WAC 222-34 reforestation requirements, and may be subject to a development moratorium.

27.11.300 Forest Practices – General Regulations.

(1) **Applicability.** Forest Practices (including road construction) subject to Chapter 76.09 RCW, the Washington State Forest Practices Act and its implementing regulations at WAC Title 222 conducted within all land use districts shall be subject to the provisions of this chapter. However, only Conversions, Lifting Development Moratoriums, & COHP, which are addressed in Sections 27.11.400, 500, & 700 below, are subject to a Forestry Permit from Clallam County. Forest Practices may also subject to the 2021 Clallam County Shoreline Master Plan, Critical Areas Code, and other Clallam County Codes.

(2) **Application requirements for Clallam County Forestry Permits.** An application for Type 1 & 2 Forestry Permits including Conversions, lifting development moratoriums, and COHP shall be submitted to DCD for review and approval on a form to be determined by the DCD Administrator (administrator). The application shall include:

- (a) The application checklist, including a legal description of the property;
- (b) The signature of the landowner of the property giving consent of the processing of the permit.
- (c) A written narrative specifying the proposed timber harvest addressing each applicable standardsstandard of this section and other applicable Clallam County Codes (such as Shorelines, and Critical Areas)
- (d) A description and map describing legal access to the property.
- (e) Written authorization from the property owner agreeing to permit Clallam County to access the property to ensure compliance with the non-forestry-related conditions of the Forestry Permit issued by the DNR.
- (f) The application fees are outlined in the Clallam County DCD Planning Division Fee Schedule;

(3) **Site Plan requirements for Clallam County Forestry Permits.** The following shall be depicted either in required narrative above and/or on the site plan detailing the following (as applicable):

- (a) Location of existing and proposed roads, yarding areas, and access points;
- (b) The general description of the topography of the entire site (including slope direction and percent slope);
- (c) General location of dominant plant type (i.e. trees, shrubs, grassland);
- (d) A general description of the variety of tree species present on the site. This should include the size, age and general location.
- (e) General location and type of soils;
- (f) Location and type of water bodies, drainage ways, or wetlands;
- (g) Location and type of Shoreline and Critical Areas;
- (h) Shoreline and Critical Area Buffers where trees/vegetation will be retained

- (i) How the proposal complies with all of the requirements of the Clallam County Shoreline Master Plan, Critical Areas Code, and other applicable Clallam County Codes
- (j) Areas where trees/vegetation will be retained including snags
- (k) Approximate limits of harvest area;
- (l) General location & intended non forestry use(s), if known;
- (m) Areas to be reforested
- (n) Location and areas of desired timber to harvest along with desired harvest technique. This includes selective (species) harvest, partial/thinning cut, clear cuts/even aged harvest, trees to be retained (leave trees) or other (please describe); and
- (o) Parcel boundaries and dimensions;

(4) **Criteria for County Forestry Permits.** County Forestry Permits are reviewed by the DCD administrator and shall approve, approve with conditions, or deny the application based on consistency with the following criteria:

- (a) The applicable standards of this title;
- (b) The Comprehensive Plan, CCC Title 31;
- (c) The Zoning Code, CCC Title 33;
- (d) The Shoreline Master Program, Title 35;
- (e) The Environmental Policy Code, Title 27.01;
- (f) The Critical Areas Code, Title 27.12;
- (g) The Stormwater Ordinance, Title 27.14
- (h) The Consolidated Permit Process Code, Title 26.10;
- (i) The public health, safety, welfare, use and interest.
- (j) The proposed action is consistent with land uses within the zoning district in which it is located and in the vicinity of the subject property.
- (k) Forest Practices Law found in RCW 76.09 and as implemented through the Forest Practice Act (WAC 222)

(5) **Emergency Conditions.** No prior notification or application shall be required for emergency forest practices necessitated by and commenced during or immediately after fire, windstorm, earthquake, structural failure or other catastrophic event. Within 48 hours after commencement of such practice the operator shall submit an application or notification to the DNR with an explanation why emergency action was necessary so that the DNR may evaluate the appropriateness of the "emergency" and of the actions taken. Such emergency forest practices are subject to Chapter 76.09 RCW, WAC Title 222, and county authorities derived from them (including the requirements of this code); provided, that the operator:

- (a) May take any reasonable action to minimize damage to forest lands, timber or public resources from the direct or indirect effects of the catastrophic event; and
- (b) Shall comply with any requirements of a notice to comply or stop work order as if the operations were conducted pursuant to an approved application. (RCW 76.09.060(7); WAC 222-20-070.)

(6) **Harvesting Timber without a Permit.** When harvesting takes place without a permit, except as provided in subsection (5) of this section, the county may impose the six-year moratorium of subsection 27.11.500(1) of this section from the date the unpermitted harvesting was discovered by the DNR or the county. If the land is converted to non-forestry use, this also constitutes an illegal conversion that is subject to the enforcement provisions of subsections 27.11.600(iii) of this section. (RCW 76.09.060(3)(b)(i)(C) and (iii).)

27.11.400 Conversion from Forestry Use to Non-Forestry Use.

(1) **Purpose.** A Class IV General Forest Practice Application involves the conversion of forested lands to non-forestry uses, or forest operations being conducted on lands with a high likelihood for conversion to non-forestry use, such as in designated urban growth areas.

(2) **SEPA Required.** (With the exception of a Class I FPA within an Urban Growth Area), Conversions (implement through a Class IV General Forest Practice Application) shall require SEPA environmental checklist per RCW 43.21C.037. The County will take the lead for the SEPA Threshold Determination when it is necessary to ensure that Clallam County Codes area met. DCD may require Class IV General FPA to meet the Type 2 COHP standards (to the extent feasible) through the claiming of the SEPA Lead, and the issuance of a threshold determination. The purpose of this is to ensure compliance with Clallam County Codes and to mitigate significant impacts from conversions.

(3) **Higher Level of Review.** Environmental review and conditioning of Class IV General forest practice applications is intended to be at a higher level than for continuance of forestry use, or a timber harvest meeting the COHP standards. The conversion of forested lands to non-forestry uses also entails the transition of the subject lands from being exempt from critical areas to being subject to the critical areas and other requirements of the Clallam County Codes (CCC).

(4) **Applicability.** Applications involving any of the following circumstances are considered Class IV General:

- (a) Lands that have been or are being converted to non-forestry use;
- (b) Forested land on parcels that are 2 acres or smaller in size within an Urban Growth Area;
- (c) Lands with a likelihood of future conversion to urban development within the next 10 years; and
- (d) Forest practices that would otherwise be Class III, but are taking place on lands that are not to be reforested because of the likelihood of future conversion to urban development (WAC 222-16-060 & 222-34-050).
- (e) All Class I, Class II (including timber harvest and road construction) Class III, and IV-Special forest practice applications in any designated unincorporated urban growth area.

(5) **Continuing Forestry in Urban Growth Areas.** Forest practices within a designated UGA require a Class IV General permit unless:

- (a) The landowner submits a signed statement of intent not to convert for 10 years, with an application, accompanied by either a written forest management plan acceptable to the DNR or documentation that the land is enrolled under the provisions of Chapter 84.33 RCW (i.e., proof of forest tax class status). A mandatory development moratorium shall be applied (see subsection 27.11.500(1) of this section); or
- (b) A COHP approved by Clallam County is submitted to the DNR as part of an application.

27.11.500 Regulations Governing Continuance of Forestry Use.

(1) **Mandatory Six-Year Development Moratorium.** The cutting and removal of trees through a Class II, Class III and Class IV special forest practices (as defined by RCW 76.09.050 & WAC 222-16-050), where the Forest Practice Application (FPA) indicates that the harvested areas is retained in forestry use/commercial timber management, will be subject a development moratorium imposed under WAC 222-20-050(3) and RCW 76.09.060(3)(d). For a period of six years from the date the DNR Forest Practice Application was approved and/or timber harvested, the county shall deny all applications for uses incompatible with growing trees, including but not be limited to building permits, septic system permits, subdivision approvals of areas subject to the application. (RCW 76.09.060(3)(b)(i),(ii), and (iii).

(2) **Exceptions to Development Moratorium.** The following are not subject to a Development Moratorium:

- (a) A Class IV General FPA
- (b) A COHP approved by Clallam County, provided that the provisions of the COHP are implementation through the FPA issued by DNR.
- (c) Approved Class II, III or IV Special FPA applications that have either been withdrawn or expired, and no harvest in reliance upon such approval has taken place.
- (d) Areas where no timber was harvested under the FPA
- (e) Expansions, alterations, or maintenance of existing structures or the construction of accessory structures within developed areas (i.e. area not in forestry use as documented by current use or taxing program,)
- (f) Land Divisions/Boundary line adjustments done for purposes of conservation of open space/natural areas or on portions of the property where no timber harvest occurred.

(3) Release of Moratorium.

- (a) **Process & Notice.** A property owner can wait until the required time period expires for the moratorium or apply to have the development moratorium released.
- (i) The administrator may "release" the development moratorium for the construction of one single-family residence and related accessory buildings on a legal lot and building site subject to a Type I review.
 - (ii) A release from a development moratorium, other than a single-family residence and related accessory buildings shall be subject to a Type II procedure.
 - (iii) Prior to taking action on a request for release, and following the Type I or Type II procedure, the administrator provide notice as provided by Section 26.10.410 CCC. This shall include shall soliciting comments from adjacent owners (per Section 26.10.410(2)(a),(b)&(c) CCC); appropriate federal/state departments, and tribal governments.

(b) **Criteria for release of moratorium.** A release of development moratorium through a Type I or II process (see above) is subject to the following findings:

- (i) The person requesting the release did not attempt to avoid the county review or restrictions of a conversion forest practices application, which may be demonstrated by a transfer of property;
- (ii) Environmentally sensitive areas and their buffers, and shoreline area as set forth in this code and the Shoreline Master Program were not damaged in the forest practice operation, or that any such damage is repairable with restoration; and
- (iii) Corrective action can be undertaken to provide for compliance with applicable conversion standards established by this section which shall include the preparation of the applicable report to address the critical area impacted per Sections 27.12.800 to 865 CCC. This shall at a minimum ensure the restoration of an area twice the required major development buffers (specified in Chapter 27.12 CCC) protected in perpetuity. Another option would be to obtain critical area permits (per Sections 27.12.700 to 740 CCC) that the proposal would have been required subject to meet since this activity is no longer exempt from the critical areas review under CCC 27.12.035(10). If the timber harvest has already impacted the critical areas, the required review of the critical areas permits shall be reviewed as if the timber harvest has not occurred and the critical areas were in their pre-harvest condition.
- (iv) The harvest of trees through a Class II, or III, or IV Special FPA did not undermine the County's ability to efficiently ensure the transition from forestry to non-forestry use. The removal of trees shall be coordinated with the likely subsequent use of the property (i.e. require landscaping buffers/screening between uses).

27.11.600 Illegal Conversions, and Enforcement.

(1) Conversion without a Class IV General Permit or COHP.

- (a) If land is converted to a use incompatible with growing trees within six years after approval of a forest practices permit application that was not a Class IV General or did not have an approved COHP, the conversion constitutes a violation of each of the local and regional authorities to which the forest practice operations would have been subject if the application had stated that conversion was intended. (RCW 76.09.060(3)(b)(iii).)
- (b) The county shall impose the six-year moratorium of Section 27.11.500(1) of this section from the date the unpermitted conversion was discovered by the DNR or the county. (RCW 76.09.060(3)(b)(i)(C).)
- (c) Violations may be subject to civil or criminal penalties, as per Chapter 222-46 WAC. The county may also enforce its regulations as provided in subsection (1)(a) of this section, using the procedures in Sections 33.59 and 27.12.055 CCC.

(2) Failure to Comply with Reforestation Requirements.

- (a) It is the responsibility of DNR to ensure that reforestation WAC 222-34 occurs on lands devoted to continued forestry use (per 27.11.500 of this chapter). However, if reforestation does not occur within these areas or on areas required under the county forest permit requirements, the county may also enforce its regulations as provided in subsections (1) of this section.
- (b) Failure to reforest may also constitute a removal of forest tax designation and a change of use, and shall subject the lands to the payments and/or penalties resulting from such removals or changes. (RCW 76.09.060(3)(b)(ii).)

27.11.700 Conversion Option Harvest Plan (COHP)

(1) Purpose of COHP.

(a) A COHP provides landowners an option to plan for and manage forested areas to promote the health and diversity of the forest and to allow for some future non-forestry development. A COHP is a plan voluntarily developed by the landowner and reviewed by the county. An approved COHP provides landowners the option to thin forested areas to promote the health of the stand, allow ~~roads~~road improvements to be made to serve the timber harvest and future uses, clear trees from anticipated development areas or to provide view corridors, while maintaining the option to obtain non-forestry related permits. A properly implemented COHP maintains wildlife diversity by maintaining and improving a diverse mix of trees, understory and herbaceous ground cover. A COHP requires minimizing the disturbance of the forest duff layer and understory which will help minimize wind and water erosion while maintaining the natural infiltration rate of the area. By minimizing disturbed areas this may avoid the need for costly temporary erosion and sediment control and drainage permits as part of the COHP. These stormwater permits would be reviewed through future development permits, which may include stump removal, clearing and grading. Any harvest of trees shall be done accordance with the approved plans. Currently, the approved plan will be submitted to the DNR as part of a Class II, Class III or Class IV special forest practice application and will be attached to and become part of the conditions of the permit approved by the DNR. A Type 1 or Type 2 COHP will require a Type I Permit from DCD.

(b) If the requirements of the COHP are continuously met by the landowner, the COHP maintains the landowner's option to convert to non-forestry use (i.e. a use incompatible with growing trees); that is, it releases the landowner from the six-year moratorium on future development (see subsection 27.11.500(1) of this section) without having to file a Class IV General FPA. (WAC 222-20-050(2). Failure to meet the requirements of the COHP requires the imposition of the six-year moratorium, and conversions under such circumstances are illegal conversions; see subsection 27.11.600 of this section.

(2) **SEPA Requirements for COHP.** COHP implemented through a Class II or III FPA by DNR are exempt from requiring a SEPA environmental checklist per RCW 43.21C.037, when developments permits are not proposed within three years of the date of the timber harvest requiring a FPA from DNR.

If development permits are proposed within 3 years of the date of the timber harvest requiring a FPA from DNR, the county will issue a SEPA Threshold Determination as part of the processing of the COHP.

(3) **Type 1 COHP Standards.** All COHP that meet the following minimum standards shall be subject to a Type 1 review:

- (a) No more than 33 percent of the number of standing trees and trees 12 to 20 inches diameter-at-breast-height (dbh) east of the Elwha River or trees 18 to 30 inches dbh west of the Elwha River or greater may be harvested under a COHP. As an alternative within a uniform timber stand 33 percent of the timbered area (patch cut) may be harvested. With the exception of required roads, all stumps and understory shall remain undisturbed. No brush raking is permitted.
- (b) Unless DCD determines buffers are not needed to protect aesthetics of the area, or to ensure compatibility with adjoining uses, or to address potential hazard trees within 150 feet of structures, a 50-foot-wide buffer shall be preserved along public and private roads, and property lines abutting non resource lands. When required, no more than 33 percent of the total number of standing trees and trees 12-20 inches dbh east of the Elwha River or 18 to 30 inches dbh west of the Elwha River or greater may be removed within the buffer.
- (c) All roads in a COHP shall be designed to accommodate the potential for future development and subdivision of the property. Roads and skid trails shall minimize total road length. All roads in a COHP intended to serve future land divisions shall meet the design and construction standards specified in Chapter 29.30.200 CCC. All roads which propose to cross a stream shall be required to obtain an hydraulic project approval (HPA) permit, as determined by the Washington Department of Fish and Wildlife, prior to submittal of the COHP.
- (d) A COHP shall minimize the number and size of clearcut areas. With the exception of a patch cut, ~~No~~ individual clearcut areas may exceed 20 percent of the total acreage, up to a maximum of two acres. The future removal of stumps, clearing of duff/understory, or grading or clearing will require compliance with the Clallam County Shoreline Master Plan, Critical Area Code, Stormwater Ordinance, and other Clallam County Codes.
- (e) The proposed timber harvest or road construction is not located within an area designated as Geologically Hazardous per Section 27.12.410 CCC.
- (f) With the exception of the proposed conversion area (i.e. building location), all trees over 100 years old or over 20 inch dbh east of the Elwha River or 30 inches west of the Elwha River, and snags (excluding diseased trees) shall be retained where they do not pose a safety hazard.
- (g) Trees remaining on the site after the harvest will represent all species and size classes existing on the site before harvest, unless it is determined by DCD with consultation from DNR & WDFW that the removal of all of a specific tree would promote the health of the forest stand. Examples of this ~~included~~include removing a species of trees with a disease (like Douglas fir with laminated root rot) or a stand of alder that has met its full potential tree height. If these areas are not intended to be utilized for non-forest uses they shall be reforested at 300 to 400 trees per acre meeting the requirements found in WAC 222-34. Areas requiring reforestations should include a variety of native tree species to Clallam County, provides diverse forestlands/bio-diversity, and are appropriate the on-site conditions/constraints.
- (h) Trees remaining on the site will be of sufficient quality (good crown cover, straight trunks, deep root system, and healthy condition) to survive after the harvest is complete.
- (i) All required buffers shall be flagged and approved prior to harvesting.
- (j) No portion of the proposed harvest is classified as designated forest land or is located within a forest resource land use district;

- (k) Removal of herbaceous species which interfere with growth of the desired trees shall require the submittal of a herbaceous/weed management plan to the Clallam County DCD or Noxious Weed Department for review and approval. This plan should include Integrated Pest Management, and specify the methods to control herbaceous species such as flaming, digging, cutting and spot chemical applications, and chemicals to be used. The plan should also address the importance of preserving the native plants (that do not hinder tree growth) and removing noxious weeds and invasive non-native plants such as Armenian (Himalayan) Blackberries and ivy from the harvested areas. This plan should utilize methods that are effective, least toxic, and minimize the impacts to the environment. The requirements of this plan shall be in effect until areas are reforested or the subsequent use is established.

4. Type 2 COHP Standards. Exceeding the standards stated in Section (3) above shall be subject to a Type 2 Forestry Permit from DCD. A Type 2 COHP shall meet the Standards of Section 3 above to the greatest extent feasible, except that the following thresholds shall not be exceeded:

- (a) No timber or road construction shall occur within geologically hazardous areas unless the applicant can demonstrate that the proposed activity will not adversely impact the geologically hazardous area. This may include submitting a geotechnical report meeting requirements of Section 27.12.820 CCC to DCD for review and approval.
- (b) A maximum of 66 percent of the number of standing trees and trees 12-20 inches diameter-at-breast-height (dbh) east of the Elwha River or 18 to 30 inches dbh west of the Elwha River may be harvested under a COHP. As an alternative within a uniform timber stand 66 percent of the timbered area (patch cut) may be harvested. As an alternative a minimum of 100 well distributed trees per acres, which represent the largest size and class trees shall be retained on-site. DCD would allow the COHP harvest that retains more large trees, provides diverse forestlands/bio-diversity, and are appropriate the on-site conditions/constraints of the site.
- (c) With the exception of a patch cut, A maximum of 50 percent of the total acreage may be clear-cut. The future removal of stumps, clearing of duff/understory, or grading or clearing will require compliance with the Clallam County Shoreline Master Plan, Critical Area Code, Stormwater Ordinance, and other Clallam County Codes.
- (d) DCD may require a Forest Management Plan for the Clallam County Assessor's Designated Forest Land Taxing classification, a forester to mark the clear cut, buffers and leave trees, or a Small Forest Owners plan from DNR to ensure compliance with the Type 2 COHP standards.
- (e) Timber harvests exceeding these thresholds will require a Class IV General FPA from DNR and will be subject to provisions of Section 27.11.400 of this Chapter.

5. Implementation of COHP. Typically, DNR reviews and takes action on all FPA that have approved COHPs attached within 30 days from the date of a complete application. Failure of the DNR to take action within 30 days results in the COHP plan being approved as submitted. All COHP harvest activities shall be completed within ~~two~~three years from the date the COHP forest practice permit is issued by the DNR.

- (a) Failure to Comply with the Terms of a COHP.
- (i) An approved COHP may not be altered or revoked by the permittee without written agreement by the administrator, or by the county without agreement by the permittee, and in either case must be approved by the DNR.
- (ii) If a landowner fails to comply with the requirements of the conversion option harvest plan, the county shall impose the six-year moratorium of subsection 27.11.500(1) of this section from the date the application for the permit was given final approval by the DNR. (RCW 76.09.060(3)(b)(i)(F).)
- (iii) If a landowner fails to comply with the requirements of the conversion option harvest plan, any conversion that occurs constitutes an illegal conversion that is subject to the enforcement provisions of subsections 27.11.600(1)(b)&(c) of this section.

(b) Improvements Subject to this Code. If any off-site or on-site improvements are subject to development standards or permit requirements of this code, such requirements shall be met before a COHP approval is granted by the county.

J:\users\gballard\FPA\Forestry Ord\4-6-22\Clallam County draft forestry Ord 01232204-07-22.doc



Conversion Forestry Ordinance

The Clallam County Planning Commission will conduct a public hearing on May 18, 2022 to consider enacting the Conversion Forestry Ordinance, which will establish the minimum standards and requirements for certain timber activities. Clallam County works with the DNR to assist landowners with the following forestry related activities:

SEPA Threshold Determinations for Class- IV General
Conversion Permits
Conversion Option Harvest Plans (COHP)s
Enforcing or Lifting Six-Year Development Moratoriums

A Forest Practice Application (FPA) is required for the removal of trees from parcels over 2 acres in size.

The DNR requires a development moratorium on land where timber is removed for six years from the date of forest practice approval. A landowner may want to keep their options open for future development. In this case, there are two options available:

Class IV Forest- General Conversion Permits are required by the DNR for forest practices on lands that have, are being, or likely to be converted to another use, like roads or housing.

An alternative to Class IV- G Permits are Conversion Option Harvest Plans (COHP). COHPs are voluntary timber harvesting plans that are developed by a landowner. The plan must be approved by the County and must comply with Clallam County codes (including critical areas). The approved plan is submitted to the DNR as part of a Class II or III FPA; and the six-year development moratorium will be waived. In February 2022, DNR announced that COHPs are allowed in rural areas of Clallam County.

Am I eligible for a COHP?

The Conversion Forestry Ordinance specifies two types of COHPs.

"Type 1" plans involve cutting less than 33% of the timber volume on-site. County fee - \$150

"Type 2" plans exceed the standards of a Type 1 and could include up to 66% of the timber volume to be removed. Type 2 COHPs require reforestation. County fee- \$500

For all other conversions, the option of a Class IV General FPA through the DNR is available.

What do I need for a COHP?

- COHP permit application form & fees
- Timber harvest Plan
- A site map of road locations & landings utilized for timber harvest, the limits and types of harvest, the reforestation area (if required), and the future home site and appurtenance .
- A SEPA Threshold Determination if development permits (i.e. building , septic, etc.) are proposed within 3 years of the timber harvest.

For more information visit:

<http://www.clallam.net/landuse/planningcommission.html>

Contact DNR about Small Forest Owner Plans at
(360) 374-2800

Relive prom, support local nonprofits at United Way event

Olympic Peninsula News Group

BLINN — United Way Clallam County is going all out for its 2022 Live United Awards, complete with a "prom" theme.

The Live United PHOM and Awards Ceremony is set for 6 p.m. to 9 p.m. Friday, May 6, at Club 7 at the 7 Cedars Resort, 270756 U.S. Highway 101.

This annual fundraiser, organizers say, offers a chance to relive prom while celebrating the county's most influential citizens.

The event features a catered dinner, refreshments, prom photos, music from a live DJ and more — including the naming of a prom King and Queen. United Way Clallam County is also celebrating the end of the organization's campaign year and will be honoring community members and businesses who have gone out of their way to make a difference with Live United Awards.

Cash is \$80 or \$150 per couple. Get tickets at unitedwayclallam.org/prom.

"We aim to make a real lasting impact in Clallam County every day," said Jaycie Wakefield, development director with United Way of Clallam County.

"We do this by raising money year-round in help

The event features a catered dinner, refreshments, prom photos, music from a live DJ and more — including the naming of a prom King and Queen.

fund our nonprofit partner organizations who are working hard and making a difference for the people who need them. When you support the United Way, you support programs that help keep families healthy and safe, kids in school, and the most vulnerable get the services they need."

For more information about the event, visit unitedwayclallam.org/prom.

The United Way is also seeking local businesses interested in sponsoring the event. All donations are tax deductible and come with marketing benefits, United Way representatives said.

For more about sponsorship opportunities, contact Wakefield at jaycie@unitedwayclallam.org or 360-457-1011.



SCHOLARSHIP AWARDED

Sequim Valley Lions Club recently awarded a \$1,000 scholarship to Steven Lam, a senior at Sequim High School, the son of Janice and Shirley Lam, owners of the Paradise Restaurant. Lam has been active in the club's fundraising and community service events for several years. Pictured, left to right, are George Dooley, Dianne Neubert-Dooley, John Riley, Steve Sabrow, Steven Lam, Pat Phillips and Linda Alders.



Conversion Forestry Ordinance

The Clallam County Planning Commission will conduct a public hearing on May 19, 2022 to consider adopting the Conversion Forestry Ordinance, which will establish the minimum standards and requirements for certain timber activities. Clallam County works with the DNR to assist landowners with the following forestry-related activities: SEPA Threshold Determinations for Class IV General Conversion Permits.

Conversion Ordinance Harvest Plans (COHPs) Elaborating on Lifting Six-Year Development Restrictions

A Forest Practice Application (FPA) is required for the removal of trees from parcels over 2 acres in size.

The DNR requires a development moratorium on land where timber is removed for six years from the date of forest practice approval. Landowners may want to keep their options open for future development. In this case, there are two options available:

Class IV Forest—General Conversion Permits are required by the DNR for forest practices on lands that have a high, or likely to be converted to another use, like roads or housing.

An alternative to Class IV—G Permits are Conversion Ordinance Harvest Plans (COHPs). COHPs are voluntary timber harvesting plans that are developed by a landowner. The plan must be approved by the county and must comply with Clallam County codes (including critical areas). The approved plans submitted to the DNR as part of a Class IV or III FPA, and the six-year development moratorium will be waived. In February 2022, DNR announced that COHPs are allowed in rural areas of Clallam County.

Am I eligible for a COHP?

The Conversion Forestry Ordinance specifies two types of COHPs:

- Type 1 plans involve cutting less than 25% of the timber volume on-site. County fee: \$150.
- Type 2 plans exceed the standards of a Type 1, and could include up to 65% of the timber volume to be removed. Type 2 COHPs require reforestation. County fee: \$500.

For all other conversions, the option of a Class IV General FPA through the DNR is available.

What do I need for a COHP?

- COHP permit application form & fees
- Timber Harvest Plan
- A site map of road locations & landings utilized for timber harvest, the limits and types of harvest, the reforestation area (if required), and the future timber site and opportunities.
- A SEPA Threshold Determination if development permits (e.g. building, septic, etc.) are proposed within 2 years of the timber harvest.

For more information visit:

<http://www.clallamcounty.org/development/forestry>

CONTACT DNR about Small Forest Owner Plans at (360) 374-2802

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457-7500

Sequim
270 West Washington
683-7500

Port Hadlock
11621 Rhody Drive
379-9500

Ballard, Greg

From: ALLISON, TED (DNR) <TED.ALLISON@dnr.wa.gov>
Sent: Wednesday, May 4, 2022 1:59 PM
To: Ballard, Greg
Subject: RE: Clallam County Draft Forestry Conversion Ordinance

*** EXTERNAL EMAIL *** This message was sent from outside our County network.

Hi Greg,

As we discussed earlier, it may be a good idea to allow for 33% or 66% of the area of the parcel to be harvested to allow for a patch cutting option in addition to the thinning option. This would allow for forest health treatment and hazard tree reduction for neighboring parcels/structures/roads, etc. Also, make sure that the current clear-cut area limitation doesn't conflict with the added patch cutting option.

The marking of the leave and/or take trees needs to be required to ensure the operator knows what is allowed to be cut and what trees shall be left as part of the approved COHP. FP Foresters will be checking the field marking during FPA review in comparison to the approved COHP plans to ensure compliance will be achieved on the ground.

Non-compliance with the COHP plans after approval in an FPA results in the issuance of the 6 year development moratorium by the county, or other mitigation per WAC 222-20-051 and RCW 76.09.460.

Thanks,

Ted

Ted Allison
Forest Practices District Manager
Olympic Region
Washington State Department of Natural Resources (DNR)
(360) 460-4807
ted.allison@dnr.wa.gov
www.dnr.wa.gov



From: Ballard, Greg <gballard@co.clallam.wa.us>
Sent: Monday, May 2, 2022 2:55 PM
To: ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Aaron Manley (aaron.manley@orcaa.org) <aaron.manley@orcaa.org>; (bill.white@elwha.nsn.us) <bill.white@elwha.nsn.us>; Bruce Emery (bruce@greencrow.com) <bruce@greencrow.com>; Carol Brown (carol.brown@elwha.nsn.us) <carol.brown@elwha.nsn.us>; Drum, Chelsea (DNR) <Chelsea.Drum@dnr.wa.gov>; City of Port Angeles (ced@cityofpa.us) <ced@cityofpa.us>; Gretchen.Kaehler@DAH.P.wa.gov; Makah Fisheries (stephanie.martin@makah.com) <stephanie.martin@makah.com>; Strong-wetich, Luke <lstrong@jamestowntribe.org>;

Nicole Rasmussen (nicole.rasmussen@quileutenation.org) <nicole.rasmussen@quileutenation.org>; 'OR-SEPA Review' <or-sepa-review@wsdot.wa.gov>; Scott Hagerty (shagerty@fs.fed.us) <shagerty@fs.fed.us>; SEPADesk (DFW) <SEPAdesk@dfw.wa.gov>; DNR RE SEPACENTER <SEPACENTER@dnr.wa.gov>; ALLISON, TED (DNR) <TED.ALLISON@dnr.wa.gov>

Subject: Clallam County Draft Forestry Conversion Ordinance

External Email

The county has scheduled a public before the Clallam County Planning Commission on May 18, 2022 at 6 p.m. to consider the adoption of a Forestry Conversion Ordinance. The meeting can be attended in person in Room 160 of the Clallam County Courthouse, 223 East Fourth Street, Port Angeles, WA 98362. The hearing can also be attended by Zoom through meeting number 857 7304 5582 with passcode 12345.

You can see the Draft Forestry Ordinance dated April 7, 2022 along with the DNS & SEPA checklist issued on May 2, 2022 with a SEPA comment period till May 16, 2022.

ECL 2022-00010

Documents related to this case:

B1. Draft Forestry Conversion Ordinance (CLALLAM COUNTY DRAFT FORESTRY ORD 04-07-22)

B2. DNS & SEPA Checklist for Forestry Conversion Ord. (DNS & SEPA CHECKLIST FORESTRY CONV ORD)

Please feel free to contact me with any questions or comments.

Thanks

Greg Ballard

Senior Planner

Clallam County Department of Community Development

223 E. 4th Street, Suite 5, Port Angeles, WA 98362

Direct Phone# (360) 565-2616 Fax# (360) 417-2443

Email: gballard@co.clallam.wa.us