

AGENDA

Clallam County Planning Commission

Planning Commission Meeting of Wednesday, July 19, 2023, 6:00 p.m.

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

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. WELCOME**
- E. APPROVAL OF MINUTES:** July 5, 2023
- F. ANNOUNCEMENTS**
- G. PUBLIC COMMENT** – Please Limit Comments to Three Minutes
- H. UNFINISHED BUSINESS:** None
- I. PUBLIC HEARING:** Current Use Assessments – 4 applications
- J. WORK SESSION ITEMS:**
- K. PUBLIC COMMENT** – Please Limit Comments to Three Minutes
- L. GOOD OF THE ORDER**
- M. ADJOURNMENT**

Members:

Chair, Steve Gale & Vice-Chair, Ron Long
Robert Miller; N. Bonnie Booth; Jeff Carter; Thomas Butler; Kenneth Reandeau; Jane Hielman
Vacancy District 2

Department of Community Development Staff:

Donella Clark, Principal Planner; Katherine Connors, Associate Planner, Bruce Emery, DCD Director

MINUTES

Clallam County Planning Commission

Meeting of July 5, 2023, 6:00 PM

- A. CALL TO ORDER: The meeting was called to order at 6:00 p.m.
- B. PLEDGE OF ALLEGIANCE.
- C. ROLL CALL: Members present were Chair Steve Gale, Vice Chair Ron Long, Ken Reandeau, Jane Hielman, Bonnie Booth, Tom Butler, and Jeff Carter. Bruce Emery, Director, and Donella Clark, Principal Planner, represented staff from the Department of Community Development.
- D. WELCOME: Chair Gale welcomed all in attendance.
- E. APPROVAL OF MINUTES: June 21, 2023 minutes passed without objection or amendment.
- F. ANNOUNCEMENTS: Wildland Urban Interface (WUI) is too early to tell impacts. Department of Commerce has not yet provided a model ordinance, nor are there other jurisdictions who have implemented regulations that can provide clarity on how Clallam County should implement these new requirements. Mr. Emery expressed his desire for the landscaping ordinance to continue forward and that changes be made in the future when the impacts of the WUI are better understood.
- G. PUBLIC COMMENT PERIOD: Apryl Kramer provided comments regarding her loss of privacy due to the RV park that was developed adjacent to her property. She feels that the codes are not being rewritten to benefit people in her situation. Ed Telenick commented on a lack of code enforcement component in Clallam County. Michael Rigsby raised concerns regarding the RV park development adjacent to his property and that the fencing approved for the development adjacent to his property is not high enough.
- H. UNFINISHED BUSINESS: No unfinished business.
- I. PUBLIC HEARING ITEM: Commission discussed where in the agenda to have a discussion and take action on ordinances presented. The Commission felt they cannot take action during a work session and instead should take testimony, then deliberate, then make a recommendation. It was decided to strike the work session item regarding the draft landscaping ordinance and have the discussion and take any action during the public hearing portion of the agenda. There may be an amendment to the Bylaws coming to include a placeholder in the agenda for Commission Action.

Staff provided an overview of the changes that were made based on the suggestion of the Commission at the previous meeting. The Commissioners asked questions to clarify what changes were made.

The Commission opened the public hearing for comments: Annie O'Rourke asked if she could have a copy of the revised text and asked about the effects of WUI on the landscaping ordinance. Director Emery reiterated the comments provided earlier in the meeting that it is too early to tell what the impacts will be. Apryl Kramer provided comment regarding noxious weeds needing to be removed in landscape buffers. Ms. Kramer also noted the County has not enforced existing codes and her home is lit up like Las Vegas from the adjacent development. Ed Telenick commented that this ordinance is not going to matter since there is no enforcement in the County. Micheal Rigsby provided comments regarding the need for fencing not being high enough.

Commissioner Long noted this would be a fantastic ordinance elsewhere, but contains too much detail for Clallam County and he could not support it. Jeff Carter moved to approve the

ordinance with a reference to the Weed Department in Section 5, adding wording of "no less than 15 feet on center" at the bottom of Page 4 in Section 5.2d, and correct outline to outlined in Section 12. The motion was seconded by Commissioner Steve Gale. A roll call vote was done and the motion passed 6-1 with one commissioner absent.

- J. WORK SESSION ITEMS: Struck work session item and took action during the Public Hearing portion of the agenda.
- K. PUBLIC COMMENT PERIOD:
- L. GOOD OF THE ORDER: Ed Telenick expressed his disappointment in the vote. He feels there needs to be the word shall rather than may, otherwise this is just another failed ordinances that will baffle Code Enforcement. Mike Rigsby stated that he no longer has any privacy at this home. Apryl Kramer feels that Hearing Examiner conditions are not being met and are being overruled with no enforcement of the rules.
- M. ADJOURNMENT: The meeting adjourned at ___7:20__ p.m.

Staff Report to the Clallam County Planning Commission
2023 1st Half Current Use Assessment Applications
July 19, 2023

BACKGROUND

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

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

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

See below for a description of each section.

APPLICATION DATA

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

DRAFT DECISION DOCUMENT

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

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

STAFF REPORTS

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

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

STATISTICAL SUMMARIES

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

1st Half 2023 Open Space Application Summary	
ACREAGES WITH TAX INCREASES (reclassification to O/S from other program)	79.17
DOLLAR AMOUNT OF TAX INCREASES (to owners)*	\$2522.72
ACREAGES WITH TAX DECREASES (new to O/S)	0
DOLLAR AMOUNT OF TAX INCREASES TO THE PUBLIC	\$0

* Shifted from the public back to the individual owners

TABLE 1: 2023 1st Half Current Use Assessment Open Space Applications

Application Number	Applicant Name	Parcel Number	Parcel Acres	Acreage added to Program	Program Applied For	Tax Shift	to Applicant
CUA2023-00004	Gloria A. Davis, LP	033007-440030	14.86	0.71	O/S Reclass	\$11.41	
		033007-430000	10.10	5.66	O/S Reclass	\$178	
CUA2023-00005	Sally Kesselman	053021-210110	19.55	7.88	O/S Reclass	\$446.92	
CUA2023-00006	Grantees of Barbara E. Hull	123233-200000	76.11	46.39	O/S Reclass	\$878.39	
CUA2023-00008	Jack R McEwan	053021-210100	19.53	18.53	O/S Reclass	\$1008	

Respectfully Submitted,

Katherine Connors

Department of Community Development, Clallam County

**1st Half 2023 Current Use Assessment Applications Decision Document
of the Clallam County Planning Commission
July 19, 2023**

BACKGROUND

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

In 2023, the Clallam County Assessor's Office 4 applications for reclassifying 5 parcels into the County's Open Space Program from the Farm and Agriculture classification and the Designated Forest Land classification.

In accordance with the Clallam County Open Space Code (CCC 27.08), Planning Agency (CCC 26.01), and Title 31, Clallam County Comprehensive Plan, the Planning Commission held a duly advertised public hearing on July 19, 2023.

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

Respectfully Submitted,



Katherine Connors, Planner II

Department of Community Development, Clallam County

Staff Report to the Planning Commission

Current Use Assessment CUA2023-00006

July 3, 2023

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

1. PROJECT INFORMATION:

- A. Applicant: Grantees of Barbara E. Hull
PO Box 92
Clallam Bay, WA 98326
- B. Property IDs: 123233-200000 (geographic) 3876 (property)
- C. Parcel Acreage: 76.11 total acres
- D. Acreage Under Review: 46.39
- E. Home Site: No. Homesites exist on property under other PID's.
- F. Legal Description: PTN NW LYNG BETWEEN CO RD AND SR 112 AND E2NW E OF HWY EXC CFL 46.39A
- G. Zoning: R5, Rural Low
- H. Review Synopsis: Property is being reviewed as a reclassification request from Farm and Agriculture to Current Use. 25.72 acres of the remaining property are within designated forest land, with 4 acres being noted as agricultural land use/reserve acreage (while containing homesites).

2. PLANNING DIVISION ANALYSIS:

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

The subject parcel qualifies for 10 PBRS points on the acreage for a 30% reduction.

Public Benefit Description	Clallam County Code Reference	Public Benefit Rating Points
Type 1 or 2 streams*	CCC 27.08.060(4)	3
Development pressure/zoning	CCC 27.08.060(16)(a)	3
Landslide hazard areas	CCC 27.08.060(13)	2
Class III wetlands	CCC 27.08.060(8)	2
Total		10

*Per CCC 27.08.080 table footnote, 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. This 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 the Clallam River, a Type 1 water, under the eligibility language of the definition found in CCC 27.08.060(4), "*properties which contain or abut Types 1 through 5 streams as defined by WAC 222-16-030...*".
PBRs points are not granted for Shorelines, Meander Hazard Zones, or Floodway/Floodplains when Stream points are granted. "*Points shall not be assigned if the associated stream also qualifies the subject property for benefit points ...*"(CCC 27.08.060(1),(2),(9)).
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. The subject parcel is granted points for the presence of undelineated wetlands on the property. Unclassed wetlands accept public benefit points equal to that of Class III wetlands unless the applicant provides "documentation that specifies the classification of the subject wetland. If necessary, such documentation shall be prepared, at the landowner's expense, by a professional consultant approved by Clallam County," CCC 27.08.060(8).
5. No documents were presented that would allow for points to be given for farm and agriculture. Under the eligibility language found in CCC 27.08.060(14), the criteria listed below is required to be submitted for evaluation of farmland points. Should the applicant wish to delay this application to the Winter 2023 review cycle, they shall contact the Department of Community Development prior to July 7, 2023. Otherwise DCD shall proceed with the 30% reduction amount for the July 19, 2023 Planning Commission Hearing. The below criteria shall be submitted to DCD prior to October 31, 2023 for evaluation of farm and agriculture points in the Winter 2023 cycle:
 - (a) Documentation that the land has been used as farmland on a regular basis for the purpose of obtaining cash through animal husbandry; feeding, breeding, managing, and selling of livestock, poultry, furbearing animals, honey bees, or any products thereof; raising, harvesting, and selling of crops; or other use as described as "traditional farmland" per CCC 27.08.050(4).
 - (b) A statement of intent including all interim measures that will be followed to protect and manage the land in a manner that allows resumption of commercial agricultural use. The statement shall provide the information as described in CCC 27.08.060(14)(c) including:
 - (i) A nontechnical soils description and agricultural capability classification as assigned in the Soil Survey of Clallam County Area, published by the U.S. Department of Agriculture;

- (ii) A copy of the published soils map showing the boundaries of the subject property;
- (iii) A schedule of measures that are and will be used to accomplish the goals and objectives; and
- (iv) The steps that will be taken to conserve the agricultural soils to allow a return to commercial agricultural production.

6. This review grants 30% discount on the eligible acreage. See below table for tax summary:

Current Assessed Value*	Value if Approved**	2023 Levy Rate (per \$1000 of Value) tax area 302	Tax on Current Assessed Value	Estimated Tax if Approved	Estimated Tax Shift to Owner
\$7,329	\$109,643	\$8.76	\$82.08	\$960.47	\$878.39

*This is Farm Assessed value of \$158/ac on 46.39 acres

**A. This is 70% of full Market Value of \$156,633 or 30% 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 30% reduction in land valuation for 46.39 acres total.
Staff contact: Katherine Connors, Planning Dept. (360) 417-2277

Staff Report to the Planning Commission

Current Use Assessment CUA2023-00005

July 3, 2023

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

1. PROJECT INFORMATION:

- A. Applicant: Sally Kesselman
PO Box 1097
Shelton, WA 98584
- B. Property IDs: 053021-210110 (geographic) 86826 (property)
- C. Parcel Acreage: 19.55 total acres
- D. Acreage Under Review: 7.88
- E. Home Site: None; vacant lot.
- F. Legal Description: PARCEL 3 MCEWAN BLA SURVEY V91 P87 BPA EASE SURV V76 P49 FKA PTN S'LY MCEWAN PARCEL SURV V60 P48
- G. Zoning: RCC3; Rural Character Conservation 3
- H. Review Synopsis: Property is being reviewed as a reclassification request from Designated Forest Land to Current Use. The remaining 11.67 acres are in designated forest land.

2. PLANNING DIVISION ANALYSIS:

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

The subject parcel qualifies for 6 PBRs points on the acreage for a 20% reduction.

Public Benefit Description	Clallam County Code Reference	Public Benefit Rating Points
Development pressure/zoning	CCC 27.08.060(16)(a)	3
Class III wetlands	CCC 27.08.060(8)	2
Type 5 streams	CCC 27.08.060(4)	1
Total		6

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

A. Findings of Fact and Conclusions of Law:

1. This Current Use Assessment has been reviewed in accordance with the requirements of Chapter 27.08 Clallam County Code. Only the eligible criteria are addressed in this report.
2. The parcel is granted points for "subdividability," as described under the eligibility language of the definition found at CCC 27.08.060(16)(a) ("*large enough to be legally subdividable*").
3. The subject parcel is granted points for the presence of undelineated wetlands on the property. Unclassed wetlands accept public benefit points equal to that of Class III wetlands unless the applicant provides "*documentation that specifies the classification of the subject wetland. If necessary, such documentation shall be prepared, at the landowner's expense, by a professional consultant approved by Clallam County,*" CCC 27.08.060(8).
4. The subject parcel is granted points for the presence of a Type 5 creek under the eligibility language of the definition found in CCC 27.08.060(4), "*properties which contain or abut Types 1 through 5 streams as defined by WAC 222-16-030...*".
5. This review grants 20% discount on the eligible acreage. See below table for tax summary:

Current Assessed Value*	Value if Approved**	2023 Levy Rate (per \$1000 of Value) tax area 176	Tax on Current Assessed Value	Estimated Tax if Approved	Estimated Tax Shift to Owner
\$1,245	\$47,280	\$9.70	\$12.08	\$459	\$446.92

*This is agriculture Assessed value of \$158/ac on 7.88 acres

**A. This is 80% of full Market Value of \$59,100 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 7.88 acres total.
Staff contact: Katherine Connors, Planning Dept. (360) 417-2277

Staff Report to the Planning Commission

Current Use Assessment CUA2023-00004

July 3, 2023

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

1. PROJECT INFORMATION:

- A. Applicant: Gloria A. Davis, LP
9325 SW Meadow Ln
Portland, OR 97225
- B. Property IDs: 033007-440030 (geographic) 17696 (property)
033007-430000 (geographic) 17656 (property)
- C. Combined Parcel Acreage: 24.96 total acres
- D. Acreage Under Review: 6.37
- E. Home Site: None; vacant lots.
- F. Legal Descriptions: W 15A OF N2SESE EXC S 30FT OF E 10A PTN IN DFL and
NESWSE EXC PTN IN OS
- G. Zoning: NC, Rural Neighborhood Conservation
- H. Review Synopsis: The subject properties are being reviewed as a reclassification request from Designated Forest Land to Current Use.

2. PLANNING DIVISION ANALYSIS:

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

The subject parcels qualify for 23 PBRs points on the acreage for a 90% reduction.

Public Benefit Description	Clallam County Code Reference	Public Benefit Rating Points
Conservation easements, TDRs	CCC 27.08.060(17)	23
Total		23

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

A. Findings of Fact and Conclusions of Law:

1. This Current Use Assessment has been reviewed in accordance with the requirements of Chapter 27.08 Clallam County Code. Only the eligible criteria are addressed in this report.

2. The subject parcel is granted points the recording of a perpetual conservation easement recorded under AFN2023-1446761. *“Perpetual conservation easements that: protect natural habitat for fish, wildlife, plants or similar ecosystems; or preserve open space (including farmland and forestland) where such preservation is for the scenic enjoyment of the general public or pursuant to a clearly delineated federal, State, or local governmental conservation policy .”(CCC 27.08.060(17)(b & c).*

While the subject properties would qualify for additional points under criteria such as development pressure/zoning (CCC 27.08.060(16)(a)) or habitat and endangered species protections (CCC 27.08.060(5)), 23 points is the maximum number of points considered for a reduction in land valuation.

3. This review grants 90% discount on the eligible acreage. See below table for tax summary:

PID	Current Assessed Value*	Value if Approved**	2023 Levy Rate (per \$1000 of Value) tax area 202	Tax on Current Assessed Value	Estimated Tax if Approved	Estimated Tax Shift to Owner
17696	\$75	\$1,775	\$7.67	\$2.20	\$13.61	\$11.41
17656	\$743	\$24,150	\$7.67	\$7.32	\$185	\$178

*This is Forest Land Assessed value of \$106/ac on 0.71 acres and a Forest Land Assessed value of \$743 total on 5.66 acres

**A. This is 10% of full Market Value of \$17,750 or 90% off and this is 10% of full Market Value of \$241,500 or 90% 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 90% reduction in land valuation for 6.37 acres total.
Staff contact: Katherine Connors, Planning Dept. (360) 417-2277

Staff Report to the Planning Commission
Current Use Assessment CUA2023-00008

July 3, 2023

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

1. PROJECT INFORMATION:

- A. Applicant: Jack R McEwan
52 Lockerbie Pl
Port Angeles, WA 98362
- B. Property IDs: 053021-210100 (geographic) 52908 (property)
- C. Parcel Acreage: 19.53 total acres
- D. Acreage Under Review: 18.53
- E. Home Site: Yes, 1 acre.
- F. Legal Description: PARCEL 1 MCEWAN BLA SURVEY V91 P87 BPA EASE SURV V76 P49 AKA N2 NENW EXC R/W SURV V60 P48 1989 24X40 ARDMORE 110186
- G. Zoning: RCC3; Rural Character Conservation 3
- H. Review Synopsis: Property is being reviewed as a reclassification request from Farm and Agriculture to Current Use.

2. PLANNING DIVISION ANALYSIS:

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

The subject parcel qualifies for 6 PBRS points on the acreage for a 20% reduction.

Public Benefit Description	Clallam County Code Reference	Public Benefit Rating Points
Development pressure/zoning	CCC 27.08.060(16)(a)	3
Class III wetlands	CCC 27.08.060(8)	2
Type 5 streams	CCC 27.08.060(4)	1
Total		6

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

A. Findings of Fact and Conclusions of Law:

- 1. This Current Use Assessment has been reviewed in accordance with the requirements of Chapter 27.08 Clallam County Code. Only the eligible criteria are addressed in this report.

2. The parcel is granted points for "subdividability," as described under the eligibility language of the definition found at CCC 27.08.060(16)(a) ("*large enough to be legally subdividable*").
3. The subject parcel is granted points for the presence of undelineated wetlands on the property. Unclassed wetlands accept public benefit points equal to that of Class III wetlands unless the applicant provides "*documentation that specifies the classification of the subject wetland. If necessary, such documentation shall be prepared, at the landowner's expense, by a professional consultant approved by Clallam County,*" CCC 27.08.060(8).
4. The subject parcel is granted points for the presence of a Type 5 creek under the eligibility language of the definition found in CCC 27.08.060(4), "*properties which contain or abut Types 1 through 5 streams as defined by WAC 222-16-030...*".
5. No documents were presented that would allow for points to be given for farm and agriculture. Under the eligibility language found in CCC 27.08.060(14), the criteria listed below is required to be submitted for evaluation of farmland points. Should the applicant wish to delay this application to the Winter 2023 review cycle, they shall contact the Department of Community Development prior to July 7, 2023. Otherwise DCD shall proceed with the 20% reduction amount for the July 19, 2023 Planning Commission Hearing. The below criteria shall be submitted to DCD prior to October 31, 2023 for evaluation of farm and agriculture points in the Winter 2023 cycle:
 - (a) Documentation that the land has been used as farmland on a regular basis for the purpose of obtaining cash through animal husbandry; feeding, breeding, managing, and selling of livestock, poultry, furbearing animals, honey bees, or any products thereof; raising, harvesting, and selling of crops; or other use as described as "traditional farmland" per CCC 27.08.050(4).
 - (b) A statement of intent including all interim measures that will be followed to protect and manage the land in a manner that allows resumption of commercial agricultural use. The statement shall provide the information as described in CCC 27.08.060(14)(c) including:
 - (i) A nontechnical soils description and agricultural capability classification as assigned in the Soil Survey of Clallam County Area, published by the U.S. Department of Agriculture;
 - (ii) A copy of the published soils map showing the boundaries of the subject property;
 - (iii) A schedule of measures that are and will be used to accomplish the goals and objectives; and
 - (iv) The steps that will be taken to conserve the agricultural soils to allow a return to commercial agricultural production.

6. This review grants 20% discount on the eligible acreage. See below table for tax summary:

Current Assessed Value*	Value if Approved**	2023 Levy Rate (per \$1000 of Value) tax area 176	Tax on Current Assessed Value	Estimated Tax if Approved	Estimated Tax Shift to Owner
\$2,929	\$106,790	\$9.70	\$28.41	\$1,036	\$1,008

*This is Farm Assessed value of \$158/ac on 18.53 acres

**A. This is 80% of full Market Value of \$133,488 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 18.53 acres total.
Staff contact: Katherine Connors, Planning Dept. (360) 417-2277