

**Meeting Notes:
Proposed Sadie Creek Reconveyance**

Subject:

Meeting held 10/30/06 at Clallam County Courthouse to seek agreement regarding potential management issues related to the proposed reconveyance of state trust land in the Sadie Creek area back to Clallam County for development of a gun range. (*See attachment A, meeting agenda.*)

Participants: Clallam County – Steve Grey, Planning Department; Craig Jacobs, Public Works Director; Joel Winborn, Parks, Fair & Bldg Maintenance Division Manager, Public Works Dept.; Bruce Giddens, Parks. DNR, Olympic Region – Sue Trettevik, Asset & Land Management Services Manager; Brian Turner, Straits District Manager; Wayne Fitzwater, Straits Recreation Land Manager.

- **Viable Versus Speculative Proposal** – *Sue explained the county must show that permitting issues can be met, and must conduct some public outreach prior to the Board taking action on the reconveyance. This will show it is viable and not speculative.*
 - **Conditional Use Permit & SEPA** - Steve Grey, Planning Dept., says this project will require a Conditional Use Permit, along with SEPA.
(Note: 4-6 month process.)
 - This use can be allowed but has the potential to be a “nuisance”, so will require an open-record hearing. There would be at least one hearing before the Hearings Examiner; could be more if they felt it was needed.
 - Normal issues (water, power, septic) will all be addressed in the conditional use permit process. They will need a well-developed concept drawing adequate for doing SEPA review.
 - **Public outreach** – For this permit/SEPA, the county expects to do the following
 - Post the property.
 - Legal notice in the newspaper.
 - Notify property owners within 1000’ from the DNR boundary line.
 - Agencies and Tribes are notified through SEPA distribution.
 - Sue felt this permit and SEPA process should meet the needs around showing the reconveyance is a viable proposal.
 - In order to proceed, the county needs a letter from DNR (as landowner) saying it is okay to proceed with this application for the permit.

- Conditional Use Permit & SEPA (*cont*)
 - Application will require:
 - Final site plan (to scale; not surveyed), including type and location of structures, improvements, and parking; what will be cleared and what left; whether trees will be left to buffer noise, etc.
 - Environmental checklist (e.g., water source issues, etc.)
 - **Critical Areas permit** - Steve Grey said the original proposal would have trigger need for Critical Areas permit.
 - However, his understanding is that the design was altered to avoid the critical areas issues (e.g., the 1000-yard range was dropped; other ranges moved outside 200' distance from critical area (hydrology related)
 - A question was raised about flooding in the pit area. Joel said they had a person do a wetlands/flooding assessment of the reconveyance area and it didn't indicate problems there. If any come up during the SEPA for the conditional use permit, however, they would need to address them then.
 - **Building permits** – These would come after the transaction is completed and the concessionaire has more detailed designs (septic, water/Dept. of Health, etc.).
- **IAC** – *Joel was unable to find the letter form IAC. He has contacted them and requested another copy. Once he receives it, he will send us a copy.*
- **Billing** – *Clallam County has not received a bill for the initial \$5,000 administrative fee. DNR will bill them now.*
- **Management Issues** – the group walked through the items on the “notes for agreement document – draft 10/3/06”. *A revised version is attached.*
 - **Road access** – There was significant discussion around this issue. Some key points were:
 - Conversion to a county road would be a County Commissioners' decision.
 - Note - maintaining as county road comes out of a different fund than if cost-share maintenance on a DNR road.
 - If it is converted to county road, DNR is able to haul (with timber haul tax). However, the road must also remain open.

- Road access (*continued*)
 - Road currently meets DNR log haul needs. (Note – chip seal not good for truck haul.)
 - The county suggests a 2-lane road with turn-outs (similar to what is provided in Skagit) that meets “county green book” for type of use (probably “primitive”) and average daily traffic (ADT) for surfacing, widths, pullouts, etc. [They estimate maximum of 200 ADT.]
 - Need a ROAD PLAN for the site that (a) accommodates truck traffic; (b) addresses potential yarding from or near the road in some areas if DNR manages timber for harvest inside reconveyed area; and (c) need for potential, additional road access across reconveyed.
 - Maintenance would be easy for the county to take on, except damage from heavy truck hauling. County has good source of gravel supplies and fill material.
 - Brian says truck haul could vary from 20-30 loads/day to 1-2 loads/day in a 1-3 year sale contract.
 - Also may need to set yarder on road to access some of the timber in steep area parallel to stream. (Likely a 6 mo-1 yr contract; need close road 3-4 weeks.)
- **Gates**
 - Only need two gates – one on DNR land at Hwy 112 (to stop garbage and vandalism when gun range closed), and one on the reconveyed lands southeast of the proposed gun range site (to prevent public from go through and dumping or vandalism on DNR lands further down that road. The gate at Hwy 112 would be open only during range hours. The other would always be closed. [*Joel will check on planned hours of operation.*]
- **Timber Harvest**
 - Brian asked about any concerns if he conducts some timber harvest within the area proposed for reconveyance – one in area the facility would be sited, and another in timber nearby.
 - County more concerned about replanting interest than in harvest. Had considered idea that would harvest in series so always timber present and timber growing back – as a buffer. *County Parks and Public Works okay with idea, but they’d like to take it to the gun range group for input (e.g., Don Roberts. Brian will also arrange to meet on site with Roberts.)*

