

May 2007 Supplement to December 2006 DRAFT Clallam County Rural Lands Report

Clarification of status of Dec. 2006 DRAFT Clallam County Rural Lands Report. This document is a supplement to the Dec 2006 DRAFT Clallam County Rural Lands Report, and serves to correct, add to, and clarify certain sections of that Report. This Supplement, together with the Dec 2006 DRAFT Report, constitute a snapshot of the County's rural lands as of 2005. The County reserves its right to continue to correct, supplement, and update this Report.

Corrections to Statistics. The County is in a continuing process to finetune its electronic records and record keeping systems. Due to such continuing finetuning, the statistics contained within the Dec 2006 DRAFT Report have changed slightly. The corrected statistics are included below. Rather than reprint the entire Report, where statistics are quoted, they are subject to the corrected statistics. These changes are merely the result of updating and finetuning electronic records, and are not the result of any substantive changes made to the Comprehensive Plan, the Zoning Maps, or development regulations.

Clallam County is a Rural County. At less than 40 people per square mile, Clallam County is decidedly a rural county, as defined by state law, which at RCW 43.160.020 defines a county with less than 100 people per square mile to be a rural county. As a rural county, Clallam County must be distinguished from those counties that are not rural counties, which, according to the State of Washington Office of Financial Management (as listed at <http://ofm.wa.gov/popden/rural.asp>), are as follows: Thurston, Pierce, King, Snohomish, Clark, Kitsap, Island, and Spokane. In addition, it must be noted that Clallam County was removed from the State's Distressed Areas list only in 2004 (listing counties with three year average unemployment rates equal to or greater than 120 percent of the statewide unemployment rate), after achieving a 30 year low in unemployment.

In 2002, the legislature specifically added a provision to RCW 36.70A.011, which states that "rural counties **must have flexibility** to create opportunities for business development." (emphasis added). While other provisions in RCW 36.70A.011 speak of "rural lands" in general, the provision that speaks of "flexibility" applies only to "rural counties." This 2002 legislative addition to the GMA clearly serves to distinguish rural counties, such as Clallam County, from precedent set by either the Hearings Boards or the Courts involving non-rural counties or predating the provision's 2002 adoption date. The very meaning of the phrase "must have flexibility" would appear to prohibit the imposition of any sort of bright line interpretation or precedent against a rural county.

Economic redevelopment. In a Vital Economy Case Study published in 2005 and entitled "the Clallam netWorks Story, Transforming a Rural Economy" ("Vital Economy Case Study"), Clallam County Economic Development Council's then executive director, Jim Haguewood, is quoted as making the following assessment of Clallam County's economy in 2000: "When it comes to attracting new business, we don't meet the criteria.... Large companies demand five requirements: proximity to markets, existing transportation, available work force, ready facilities, and a good place to live. We meet one – quality of life – but quality of life alone doesn't pay the bills." Determined to "sow its own, to grow its own," and with the help of Vital Economy, Inc. the citizens of Clallam County launched Clallam netWorks and established a number of industry clusters, which are companies, suppliers, service providers, and associated institutions in a particular field that work together to identify and find solutions to industry needs. By 2005, these local clusters included agriculture, building trades, forest resources, marine services, tourism, information technology, education, finance, and health. See also the County's Comprehensive Plan at CCC 31.02.610.

Clallam netWorks has been instrumental in rejuvenating the local economy, and along with the advent of information technology and tourism, Clallam County's "quality of life" itself has become a marketable natural resource, attracting newcomers who are turning out to be significant contributors to the local economy, all as described most succinctly in an article entitled "West of state's mainland finds new niche in people," published in the Seattle Post-Intelligencer on December 26, 2006:

For years the Olympic Peninsula thrived – or suffered –with an economy dependent on what was being shipped out, mostly logs and lumber from the area’s abundant forests. The new economy of the Peninsula and other areas west of the state’s mainland may depend on what can be shipped in – people. ...[T]he influx of retirees and big-city escapees is reshaping the regions’ economy from extraction and exportation to importation of people and their wealth.... They’re bringing with them small businesses whose products can be shipped out by small-package air shipments, instead of on a rail line or via interstate, or whose knowledge-based ‘products’ are shipped via an internet connection.... Adding those residents and their businesses could provide some diversification to the Olympic Peninsula’s economy and even out some of the swings.

While Clallam County’s economy has much improved since 1995, it is still fragile, and recovering from many years of economic distress. As a rural county, Clallam County “**must have the flexibility** to create opportunities for business development.” These opportunities must extend to the “importation of people and their wealth,” who are finding in Clallam County the rural kind of quality of life that they seek.

Clallam County’s variety of rural densities and development regulations. Today, 85% of Clallam County’s lands continue to be designated as either resource (57%) or park (28%) lands, ensuring economic (re)development based on forest products and tourism. The UGA of Port Angeles is the primary location for economic development based on marine services. As explained in detail in the Rural Lands Report, small-scale agricultural activities are numerous and extend throughout the rural areas. Many people are attracted to and are taking advantage of the Olympic Peninsula’s favorable microclimates to raise high-value crops, such as fresh flowers, lavender, and berries, even on only an acre or two, adding to the rural character of these areas. The Clallam netWorks cluster has been instrumental in encouraging opportunities for joint marketing and packaging of crops into value added offerings, as well as linking agriculture with tourism, resulting in festivals that bring in thousands of tourists.

It is a unique local circumstance for such a decidedly rural county as Clallam County to have only 8% of lands available to designate as rural. The Rural Lands Report explains in detail how Clallam County harmonizes its unique local circumstances with the goals of the GMA in achieving the dual goals of attracting newcomers while preserving its rural character, through the use of a variety of rural densities (ranging from 1 du per 20 acres to 1 du per 2.4 acres) and development regulations (such as clustering provisions). While it would be easy to simply dismiss any rural density higher than some arbitrary bright-line, such a decision would result in a loss of rural lifestyle opportunities. The result would damage the County’s still-fragile economy, contrary to the provisions of RCW 36.70A.011, and increase pressures to convert low density resource and rural lands, contrary to the goals of the Growth Management Act.

Corrections to Statistics

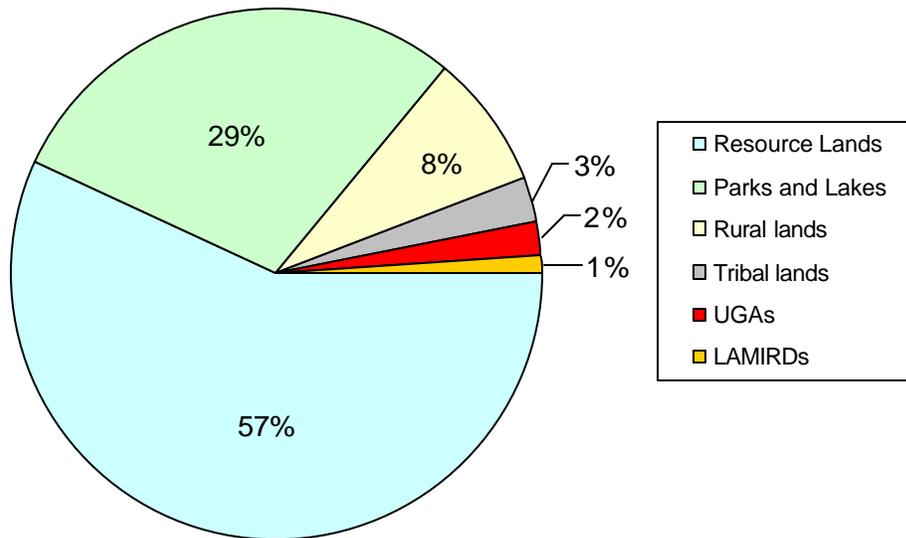
Statistics Section – Countywide

Planning Region	area-acres	area-sq.miles	% of county	lamird-acres	Lamird-% of county
Sequim-Dungeness	154,745	242	13.8	5,073	0.5
Port Angeles	74,301	105	6.0	2,339	0.2
Straits	309,713	467	26.7	501	0.04
Western	294,113	442	25.2	4,018	0.4
Olympic Nat'l Park	295,673 ¹	497	28.3	0	0
TOTAL	1,128,545	1,753	100.0	11,930	1.1

1- This does not include 22,508 acres of ONP that is with the Planning Regions (422 in PAPR, 10,538 in SPR, 11,548 in WPR)

Land use designations – countywide See also county-wide Map CC-a

Designated Agriculture & Forestry Resource lands	641,583	56.9%
Parks and lakes (Ozette and Pleasant)	330,497	29.3%
Rural lands (excluding LAMIRDs)	91,400	8.1%
Tribal lands	31,327	2.8%
UGAs	21,815	1.9%
LAMIRDs	11,922	1.1%
TOTAL	1,128,544	100%



Statistics Section-Countywide

ZONING CODE	ZONING DESCRIPTION	AREA- ACRES	% OF COUNTY
UGAs			
Carlsborg		557	0.05
Clallam Bay/Seki		1,412	0.1
Forks	Includes Incorporated Area	4,935	0.4
Joyce		354	0.03
Port Angeles	Includes Incorporated Area	9,307	0.8
Sequim	Includes Incorporated Area	5,207	0.5
<i>TOTAL</i>		21,815	1.9
RURAL LANDS			
RLM	Rural Low/Mixed	6,886	0.6
R2	Rural Moderate	19,047	1.7
R5	Rural Low	28,425	2.5
R20	Rural Very Low	10,278	0.9
RCC3	Rural Character Conservation 3	9,488	0.8
RCC5	Rural Character Conservation 5	7,151	0.6
RW2	Rural Moderate- Western Regional	2,879	0.3
RW5	Rural Low- Western Regional	7,246	0.6
<i>TOTAL</i>		91,400	8.1
INTENSIVE RURAL LANDS			
CEN	Blyn Rural Center	425	0.04
DPA	Diamond Point Airport	75	0.01
GC	General Commercial	101	0.01
M	Industrial	35	0.003
R1	Rural	4,913	0.4
RW1	Rural- Western Regional	934	0.1
QR	Quillayute Residential	1,153	0.1
RC	Rural Commercial	84	0.01
RLC	Rural Limited Commercial	236	0.02
RNC	Rural Neighborhood Commercial	414	0.04
RSC	Rural Suburban Community	485	0.04
RV	Rural Village	70	0.01
TC	Tourist Commercial	230	0.02
URH	Urban Residential High	485	0.04
URL	Urban Residential Low	585	0.1
WRC	Western Regional Rural Center	1,697	0.2
<i>TOTAL</i>		11,922	1.1
RESOURCE LANDS			
AR	Agriculture Retention	6,194	0.5
CF	Commercial Forest	631,720	56.0
CFM5	Commercial Forest/Residential Mixed Use	2,166	0.2
CFM20	Commercial Forest/Residential Mixed Use	1,503	0.1
P	Public	4,400	0.4
ONP	Olympic National Park	318,181	28.2
<i>TOTAL</i>		964,164	85.4
OTHER LANDS			
Tribal Lands	Lands Under Tribal Jurisdiction	31,327	2.8
Lakes	Includes Lk. Ozette, Lk. Pleasant	7,916	0.7
<i>TOTAL</i>		39,243	3.5
TOTAL CLALLAM COUNTY		1,128,5448	100.0

Stats generated from Zoning GIS layer, and include Olympic National Park. Stats include entire area within respective zoning designations, including roads.

Statistics Section-SDPR

ZONING CODE	ZONING DESCRIPTION	AREA- ACRES	% OF SDPR
UGAs			
Carlsborg		557	0.4
Sequim	Includes Incorporated Area	5,207	0.9
<i>TOTAL</i>		5,807	3.2
RURAL LANDS			
R2	Rural Moderate	13,730	8.9
R5	Rural Low	17,646	11.4
R20	Rural Very Low	7,874	5.1
<i>TOTAL</i>		39,240	25.4
INTENSIVE RURAL LANDS			
R1	Rural	2,832	1.8
CEN	Blyn Rural Center	425	0.3
DPA	Diamond Point Airport	75	0.05
RC	Rural Commercial	84	0.1
RSC	Rural Suburban Community	485	0.3
RV	Rural Village	70	0.05
URH	Urban Residential High	485	0.3
URL	Urban Residential Low	585	0.4
M	Industrial	35	0.02
<i>TOTAL</i>		5,076	3.3
RESOURCE LANDS			
AR	Agriculture Retention	6,194	4.0
CF	Commercial Forest	94,805	61.3
P	Public	3,589	2.3
<i>TOTAL</i>		104,588	67.6
OTHER LANDS			
Tribal Lands	Lands Under Tribal Jurisdiction	34	0.02
<i>TOTAL</i>		34	0.02
<i>TOTAL PLANNING REGION</i>		154,745	100.0

Stats generated from Zoning GIS layer, but exclude Olympic National Park. Stats include entire area within respective zoning designations, including roads.

Statistics Section-PAPR

ZONING CODE	ZONING DESCRIPTION	AREA-ACRES	% OF PAPR
UGAs			
Port Angeles	Includes Incorporated Area	9,307	12.5
<i>TOTAL</i>		<i>9,307</i>	<i>12.5</i>
RURAL LANDS			
R2	Rural Moderate	4,134	5.6
R5	Rural Low	5,980	8.0
R20	Rural Very Low	836	1.1
RCC3	Rural Character Conservation 3	9,488	12.8
RCC5	Rural Character Conservation 5	6,724	9.0
<i>TOTAL</i>		<i>27,162</i>	<i>36.6</i>
INTENSIVE RURAL LANDS			
R1	Rural	1,874	2.5
RLC	Rural Limited Commercial	236	0.3
RNC	Rural Neighborhood Commercial	126	0.2
GC	General Commercial	101	0.1
<i>TOTAL</i>		<i>2,337</i>	<i>3.1</i>
RESOURCE LANDS			
CF	Commercial Forest	32,755	44.1
CFM5	Commercial Forest/Residential Mixed Use	706	1.0
CFM20	Commercial Forest/Residential Mixed Use	912	1.2
P	Public	87	0.1
ONP	Olympic National Park	422	0.6
<i>TOTAL</i>		<i>34,882</i>	<i>46.9</i>
OTHER LANDS			
Tribal Lands	Lands Under Tribal Jurisdiction	613	0.8
<i>TOTAL</i>		<i>613</i>	<i>0.8</i>
		<i>TOTAL PLANNING REGION</i>	<i>74,301</i>
			<i>100</i>

Stats generated from Zoning GIS layer, but exclude Olympic National Park. Stats include entire area within respective zoning designations, including roads .

Statistics Section-SPR

ZONING CODE	ZONING DESCRIPTION	AREA- ACRES	% OF SRPR
UGAs			
Clallam Bay/Sekiu		1,412	0.5
Joyce		354	0.1
<i>TOTAL</i>		1,766	0.6
RURAL LANDS			
RLM	Rural Low Mixed	6,886	2.2
R2	Rural Moderate	1,183	0.4
R5	Rural Low	4,800	1.5
R20	Rural Very Low	1,578	0.5
RCC5	Rural Character Conservation 5	427	0.1
<i>TOTAL</i>		14,874	4.8
INTENSIVE RURAL LANDS			
R1	Rural	207	0.1
RNC	Rural Neighborhood Commercial	289	0.1
<i>TOTAL</i>		496	0.2
RESOURCE LANDS			
CF	Commercial Forest	242,116	78.2
CFM5	Commercial Forest/Residential Mixed Use	1,460	0.5
CFM20	Commercial Forest/Residential Mixed Use	590	0.2
P	Public	709	0.2
ONP	Olympic National Park	10,538	3.4
<i>TOTAL</i>		255,413	82.5
OTHER LANDS			
Tribal Lands	Lands Under Tribal Jurisdiction	29,731	9.6
Lakes	Lake Ozette	7,433	2.4
<i>TOTAL</i>		37,164	12.0
<i>TOTAL PLANNING REGION</i>		309,713	100.0

Stats generated from Zoning GIS layer, but exclude Olympic National Park. Stats include entire area within respective zoning designations, including roads.

Statistics Section-WPR

ZONING CODE	ZONING DESCRIPTION	AREA-ACRES	% OF WPR
UGAs			
Forks	Includes Incorporated Area	4,935	1.7
<i>TOTAL</i>		4,935	1.7
RURAL LANDS			
RW2	Rural Moderate	2,879	1.0
RW5	Rural Low	7,246	2.5
<i>TOTAL</i>		10,125	3.4
INTENSIVE RURAL LANDS			
RW1	Rural	934	0.3
QR	Quillayute Residential	1,153	0.4
TC	Tourist Commercial	230	0.1
WRC	Western Region Rural Center	1,697	0.6
<i>TOTAL</i>		4,014	1.4
RESOURCE LANDS			
CF	Commercial Forest	262,044	89.1
P	Public	14	0.005
ONP	Olympic National Park	11,548	3.9
<i>TOTAL</i>		273,606	93.0
OTHER LANDS			
Tribal Lands	Lands Under Tribal Jurisdiction	949	0.3
Lakes	Lake Pleasant	484	0.2
<i>TOTAL</i>		1,433	0.5
<i>TOTAL PLANNING REGION</i>		294,113	100.0

Stats generated from Zoning GIS layer, but exclude Olympic National Park. Stats include entire area within respective zoning designations, including roads.