

From: Samya Lutz
To: Gary Davis; Samya Lutz
CC: Roxanne Michael; Tyler Schroeder
Date: 3/8/2011 9:37 AM
Subject: RE: Clallam County Rural Lands

This is the email sent to Steve Gray, Planning Manager in Clallam County, and his responses in red based on my notes taken while talking with him on the phone. All this has to do with the issues of building size, scale, use, or intensity and the way they are regulated in Clallam County that developed from their compliance proceedings with the GMHB.

>>> Samya Lutz 3/8/2011 8:35 AM >>>
Hello Steve,

I'm forwarding this message I attempted to send to Selinda yesterday. Hopefully we can talk by phone or email about these questions. Thanks for your willingness to help.

>>> Samya Lutz 3/7/2011 12:30 PM >>>
Hi Selinda,

We are continuing with our review of rural LAMIRD areas under order from the GMHB, and again request some information based on your history and experience in Clallam County.

We are developing regulations to try and address the issue of size, scale, intensity within LAMIRD areas. We see that many of your zoning districts have a commercial & industrial size limit of 6,500 square feet. We have the following questions:

* How was the 6,500 square foot limit determined? Did you review 1990 building sizes? If so, did you only look at buildings within the proposed LAMIRD areas, or all rural area buildings?

Knowing parcel sizes, types of uses & building sizes in 1990 is best, but we didn't go that route. Relied on The Book (LAMIRD report). Kind of a combination of looking at what was in place in those districts (NOT entire rural area), some documentation of larger buildings, scalability and location geography. Not much science. Larger building size limits were there in the pre-challenge zoning. Got scaled back.

* We did not see the size limitation for the following zones: RLC, RNC, and CEN, but did see general language "similar to the building size, scale, use, or intensity that existed in the area as of July 1, 1990" - how are you regulating size, scale, intensity in these areas? Are there special circumstances at play in these areas that contributed to not having the size limit? If so, what are they? Are there internal policies we can see that show how staff determines what is "similar to... 1990"?

We use **LAMIRD report** & binder for current planners to review when commercial/industrial applications come in - building size key. One zone biggest bldg 19,000, others 10-15,000. Burden on applicant to prove bldg size, scale, use OR intensity. Problem is applicants may not pay much attention & we need to walk them through. Takes lots of time & can be frustrating for applicants.

There is a chapter on LAMIRD standards in code - section 33.22 - response to petition on stormwater mngmnt & bldg scale - apply in **ALL** LAMIRDs - often surprises applicants - one-size-fits-all for new development for larger setbacks, lot coverage 20% & total impervious 35% (w/exceptions). (ALL LAMIRDs, not just type 1.) Applies to Commercial, industrial, and multi-family.

* Why do some zones have no limit or even general language? are these entirely within UGAs? (Diamond Point, Western Region Rural Center, Tourist Commercial)

Not in UGAs - Diamond Point not challenged (residential, density issues); Western Region Rural Center & Tourist Commercial rely on separate LAMIRD chapter in code for standards here (see discussion above).

Discussion of adjacency to UGAs - one LAMIRD adjacent to UGA has major ravine separating it. All have also PUD water, some city sewer - these played a big role in being ok (even if not very developed in 1990). Never a direct challenge to the adjacency issue, just the built environment.

Thanks so much for your assistance!
Samya

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