

CCC 31.04 Port Angeles

Existing Goals and Suggested Edits

Existing Goal with Suggested Edits	Notes
<p>...</p> <p>31.04.310 City of Port Angeles urban growth area - <i>Inventory and analysis.</i></p> <p>31.04.315 City of Port Angeles urban growth area – <i>Policies.</i></p> <p>31.04.320 Gales Addition neighborhood – Port Angeles urban growth area - <i>Issues and policies.</i></p> <p>31.04.330 Lee’s Creek neighborhood – Port Angeles urban growth area – <i>Issues and policies.</i></p> <p>31.04.340 4 Seasons neighborhood - <i>Issues and policies.</i></p> <p>31.04.400 - Fairview neighborhood - <i>Issues and policies.</i></p> <p>31.04.410 Deer Park neighborhood - <i>Issues and policies.</i></p> <p>31.04.420 Monroe Road/Foothills neighborhood - <i>Issues and policies.</i></p> <p>31.04.0430 Black Diamond neighborhood - <i>Issues and policies.</i></p> <p>31.04.440 Dry Creek neighborhood – <i>Issues and policies.</i></p> <p>31.04.450 - Place Road/Eden Valley/Little River neighborhood - <i>Issues and policies.</i></p> <p>31.04.460 Lake Sutherland neighborhood – <i>Issues and policies.</i></p> <p>A <i>Implementation strategy.</i></p>	<p>Edit within the table of contents to add “- Policies” and “- Issues and policies” to chapter titles.</p>
<p>31.04.010 Purpose and intent.</p>	<p>This chapter will need to be revised with details about how engagement was conducted this go-around.</p>
<p>31.04.030 Port Angeles Planning Area – <i>2014</i> Vision Statement.</p> <p>...</p> <p>... These industries, along with local industries that were encouraged to grow with local support, now supply work for our</p>	<p>Is there going to be a revisiting of the vision statement as part of this plan update? If not, consider just removing the year.</p> <p>Consider replacing “citizens” with “residents” or “people” as appropriate.</p>

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<p>residents citizens and have replaced jobs lost in other manufacturing sectors.</p>	
<p>31.04.100 Public facilities and services – Inventory and analysis.</p> <p>(1) <i>GMA Goals.</i></p> <p>(a) <i>Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.</i></p> <p>(b) <i>Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.</i></p> <p>(c) <i>Open space and recreation. Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.</i></p>	<p>Suggestion to add labels to goals.</p>
<p>31.04.105 Public facilities and services – Policies.</p> <p>...</p> <p>(a) <i>Policy 1. Identify and provide for increased recreational and public access opportunities to natural resource lands and water where appropriate.</i></p> <p>...</p> <p>(vii) <i>Encourage further development of public access to freshwater areas, particularly Lake Sutherland and the Elwha River. With Elwha Dam removal, there will be has been increased visitation and safe access will be needed.</i></p>	<p>Language in the recreational opportunities described in this policy should be updated depending on whether progress has been made on developing these systems/features.</p> <p>It is probably safe to assume this has been the case since dam removal. See CCC 31.04.105(1)(a)(vii).</p> <p>General formatting of “policy” numbering.</p>

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<p>(b) {Policy No. 2.}</p> <p>(c) {Policy No. 3.}</p> <p>...</p> <p>(a) {Policy No. 4.}</p> <p>(b) {Policy No. 5.}</p> <p>(c) {Policy No. 6.}</p> <p>(d) {Policy No. 7.}</p> <p>(e) {Policy No. 8.}</p> <p>(f) {Policy No. 9.}</p> <p>(g) {Policy No. 10.}</p> <p>...</p> <p>(a) {Policy No. 11.}</p> <p>(b) {Policy No. 12.}</p> <p>(c) {Policy No. 13.}</p> <p>...</p> <p>(a) {Policy No. 14.}</p> <p>(b) {Policy No. 15.}</p> <p>(c) {Policy No. 16.}</p> <p>(d) {Policy No. 17.}</p> <p>(e) {Policy No. 18.}</p> <p>...</p> <p>(a) {Policy No. 19.}</p> <p>(b) {Policy No. 20.}</p> <p>(c) {Policy No. 21.}</p> <p>(d) {Policy No. 22.}</p> <p>(e) {Policy No. 23.}</p> <p>(f) {Policy No. 24.}</p> <p>(g) {Policy No. 25.}</p> <p>(h) {Policy No. 26.}</p> <p>(i) {Policy No. 27.}</p> <p>(j) {Policy No. 28.}</p> <p>(k) {Policy No. 29.}</p> <p>(l) {Policy No. 30.}</p> <p>(m) {Policy No. 31.}</p> <p>(n) {Policy No. 32.}</p> <p>(6) Fire Protection. {Policy No. 33.}</p> <p>(7) Other Governmental Services. {Policy No. 34.}</p> <p>(i) {Policy No. 35.}</p> <p>(ii) {Policy No. 36.}</p> <p>(iii) {Policy No. 37.}</p> <p>(iv) {Policy No. 38.}</p> <p>(v) {Policy No. 39.}</p>	

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(vi) {Policy No: 40.} (vii) {Policy No: 41.}	
31.04.110 Transportation – Inventory and analysis. ... (a) Transportation. ... (b) Public facilities and services. ...	<p>Suggestion to add labels to goals.</p> <p>Have County Road LOS been updated since Table 1 was made? IF so, table should be revised.</p> <p>Update population and growth estimates to conform with new comprehensive plan growth targets and allocations. See Table 1.</p> <p>Is there a plan that includes a consistently updated version of Table 3? If so, it can be removed from the comp plan/regional plan.</p> <p>Update to new GMA requirements that address alternative modes of transportation including methods in climate resiliency efforts and tie to climate planning efforts. Multimodal could be tied in here as well. See CCC 31.04.110(8).</p>
31.04.115 Transportation policies. ... (a) {Policy No: 1.} ... (x) The proliferation of s Stoplights on Highway 101 should be discouraged. New development should be encouraged to locate at existing intersections where stoplights are already in place. (b) Policy 2. ... (i) The Port Angeles Highway 101 urban corridor should develop as a tree lined, landscaped boulevard. Deciduous street trees, landscaped medians, roadside landscaping and improved pedestrian amenities should be included in all future	<p>General formatting of “policy” numbering.</p> <p>A lot of the policies in this chapter can be requirements in the County’s engineering standards or should at least make sure that they are consistent with the County’s engineering standards.</p> <p>Multimodal opportunities? Maybe reword CCC 31.04.115(1)9a)(vi) and (vii) OR create different policies for multimodal opportunities in line with comprehensive plan efforts. We could look further at the subarea and mapping to best incorporate.</p> <p>Consider a tie to equity for all users in CCC 31.04.115(6). Maybe a statement with</p>

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<p>urban Highway 101 upgrades and as development standards for new development along the corridor. The County should Aassist urban corridor business owners in obtaining the funding needed to upgrade building facades, landscaping and pedestrian amenities.</p> <p>(c) {Policy No. 3.}</p> <p>...</p> <p>(a) {Policy No. 4.}</p> <p>(b) {Policy No. 5.}</p> <p>(c) {Policy No. 6.}</p> <p>...</p> <p>(a) {Policy No. 7.}</p> <p>(b) {Policy No. 8.}</p> <p>(c) {Policy No. 9.}</p> <p>...</p> <p>(a) {Policy No. 7.}</p>	<p>comprehensive plan efforts with equity around mobility</p> <p>Make sure LOS in policy 23 is consistent with comp plan. Also needs to address transportation facilities that may not be meeting LOS standard, they will need to have a plan to be brought up to current standards.</p>
<p>31.04.120 Affordable housing – Inventory and analysis.</p> <p>(1) <i>Definition.</i> “Affordable housing” is typically broken into three categories based on household or family income. Because of the increase in housing values in the past five years, all three categories of affordable housing are desired within the planning area there is a gap in all income brackets in terms of capacity for housing that can be affordable to these households. The categories of extremely low, very low, low, and moderate income households are defined in Chapter 31.02.</p> <p>(a) “Very low income” means those families earning below 50 percent of County-wide median income can afford the rent or sale price.</p> <p>(b) “Low income” means those families earning 50 to 80 percent of County-wide median income can afford the rent or sale price.</p>	<p>CCC 31.04.120(1) and the suggested language will need to be revised once we get land capacity information. Cited the definitions elsewhere (31.02) to reduce redundancy.</p> <p>As in Chapter 31.02, this CCC 31.04.120(3) should be modified to include most information on housing cost in an appendix.</p>

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<p>(c) “Moderate income” means those families earning 80 to 95 percent of County-wide median income can afford the rent or sale price.</p>	
<p>31.04.125 Affordable housing – Policies.</p> <p>(1) <i>Policy 1.</i> ...</p> <p>(2) <i>Policy 2.</i> ...</p> <p>...</p> <p>(d) Accessory housing dwelling units will be allowed in all urban and rural zones ...</p> <p>(e) Accessory housing dwelling units and multiunit apartments ...</p> <p>(4) <i>Policy 4.</i> ...</p> <p>(5) <i>Policy 5.</i> ...</p> <p>(6) <i>Policy 6.</i> The County-wide Housing Task Force should set goals for the provision of low cost and special needs housing in the Port Angeles region. These goals should recognize the needs identified in the Clallam County Needs Assessment Report published in June of 1991 as well as more current data or plans.</p> <p>(8) <i>Policy 8.</i> ...</p> <p>(9) <i>Policy 9.</i> ...</p> <p>(10) <i>Policy 10.</i> ...</p> <p>(11) <i>Policy 11.</i> ...</p> <p>(12) <i>Policy 12.</i> ...</p> <p>(13) <i>Policy 13.</i> ...</p> <p>(14) <i>Policy 14.</i> ...</p> <p>(15) <i>Policy 15.</i> ...</p>	<p>General formatting of “policy” numbering.</p> <p>Changed the ADU terminology to be consistent with Chapter 31.02.</p> <p>Please confirm whether this organization still exists with this name? See highlighted in policy 6.</p> <p>Recommendation to remove the needs assessment report from 1991 due to its outdated nature.</p>
<p>31.04.130 Economic development – Inventory and analysis.</p> <p>...</p> <p>(a) <i>Economic Development.</i> ...</p> <p>(b) <i>Citizen participation and coordination.</i> ...</p>	<p>Suggestion to add labels to goals.</p> <p>Consider revising the entire Outlook section (CCC 31.04.130(3)) for the economic development element to better align with county’s existing vision.</p> <p>Revise with existing land use acreage or confirm if these have changed. See table.</p>

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<p>31.04.135 Economic development – Policies.</p> <p>(1) <i>Policy 1.</i> Clallam County should develop infrastructure extension agreements with ...</p> <p>(2) <i>Policy 2.</i> ...</p> <p>(a) Based on current population forecasts, ...</p> <p>(3) <i>Policy 3.</i> ...</p> <p>...</p> <p>(4) <i>Policy 4.</i> ...</p> <p>(5) <i>Policy 5.</i> ...</p> <p>(6) <i>Policy 6.</i> ...</p> <p>(7) <i>Policy 7.</i> ...</p> <p>(8) <i>Policy 8.</i> ...</p> <p>(9) <i>Policy 9.</i> Clallam County will develop and implement a set of landscaping/building design guidelines for development along the Highway 101 and Highway 112 corridors. ...</p> <p>(10) <i>Policy 10.</i> ...</p> <p>(11) <i>Policy 11.</i> ...</p> <p>(12) <i>Policy 12.</i> ...</p> <p>(13) <i>Policy 13.</i> Recreational developments that provide attractions to tourists and citizens residents in the area should be encouraged.</p> <p>(14) <i>Policy 14.</i> ...</p> <p>(15) <i>Policy 15.</i> ...</p> <p>(16) <i>Policy 16.</i> ...</p> <p>(17) <i>Policy 17.</i> ...</p> <p>(a) Bring together development, industry, agriculture, private citizens individuals, and interest groups in a forum setting to identify issues, common goals, ideas, and funding sources for developing and sustaining environmental and economic health.</p> <p>...</p> <p>(18) <i>Policy 18.</i> ...</p> <p>(19) <i>Policy 19.</i> ...</p> <p>(20) <i>Policy 20.</i> ...</p> <p>(21) <i>Policy 21.</i> ...</p>	<p>General formatting of “policy” numbering.</p> <p>If these have been developed, verb could be changed to “maintain”. See Policy 1.</p> <p>Please confirm if this is still needed based on current population and employment targets/land capacity analysis? See CCC 31.04.135.(2)(a).</p> <p>Has this been done? If so, policy could be modified to say “maintain and periodically evaluate” the design guidelines. See policy 9.</p> <p>Consider replacing “citizens” with “residents” or “individuals” as appropriate.</p> <p>Please confirm whether the awards program in policy 25 was initiated. If so, update or remove language accordingly.</p> <p>Please confirm whether the study in policy 27 was conducted. If so, update or remove language accordingly.</p> <p>Please confirm whether the emergency water allocation program in policy 28 was initiated. If so, update or remove language accordingly.</p> <p>Please confirm whether the analyses in policy 29 was initiated. If so, update or remove language accordingly.</p> <p>Please confirm whether the report in policy 30 has been conducted. If so, update or remove language accordingly. Please evaluate whether this is this still an appropriate policy.</p>

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<p>(22) <i>Policy 22.</i> ...</p> <p>(23) <i>Policy 23.</i> ...</p> <p>(24) <i>Policy 24.</i> ...</p> <p>(25) <i>Policy 25.</i> Initiate an awards program to recognize ...</p> <p>(26) <i>Policy 26.</i> ...</p> <p>(27) <i>Policy 27.</i> Acquire information and conduct studies to establish the limits of a healthy watershed in Port Angeles.</p> <p>(28) <i>Policy 28.</i> Utilize a process similar to the Dungeness-Quilcene pilot project to allocate water resources among user groups before there is a crisis.</p> <p>(29) <i>Policy 29.</i> Analyze the economic impacts of protecting shorelines, streams, wetlands, and other water-related resources.</p> <p>(30) <i>Policy 30.</i> Conduct long-term monitoring of parameters of watershed health. Summarize the “State of the Watershed” annually in a report written for citizens the public and policy makers, and include a water quality summary in the EDC’s “Investor’s Guide.”</p>	
<p>31.04.140 The natural environment – Inventory and analysis.</p> <p>...</p> <p>(a) <i>Natural resource industries.</i> ...</p> <p>(b) <i>Open space and recreation.</i> ...</p> <p>(c) <i>Citizen participation and coordination.</i> ...</p> <p>(d) <i>Environment.</i> Protect the environment and enhance the State’s high quality of life, including air and water quality, and the availability of water.</p> <p>(d)(e) <i>Climate change and resiliency.</i> Ensure that comprehensive plans, development regulations, and regional policies, plans, and strategies under RCW 36.70A.210 and chapter 47.80 RCW adapt to and mitigate the effects of a changing climate; support</p>	<p>Suggestion to add labels to goals.</p> <p>Added new policy because of new climate element requirement re: HB 1181.</p>

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<p>reductions in greenhouse gas emissions and per capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice.</p>	
<p>31.04.145 The natural environment – Policies.</p> <p>...</p> <p>(a) fPolicy No. 1. Regularly review existing regulations relating to critical areas, sewage disposal, and land division for adequacy and effectiveness of ground and surface water protection measures.</p> <p>...</p> <p>(i) Strengthen the wording and enforcement of existing laws, to protect water quality and quantity and to control specific sources of nonpoint pollution.</p> <p>(b) fPolicy No. 2....</p> <p>(c) fPolicy No. 3....</p> <p>(d) fPolicy No. 4....</p> <p>(e) fPolicy No. 5....</p> <p>...</p> <p>a. fPolicy No. 6....</p> <p>b. fPolicy No. 7....</p> <p>...</p> <p>a. fPolicy No. 8. Amend wetland policies to include protection of identified water quality and hydrologic functions of wetlands – such as water retention/detention and pollutant removal – in addition to their habitat functions and values.</p>	<p>General formatting of “policy” numbering.</p> <p>Recommendation to emphasize ongoing review of regulations for adequacy and effectiveness. See policy 1.</p> <p>This policy could be strengthened to be more specific around what strengthening enforcement means. Does this mean the city and the county should increase funding for monitoring and enforcement of water quality and quantity regulations? See highlighted in CCC 31.04.145.(1)(a)(i).</p> <p>Please confirm whether what is described in policy 8 has been done before.</p> <p>If these approaches have been developed, language could be changed to “continue to implement” or similar. See policy 9.</p> <p>Please confirm if the work described in policy 19 is ongoing.</p>

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<p>b. {Policy No: 9.} Develop a nonregulatory strategy for preserving wetlands through purchase, conservation easements, and other mechanisms. Identify significant riparian corridors and wetlands for possible purchase or acquisition of conservation easements.</p> <p>...</p> <p>a. {Policy No: 10.}...</p> <p>b. {Policy No: 11.}...</p> <p>...</p> <p>a. {Policy No: 10.}...</p> <p>b. {Policy No: 11.}...</p> <p>...</p> <p>a. {Policy No: 12.}...</p> <p>b. {Policy No: 13.}...</p> <p>c. {Policy No: 14.}...</p> <p>d. {Policy No: 14.}...</p> <p>e. {Policy No: 16.}...</p> <p>(6) Shellfish. {Policy No: 17.}...</p> <p>(7) Fin Fish. {Policy No: 18.}...</p> <p>(8) Aquifers. {Policy No: 19.} Conduct studies within the City and urban growth area to characterize possible contamination problems, and determine routes, types, and sources of contamination which may be affecting marine resources.</p> <p>...</p> <p>a. {Policy No: 20.}...</p> <p>b. {Policy No: 21.}...</p> <p>c. {Policy No: 22.}...</p> <p>d. {Policy No: 23.}...</p> <p>e. {Policy No: 24.}...</p> <p>f. {Policy No: 25.}...</p> <p>g. {Policy No: 26.}...</p> <p>h. {Policy No: 27.}...</p>	
<p>31.04.150 Public involvement and education.</p> <p>...</p>	<p>Suggestion to add labels to goals.</p> <p>Added new policy because of new climate element requirement re: HB 1181.</p>

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<p>(a) <i>Citizen participation and coordination</i>. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.</p> <p>(b) <i>Historical preservation</i>. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.</p> <p>(b)(c) <i>Climate change and resiliency</i>. Ensure that comprehensive plans, development regulations, and regional policies, plans, and strategies under RCW 36.70A.210 and chapter 47.80 RCW adapt to and mitigate the effects of a changing climate; support reductions in greenhouse gas emissions and per capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice.</p> <p>...</p> <p>(3) ... Used correctly, however, public involvement and education are important strategies which can lead to more workable and lasting answers to local problems – answers that are arrived at with the help of a well- informed citizenry public, through a process that goes well beyond the “one-way” communication of traditional public hearings. ...</p> <p>...</p> <p>With activism on the rise and the public’s increased understanding of the effect of environmental, land use, and</p>	<p>Consider replacing “citizens” with “public” or “people” as appropriate.</p>

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<p>transportation issues, citizen public involvement starts way before final testimony at a public hearing. Effective citizen public participation, whether by mandate or choice, expands the opportunities for citizens people to discuss public policy and influence officials.</p>	
<p>31.04.155 Public involvement and education – Policies</p> <p>...</p> <ul style="list-style-type: none"> a. {Policy No: 1.}... b. {Policy No: 2.}... c. {Policy No: 3.}... d. {Policy No: 4.}... e. {Policy No: 5.}... f. {Policy No: 6.}... g. {Policy No: 7.}... h. {Policy No: 8.}... <p>...</p> <ul style="list-style-type: none"> a. {Policy No: 9.} Create and distribute a personal water quality decision-making guide, ... b. {Policy No: 10.}... c. {Policy No: 11.}... d. {Policy No: 12.}... e. {Policy No: 13.}... f. {Policy No: 14.}... <p>...</p> <ul style="list-style-type: none"> a. {Policy No: 15.}... b. {Policy No: 16.}... c. {Policy No: 17.}... d. {Policy No: 18.}... e. {Policy No: 19.}... f. {Policy No: 20.}... g. {Policy No: 21.}... h. {Policy No: 22.}... i. {Policy No: 23.}... j. {Policy No: 24.}... <p>...</p> <ul style="list-style-type: none"> a. {Policy No: 26.}... b. {Policy No: 27.}... c. {Policy No: 28.}... 	<p>General formatting of “policy” numbering.</p> <p>Please confirm whether a water quality decision making guide was created and distributed. See policy 9.</p> <p>Please confirm whether annual neighborhood meetings are practiced and whether it is a policy the Board wants to keep. See policy 29.</p> <p>Consider replacing “citizens” with “members of the public” as appropriate.</p>

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<p>d. {Policy No. 29.} Conduct annual “neighborhood meetings” with neighborhood councils, advisory boards, the Board of County Commissioners, City Council, Conservation District Board of Supervisors, and other agency representatives to discuss and respond to watershed and neighborhood-specific issues.</p> <p>e. {Policy No. 30.}...</p> <p>f. {Policy No. 31.} Utilize dispute resolution services to conduct training on goal setting and consensus- building for neighborhood groups, citizens members of the public, and government staff.</p>	
<p>31.04.200 Agricultural land – Inventory and analysis.</p> <p>(a) <i>Natural resource industries.</i> ...</p> <p>(b) <i>Reduce sprawl.</i> ...</p> <p>(c) <i>Open space and recreation.</i> ...</p> <p>(d) <i>Citizen participation and coordination.</i> ...</p> <p>(e) <i>Property rights.</i> ...</p> <p>...</p> <p>(5) <i>Public Interest.</i> During the regional planning process, citizens residents of the Port Angeles region ...</p>	<p>Suggestion to add labels to goals.</p> <p>Consider replacing “citizens” with “residents” as appropriate.</p>
<p>31.04.205 Agricultural land conservation – Policies.</p> <p>(1) <i>Findings.</i> ({Policy No. 1}) ...</p> <p>(2) <i>Conservation Strategy.</i> ({Policy No. 2}) ...</p> <p>...</p> <ul style="list-style-type: none"> Continue to provide technical assistance, such as resource conservation plans prepared by the Clallam Conservation District or Soil Conservation Service; <p>(3) <i>Farm Land Use Maps.</i> ({Policy No. 3}) ...</p> <p>Such lands should enjoy the full protection of the “right to practice agriculture”</p>	<p>General formatting of “policy” numbering.</p> <p>Are there other/different forms of technical assistance on offer that merit mentioning here? See bullet highlighted under CCC 31.04.205.(2).</p> <p>Could also mention purchase or transfer of development rights here. See policy 6.</p>

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<p>ordinance as long as the farm use is to be continued.</p> <p>(4) <i>Purchase of Development Rights.</i> {Policy No. 4} ...</p> <p>...</p> <p>(a) {Policy No. 5} ...</p> <p>(b) {Policy No. 6} ... Continue to conserve all agricultural lands, whether designated for long-term commercial significance or not, through property tax reductions (current use assessments).</p> <p>(6) <i>Finfish Hatcheries.</i> {Policy No. 7} ...</p>	
<p>31.04.210 Forest land – Inventory and analysis.</p> <p>...</p> <p>(a) <i>Natural resource industries.</i> ...</p> <p>(b) <i>Reduce sprawl.</i> ...</p> <p>(c) <i>Open space and recreation.</i> ...</p> <p>(d) <i>Climate change and resiliency.</i> Ensure that comprehensive plans, development regulations, and regional policies, plans, and strategies under RCW 36.70A.210 and chapter 47.80 RCW adapt to and mitigate the effects of a changing climate; support reductions in greenhouse gas emissions and per capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice.</p> <p>(e) <i>Environment.</i> ...</p> <p>(f) <i>Citizen participation and coordination.</i> ...</p>	<p>Suggestion to add labels to goals.</p> <p>Added because of new climate element requirements under HB 1181.</p>
<p>31.04.215 Forest land conservation – Policies.</p> <p>...</p> <p>(a) {Policy No. 1} ... County General Plan shoudshall be designated as commercial forest lands...</p> <p>(i) Land designated as commercial forest shall remain in this</p>	<p>General formatting of “policy” numbering.</p> <p>Consider changing should to shall in policy 1.</p> <p>Please clarify this clause. See highlighted in policy 1.</p>

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<p>classification throughout the life of this Plan (twenty (20) years) except in those cases where an error was made in the application of the criteria establishing the zone.</p> <p>(b) {Policy No. 2} ... Conversion of commercial forest (CF) zoning to zones which provide less protection of the forest resource such as commercial forestry/mixed use residential shall not be permitted during this planning period. ...</p> <p>(c) {Policy No. 3} ...</p> <p>(d) {Policy No. 4} ...</p> <p>(e) {Policy No. 5} ...</p> <p>(f) {Policy No. 6} ... designated commercial forest resource lands should be retained in the original commercial forestland designations and zoning proposed by the 1995 plan throughout the planning period.</p> <p>(g) {Policy No. 7} ...</p> <p>(h) {Policy No. 8} ...</p> <p>(i) {Policy No. 9} ...</p> <p>...</p> <p>(a) {Policy No. 10} ...</p> <p>(b) {Policy No. 11} ...</p> <p>(c) {Policy No. 12} ...</p> <p>...</p> <p>(ii) Adequate funding for review of conversion FPAs should be allocated to the County from FPA fees. Currently, the \$500 permit fee is deposited in the State's general fund. Legislative action should be taken to return a portion of this fee to the County for review of these permits.</p> <p>(C) Protection of fish and wildlife habitat conservation areas and other critical areas;</p>	<p>Any reason why this planning period would be different? If there are areas zoned for commercial forest that, for one reason or another, aren't useful for that purpose any more, redesignation may be appropriate. See highlighted in policy 2 and 6.</p> <p>Has legislative action been taken to return a portion of conversion FPA fees to the counties? If so, this policy could potentially be deleted. See highlighted in policy 12.</p> <p>Added "conservation area" to be consistent with the definitions of critical areas in the GMA.</p>

Existing Goal with Suggested Edits	Notes
<p>31.04.220 Rural land – Inventory and analysis.</p> <p>...</p> <p>(a) <i>Reduce sprawl.</i> ...</p> <p>(b) <i>Open space and recreation.</i> ...</p> <p>(c) <i>Environment.</i> ...</p> <p>(d) <i>Natural resource industries.</i> ...</p> <p>(e) <i>Historic preservation.</i> ...</p> <p>(e) <i>Citizen participation and coordination.</i></p> <p>...</p>	<p>Suggestion to add labels to goals.</p>
<p>CCC 31.04.230</p> <p>...</p> <p>(f) <i>Policy 6.</i> Current densities allowed in the Port Angeles planning region would meet the growth needs of the region far beyond those identified for the next 20-year planning period.</p> <p>...</p> <p>...</p> <p>(3) <i>Issue 2, Urban Residential Density Development in Rural Areas.</i> Densities exceeding one home per acre when allowed to spread over large areas are identified in the Clallam County County-Wide Planning Policies as urban in nature.</p> <p>...</p> <p>(c) <i>Policy 13.</i> ...The following revisions should be made to the allowed uses, conditional uses and standards in rural zones: ...</p> <p>...</p> <p>(8) <i>Issue 5, Encourage Growth into Urban Growth Areas.</i> Steady growth is predicted for the Port Angeles planning region. This area experienced an annual growth rate of 0.44 percent between 1980 and 1990. Much of the growth within these areas occurred outside of the community of Port Angeles. This trend has the long-term potential of diminishing “rural character” of the region. Reversing this trend requires providing incentives to encourage and attract development in</p>	<p>This policy will have to be revisited once capacity information is available. See policy 6.</p> <p>Is this still the case in the countywide planning policies? See issue 2.</p> <p>If these changes have been made in the development regulations, these policies probably aren’t needed any more. See policy 13.</p> <p>Issue 5 will need to be updated with new growth data and projections.</p> <p>Consider replacing “citizens” with “private individual” as appropriate. See CCC 31.04.230.(9)(a)iii.(C).</p> <p>Policy 23 could be “maintain and update” instead of develop and adopt if you have a clearing and grading ordinance adopted.</p> <p>Has Clallam County assumed some local responsibility for this? If so, policy could be to continue to collaborate with the Department of Ecology. See Policy 29.</p> <p>If such an association has been formed (see policy 30), the policy could be modified to “continue to support the association of community water systems by serving as a forum for ongoing</p>

Existing Goal with Suggested Edits	Notes
<p>urban areas where growth can be serviced more efficiently.</p> <p>...</p> <p>(C) Refer water quality violations to Department of Ecology for enforcement. Direct citizen private individual water quality complaints to Ecology.</p> <p>...</p> <p>(d) <i>Policy 23.</i> Develop and adopt a clearing and grading ordinance which requires drainage and erosion control for land preparation prior to permitting for development, and which implements the Clallam County Critical Areas Ordinance.</p> <p>...</p> <p>(j) <i>Policy 29.</i> Clallam County should work with Department of Ecology to assume some local responsibility for water rights analysis and appropriation to reduce disincentives resulting from State management, and to improve accountability and oversight for local small water systems. Responsibilities delegated to Clallam County should be accompanied by funding for those duties.</p> <p>(k) <i>Policy 30.</i> Assist with the formation of an association of community water systems...</p>	<p>management and hosting annual meetings to provide [...]”.</p>
<p>31.04.240 Urban growth – Discussion.</p> <p>...</p> <p>(a) <i>Urban growth.</i> ...</p> <p>(b) <i>Housing. Encourage the availability of affordable Plan for and accommodate</i> housing affordable to all economic segments of the population of this State, promote a</p>	<p>Suggestion to add labels to goals.</p> <p>Updated to new housing goal language from RCW 36.70A.020.</p> <p>CCC 31.04.240(5) should be updated with any revisions to CPPs since 1992.</p>

Existing Goal with Suggested Edits	Notes
<p>variety of residential densities and housing types, and encourage preservation of existing housing stock.</p> <p>(c) <i>Economic development.</i> ...</p> <p>(d) <i>Property rights.</i> ...</p> <p>(e) <i>Historic preservation.</i> ...</p> <p>...</p> <p>(5) <i>County-wide Planning Policies that Relate to Urban Growth Areas.</i> ...</p> <p>The following policies provide a partial listing of the urban growth area policies found within the County-wide Planning Policies and are those most relevant to land use in urban areas: ...</p>	
<p>31.04.310 City of Port Angeles urban growth area – Inventory and analysis.</p> <p>(1) A Vision of the Port Angeles Urban Growth Area in 2014. ...</p> <p>...</p> <p>(2) <i>Urban Growth Area General Land Use Issues.</i> ... Although some annexations may happen in the near future, the farthest edges of the urban growth area may not be annexed until the end of the planning period. The urban growth area should develop utilizing City development standards. This plan requires new subdivisions to meet City development standards for all improvements.</p>	<p>Added “- Inventory and analysis” to maintain naming consistency in this chapter.</p> <p>As mentioned previously, if there is a new visioning effort underway with the City of Port Angeles, this section will need to be updated. Otherwise, if no changes to the vision are contemplated, consider just removing the year and updating (removing) language throughout where some of the things mentioned below have already been accomplished. See CCC 31.04.310(1).</p> <p>If the City has developed an annexation plan or if there is an interlocal agreement in place to govern annexations, this should be mentioned in CCC 31.04.310(2).</p>
<p>31.04.315 City of Port Angeles urban growth area – Policies.</p> <p>...</p> <p>a. <i>[Policy No. 1.] The interim urban growth area boundary adopted in October 19, 1993, should be modified to include several additional industrial parcels located in the vicinity of the Shotwell and</i></p>	<p>Propose breaking CCC 31.04.310 after (2) to make a separate section to maintain organizational consistency in this chapter.</p> <p>General formatting of “policy” numbering.</p> <p>Assuming the interim boundary was adopted as indicated, the first sentence in policy 1 can be deleted. This sentence</p>

Existing Goal with Suggested Edits	Notes
<p>Lakeside Industries properties west of Port Angeles and to delete the area east of the west rim of the Morse Creek canyon.The physical boundaries of the urban growth area should be the west rim of the Morse Creek canyon to the east, Reddick Road and the City limits to the west, the BPA powerline and the adopted line near the City limits to the south, and the Strait to the north.</p> <p>b. {Policy No: 2.} In order to provide stability to where urban growth and services will occur, the urban growth area should not be expanded in size any sooner than 10 years from the date the Clallam County Comprehensive Plan is adopted.</p> <p>...</p> <p>a. {Policy No: 3.} ...</p> <p>b. {Policy No: 4.} ...</p> <p>c. {Policy No: 5.} ...</p> <p>d. {Policy No: 6.} ...</p> <p>e. {Policy No: 7.} A transfer of development rights (TDR) program should be established with the City of Port Angeles. ...</p> <p>f. {Policy No: 8.} ...</p> <p>g. {Policy No: 9.} ...</p> <p>h. {Policy No: 10.} ...</p> <p>i. {Policy No: 11.} ...</p> <p>j. {Policy No: 12.} ...</p> <p>...</p> <p>a. {Policy No: 13.} ...</p> <p>b. {Policy No: 14.} ...</p> <p>c. {Policy No: 15.} ...</p> <p>d. {Policy No: 16.} ...</p> <p>e. {Policy No: 17.} ...</p> <p>...</p> <p>a. {Policy No: 18.} ...</p> <p>b. {Policy No: 19.} ...</p>	<p>should be modified to include any changes to the UGA boundary as part of this plan update. Additionally, consider adding a link to the FLU map.</p> <p>As mentioned previously, there have been recent (2024) changes to the GMA that allow the county to adjust (“swap”) UGA areas if growth pressures in a particular portion of a UGA exceed capacity in that area as long as criteria are met (RCW 36.70A.110). See policy 2.</p> <p>Has this program been established with the City? If so, this policy can be shortened and re-evaluated. See policy 7.</p> <p>Can the language in policy 20 be updated to, “Continue to implement and regularly evaluate”?</p> <p>Suggest change in terminology consistent with BAS in policy 21.</p> <p>Has the fish access improvement mentioned in policy 25 been completed? If so, this policy could be removed.</p> <p>Has the roadway mentioned in policy 28 been completed? If so, are there new circulation needs that merit a new policy?</p> <p>Does the map mentioned in Figure 22 exist? Has it been updated?</p> <p>Have the landscaping and design guidelines referenced in policy 34 been developed? If so, the highlighted clause can probably be deleted.</p> <p>Is there a new name for the plaza/area mentioned in policy 37 now that K-Marts are all gone?</p>

Existing Goal with Suggested Edits	Notes
<p>c. {Policy No: 20.} Develop and implement ...</p> <p>d. {Policy No: 21.} Manage stream corridors riparian areas in the urban areas as greenways.</p> <p>(7) Valley Creek. {Policy No: 22.} ...</p> <p>...</p> <p>a. {Policy No: 23.} ...</p> <p>b. {Policy No: 24.} ...</p> <p>c. {Policy No: 25.} Improve fish access to upstream habitat by eliminating blockage under 5th Street and Park Avenue. Create off-channel rearing at Peabody and 5th to improve habitat potential.</p> <p>d. {Policy No: 26.} ...</p> <p>(9) Ennis Creek. {Policy No: 27.} ...</p> <p>(10) Transportation {Policy No: 28.} ...</p> <p>(a) Improve east-west circulation patterns in the eastern urban growth area by developing a new east-west local access road to be located south of Highway 101 within the urban growth area. ...</p> <p>(11) Open Space and Greenbelts. {Policy No: 29.} ... (See Figure 22 for critical habitat corridors.)</p> <p>...</p> <p>a. {Policy No: 30.} ...</p> <p>b. {Policy No: 31.} ...</p> <p>c. {Policy No: 32.} ...</p> <p>d. {Policy No: 33.} ...</p> <p>e. {Policy No: 34.} ... The City and the County should work together to develop landscaping and design guidelines ...</p> <p>f. {Policy No: 35.} ...</p> <p>g. {Policy No: 36.} ...</p> <p>...</p> <p>a. {Policy No: 37.} ... Regional serving, large scale, commercial development in the unincorporated Port Angeles urban area should be</p>	<p>Consider leaving specific uses out of policy 39, as this is the province of the development regulations. Some are already mentioned in the paragraph above.</p> <p>Suggestion to delete first sentence of policy 42.</p> <p>Has the phased annexation plan referenced in policy 43 been developed?</p>

Existing Goal with Suggested Edits	Notes
<p>located at regional commercial center development sites clustered around the traffic light near the existing K-Mart Plaza Highway 101 ...</p> <p>b. {Policy No. 38.} ...</p> <p>...</p> <p>c. {Policy No. 39.} ... Land uses in neighborhood commercial areas should be limited to those which serve the needs of the associated neighborhoods and would include the following:</p> <ul style="list-style-type: none"> • Small scale restaurants, gift shops, antique stores, gas stations and vehicle repair; • Local community services such as professional offices, barbers, taverns; • Small scale retail uses serving the local population such as convenience grocery, etc.; • Fully screened mini-storage; • Second story apartments and off-highway multifamily housing; • Small scale employment centers and public buildings. <p>c. {Policy No. 40.} ...</p> <p>d. {Policy No. 41.} ...</p> <p>...</p> <p>a. {Policy No. 42.} The City of Port Angeles and Clallam County jointly developed the plan for the urban growth area. City representatives served on every committee which developed the various elements of the plan.</p> <p>b. {Policy No. 43.} The City and County shall develop and agree upon a phased annexation plan ...</p>	
<p>31.04.320 Gales Addition neighborhood – Port Angeles urban growth area – Issues and policies.</p> <p>...</p> <p>(2) Boundary. {Policy No. 1.} ...</p>	<p>Added “- Issues and policies” to maintain naming consistency in this chapter.</p> <p>General formatting of “policy” numbering.</p>

Existing Goal with Suggested Edits	Notes
<p>...</p> <p>(a) fPolicy No. 2.... The large grocery store at the northwest corner of Gales Street and Highway 101...</p> <p>(b) fPolicy No. 3....</p> <p>(c) fPolicy No. 4....</p> <p>(d) fPolicy No. 5....</p> <p>...</p> <p>(a) fPolicy No. 6....</p> <p>(b) fPolicy No. 7....</p> <p>...</p> <p>(a) fPolicy No. 8....</p> <p>(b) fPolicy No. 9....</p> <p>(c) fPolicy No. 10. Correct the blockage to fish passage at the culverts at the mouth and under Highway 101. Install a fish ladder or new culvert to enable fish to reach above the highway, even in low-flow months. Reestablish vegetation.</p> <p>(6) <i>Ennis Creek.</i> fPolicy No. 11....</p> <p>...</p> <p>(a) fPolicy No. 14. The steep-sided creek ravines and marine bluffs form a natural greenbelt for this neighborhood.</p> <p>(b) fPolicy No. 15....</p> <p>...</p> <p>(a) fPolicy No. 16. <i>Access to the Gales Addition neighborhood is good with provided by three major access points; Monroe Road, Gales Street and Baker Street. With continued development additional measures to ensure good access may be necessary.</i></p> <p>(b) fPolicy No. 17....</p> <p>(c) fPolicy No. 18....</p> <p>(d) fPolicy No. 19....</p>	<p>Please confirm if the “large grocery store” mentioned in policy 2 still exists.</p> <p>Has this work mentioned in policy 10 been completed? If so, we recommend changing the policy to read “Continue to pursue removal of blockages to fish passage and reestablish vegetation.”</p> <p>The rural areas portions of the subarea plans talk about ravines and bluffs being designated as open space corridors. Is there such a designation that could be used in the urban growth area? If so, my comments about those areas are relevant as well (should be specific about what precisely is considered the corridor - is it the riparian area? A fixed buffer? The geologically hazardous area boundaries?) See policy 14.</p>
<p>...</p> <p>31.04.330 Lee’s Creek neighborhood – Port Angeles urban growth area – Issues and policies.</p> <p>...</p>	<p>Added “- Issues and policies” to maintain naming consistency in this chapter.</p> <p>General formatting of “policy” numbering.</p>

Existing Goal with Suggested Edits	Notes
<p>(2) <i>Boundary.</i> {(Policy No: 1.)} ...</p> <p>...</p> <p>(a) {Policy No: 2.} ...</p> <p>(b) {Policy No: 3.} ...</p> <p>(c) {Policy No: 4.} ...</p> <p>(d) {Policy No: 5.} ...</p> <p>(e) {Policy No: 6.} ...</p> <p>...</p> <p>(a) {Policy No: 7.} ...</p> <p>(b) {Policy No: 8.} ...</p> <p>(c) {Policy No: 9.} ...</p> <p>...</p> <p>(a) {Policy No: 10.} ...</p> <p>(b) {Policy No: 11.} ...</p> <p>(c) {Policy No: 12.} ...</p> <p>(d) {Policy No: 13.} ...</p> <p>...</p> <p>(a) {Policy No: 14.} ...</p> <p>(b) {Policy No: 15.} ...</p> <p>(c) {Policy No: 16.} ...</p> <p>...</p> <p>(a) {Policy No: 17.} ...</p> <p>(b) {Policy No: 18.} ...</p> <p>(c) {Policy No: 19.} ...</p> <p>...</p> <p>(a) {Policy No: 20.} <i>The steep-sided creek ravines and marine bluffs form a natural greenbelt for this neighborhood.</i></p> <p>(b) {Policy No: 21.} ...</p> <p>(c) {Policy No: 22.} ... and completion of this section of the waterfront trail.</p> <p>...</p> <p>(a) {Policy No: 23.} ...</p> <p>(b) {Policy No: 24.} ...</p> <p>(c) {Policy No: 25.} ...</p> <p>(d) {Policy No: 26.} ...</p>	<p>Similar comment to previous - if there is an appropriate land use designation for open space or greenbelts, should be more specific about what exactly constitutes the designation - i.e., which critical area or buffer. See policy 20.</p> <p>If waterfront trail work mentioned in policy 22 has been completed, this clause is likely no longer necessary.</p>
<p>31.04.340 4 Seasons neighborhood – Issues and policies.</p> <p>...</p> <p>(2) <i>Boundary.</i> {(Policy No: 1.)} ...</p> <p>...</p> <p>(a) {Policy No: 2.} ...</p>	<p>Added “- Issues and policies” to maintain naming consistency in this chapter.</p> <p>General formatting of “policy” numbering.</p>

Existing Goal with Suggested Edits	Notes
<p>(b) {Policy No: 3.}...</p> <p>(c) {Policy No: 4.}...</p> <p>...</p> <p>(a) {Policy No: 5.}... and as linear wildlife corridors fish and wildlife habitat conservation areas through the neighborhood. ...</p> <p>(b) {Policy No: 6.}...</p> <p>...</p> <p>(a) {Policy No: 7.}...</p> <p>(b) {Policy No: 8.}...</p> <p>(c) {Policy No: 9.} Encourage the Four Seasons Homeowners' Association to "adopt" the creek, ...</p> <p>(d) {Policy No: 10.}...</p> <p>...</p> <p>(c) {Policy No: 13.}...</p> <p>...</p> <p>(a) {Policy No: 14.} The steep-sided creek ravines, Morse Creek bottoms, the golf course and marine shoreline form natural greenbelts for this neighborhood.</p> <p>(b) {Policy No: 15.}...</p> <p>(c) {Policy No: 16.} Public access along the saltwater shoreline should be encouraged through completion of this section of the waterfront trail.</p> <p>(d) {Policy No: 17.}...</p>	<p>When the future land use map is completed, add a link to policy 1.</p> <p>Proposed change in terminology consistent with BAS in policy 5.</p> <p>Has the adoption of Morse Creek referenced in policy 9 occurred? If so, consider changing policy language to "continue to coordinate with and support the Four Seasons Homeowners' Association[...]"</p> <p>Similar comment to previous - is there an overlay or designation that is appropriate? If so, consider being more specific about what exactly constitutes the designation (i.e., buffer, RMZ, toe/top of slope, etc). See policy 14.</p> <p>Has the section of trail mentioned in policy 16 been completed? If so, consider deleting.</p>
<p>31.04.400 Fairview neighborhood – Issues and policies.</p> <p>...</p> <p>(a) <i>Policy 13.</i> Persuade a landowner or landowners with greater than 10 percent ownership of the subwatershed to sponsor a watershed analysis of the Siebert Creek subwatershed. The analysis should utilize methodology consistent with the DNR's watershed analysis for cumulative effects.</p>	<p>Added "- Issues and policies" to maintain naming consistency in this chapter.</p> <p>Has the watershed analysis mentioned in policy 13 been completed? If so, new policy language may flow from this.</p> <p>Have these obstacles to fish passage mentioned in policy 14 been rectified? If so, this could be restated to just say "Correct problems and barriers to fish passage in Siebert Creek whenever they are identified."</p>

Existing Goal with Suggested Edits	Notes
<p>(b) <i>Policy 14.</i> Remove obstacles to fish passage in Siebert Creek by replacing culverts at Old Olympic Highway when the new bridge crossing is constructed, eliminating the concrete fish ladder at Old Olympic Highway, and correcting similar problems wherever they are identified.</p> <p>...</p> <p>(a) <i>Policy 18.</i> The steep-sided creek ravines and marine bluffs form a natural greenbelt for this neighborhood. Open space will occur as a result of wetland protection, stream buffering and rural character conservation development which requires large, rural sized lots to be retained in rural areas.</p>	<p>Is there an overlay or other designation that would be appropriate? If so, perhaps be more specific about what precisely constitutes the boundary. See policy 18.</p>
<p>31.04.410 Deer Park neighborhood – Issues and policies.</p> <p>...</p> <p>(a) <i>Policy 15.</i> Persuade a landowner or landowners with greater than 10 percent ownership of the subwatershed to sponsor a watershed analysis of the Siebert Creek subwatershed. The analysis should utilize methodology consistent with the DNR’s watershed analysis for cumulative effects.</p> <p>(b) <i>Policy 16.</i> Remove obstacles to fish passage in Siebert Creek by replacing culverts at Old Olympic Highway when the new bridge crossing is constructed, eliminating the concrete fish ladder at Old Olympic Highway, and correcting similar problems wherever they are identified.</p> <p>...</p>	<p>Added “- Issues and policies” to maintain naming consistency in this chapter.</p> <p>Has this analysis mentioned in policy 15 been completed? If so, other policy support may be needed.</p> <p>As per previous comment on policy 15, if these obstacles have been corrected, more general language may be appropriate. See policy 16.</p> <p>Is there an overlay or other designation? If so, be specific about what boundary constitutes the edge of the designation. See policy 20.</p>

Existing Goal with Suggested Edits	Notes
<p>(a) <i>Policy 20</i>. The steep-sided creek ravines form a natural greenbelt in this neighborhood.</p>	
<p>31.04.420 Monroe Road/Foothills neighborhood – Issues and policies.</p> <p>...</p> <p>(2) <i>Boundary</i>. {Policy No: 1.} ...</p> <p>...</p> <p>(a) {Policy No: 10.} ...</p> <p>(b) {Policy No: 11.} ...</p> <p>...</p> <p>(a) {Policy No: 12.} ...</p> <p>(b) {Policy No: 13.} ...</p> <p>(c) {Policy No: 14.} ...</p> <p>(6) <i>Valley Creek</i>. {Policy No: 15.} ...</p> <p>(7) <i>Peabody Creek</i>. {Policy No: 16.} ...</p> <p>...</p> <p>(a) {Policy No: 17.} ...</p> <p>(b) {Policy No: 18.} ...</p> <p>...</p> <p>(a) <i>Policy 19</i>. ...</p> <p>(b) <i>Policy 20</i>. ...</p> <p>(10) <i>Lee’s Creek</i>. {Policy No: 19 21.} ...</p> <p>...</p> <p>(a) {Policy No: 20 22.} ...</p> <p>(b) {Policy No: 21 23.} ...</p> <p>(c) {Policy No: 22 24.} ...</p> <p>...</p> <p>(a) {Policy No: 23 25.} ...</p> <p>(b) {Policy No: 24 26.} ...</p> <p>...</p> <p>(a) {Policy No: 25 27.} The steep-sided creek ravines form natural greenbelts in this neighborhood. ...</p> <p>(b) {Policy No: 26 28.} ...</p> <p>...</p> <p>(a) {Policy No: 27 29.} ...</p> <p>(b) {Policy No: 28 30.} ...</p> <p>(c) {Policy No: 29 31.} ...</p>	<p>Added “- Issues and policies” to maintain naming consistency in this chapter.</p> <p>General formatting of “policy” numbering.</p> <p>In policy 27, be specific about the critical areas designation being consider the greenbelt or open space designation.</p>
<p>31.04.430 Black Diamond neighborhood – Issues and Policies.</p> <p>...</p>	<p>Added “- Issues and policies” to maintain naming consistency in this chapter.</p> <p>General formatting of “policy” numbering.</p>

Existing Goal with Suggested Edits	Notes
<p>(a) <i>Policy 1.</i> Consider community-sponsored neighborhood planning activities such as the 2003 Black Diamond Community Survey.</p> <p>...</p> <p>(a) <i>Valley Creek. (Policy 14)-</i> ... (b) <i>Tumwater Creek. (Policy 15)-</i> ... (c) <i>Tumwater Creek. (Policy 16)-</i> ... (d) <i>Tumwater Creek. (Policy 17)-</i> ... (e) <i>Dry Creek. (Policy 18)-</i> ... (f) <i>Little River. (Policy 19)-</i> ...</p> <p>(10) <i>Public Services and Facilities. (Policy 20).</i> ...</p>	<p>Consider linking to future land use map once updated in CCC 31.04.430.(1).</p> <p>Are there more recent neighborhood planning activities that should be included in policy 1? See highlighted.</p>
<p>31.04.440 Dry Creek neighborhood – Issues and policies.</p> <p>...</p> <p>(2) <i>Boundary. (Policy No: 1)</i> ...</p> <p>...</p> <p>(a) <i>Policy 2.</i> Urban neighborhood commercial has been mapped on the north side of US 101 from the vicinity of the city limits to the draw just west of the Pond Motel. ...</p> <p>(b) <i>Policy 3.</i> Urban low density (two to nine units per acre) designation will be established in the residential area east of Airport Road.</p> <p>...</p> <p>(a) <i>Policy No: 10.</i> ... (b) <i>Policy No: 11.</i> ...</p> <p>...</p> <p>(a) <i>Policy No: 12.</i> ... (b) <i>Policy No: 13.</i> ... (c) <i>Policy No: 14.</i> To improve summertime flows, work with landowners to eliminate the impoundment on Cameron Road at the headwaters of Dry Creek.</p> <p>(d) <i>Policy No: 15.</i> ...</p> <p>...</p> <p>(a) <i>Policy No: 16.</i> ... (b) <i>Policy No: 17.</i> Coordinate a citizens’ information team of local</p>	<p>Added “- Issues and policies” to maintain naming consistency in this chapter.</p> <p>General formatting of “policy” numbering.</p> <p>Is the geographic reference in policy 2 still relevant? See highlighted.</p> <p>The minimum density for an urban residential designation is usually 4 dwelling units per acre. See highlighted in policy 3.</p> <p>Has the improvement to summertime flows mentioned in policy 14 been accomplished? Any other issues need addressing at the headwaters of Dry Creek?</p> <p>Is a “citizens’ information team” something specific where that term would need to be retained in full? See highlighted in policy 17.</p> <p>Consider replacing “citizens” with “the public” as appropriate.</p> <p>Adding “regularly” to policy 21 makes this a living policy (review should happen regularly, not just once).</p>

Existing Goal with Suggested Edits	Notes
<p>volunteers to track the status of the restoration and provide information to the community through radio and press releases and distribution of a fact sheet on Elwha River restoration.</p> <p>(c) {Policy No: 18.} ...</p> <p>(d) {Policy No: 19.} Provide support for watershed restoration activities through technical assistance, dissemination of information and education of citizens the public, groups, and agency staff.</p> <p>(e) {Policy No: 20.} ...</p> <p>(f) {Policy No: 21.} Regularly review existing regulations relating to critical areas, sewage disposal, and land division for adequacy and effectiveness</p> <p>...</p> <p>(a) {Policy No: 22.} ...</p> <p>(b) {Policy No: 23.} ...</p> <p>...</p> <p>(a) {Policy No: 24.} The stream buffers along Dry Creek and the steep-sided Elwha River ravine form natural greenbelts in this neighborhood. ...</p> <p>(b) {Policy No: 25.} ...</p> <p>...</p> <p>(a) {Policy No: 26.} ...</p> <p>(b) {Policy No: 27.} ...</p>	<p>In policy 24, be specific if there is an overlay or designation that is applied to these areas within the creek and river ravines.</p>
<p>31.04.450 Place Road/Eden Valley/Little River neighborhood – Issues and policies.</p> <p>...</p> <p>(2) <i>Boundary.</i> ({Policy No: 1}) ...</p> <p>...</p> <p>(c) Policy 4. ... Rural very low is also mapped on private lands on either side of Granny’s on US 101 to buffer the surrounding commercial forest resource lands.</p>	<p>Added “- Issues and policies” to maintain naming consistency in this chapter.</p> <p>General formatting of “policy” numbering.</p> <p>Consider linking to the FLU map in policy 1 when updated to actually show the boundaries of this neighborhood.</p> <p>Is this a geographic reference that is still relevant? See highlighted in policy 4.</p>

Existing Goal with Suggested Edits	Notes
<p>...</p> <p>(a) {Policy No: 7.} ... Further encroachment of residential uses into commercial forest areas shall be prohibited as it would severely impact the commercial viability of the area for commercial forestry.</p> <p>(b) {Policy No: 8.} ...</p> <p>...</p> <p>(a) {Policy No: 9.} ...</p> <p>(b) {Policy No: 10.} Coordinate a citizens' information team of local volunteers to track ...</p> <p>(c) {Policy No: 11.} ...</p> <p>(d) {Policy No: 12.} ... through dissemination of information on the project and through education of citizens the public, groups, and agency staff.</p> <p>(e) {Policy No: 13.} ...</p> <p>(f) {Policy No: 14.} Regularly review existing regulations ...</p> <p>(6) {Policy No: 15.} ...</p> <p>...</p> <p>(a) {Policy No: 16.} ...</p> <p>(b) {Policy No: 17.} ...</p> <p>...</p> <p>(a) {Policy No: 18.} The steep-sided creek ravines, Elwha River Valley and marine bluffs form natural greenbelts in this neighborhood.</p> <p>(b) {Policy No: 19.} ...</p> <p>...</p> <p>(a) {Policy No: 20.} ...</p> <p>(b) {Policy No: 21.} ...</p>	<p>Last sentence of policy 7 is redundant with the policy 8. Propose to remove.</p> <p>Is “citizens’ information team” a formal name for a tool the county uses? If not, consider using a more general term that does not use the word “citizen”. See policy 10.</p> <p>Consider replacing “citizens” with “the public” as appropriate.</p> <p>Adding “regularly” to policy 14 makes this a living policy (review should happen regularly, not just once).</p> <p>In policy 18, be specific about if an overlay or other designation is to be applied in this case, and if so, what the boundaries are that would be included.</p>
<p>31.04.460 Lake Sutherland neighborhood – Issues and policies.</p> <p>...</p> <p>(2) <i>Boundary.</i> ({Policy No: 1}) ...</p> <p>...</p> <p>(a) {Policy No: 2.} ...</p> <p>(b) {Policy No: 3.} ...</p> <p>(c) {Policy No: 4.} ...</p>	<p>Added “- Issues and policies” to maintain naming consistency in this chapter.</p> <p>General formatting of “policy” numbering.</p> <p>Last sentence of policy 7 is redundant with the policy 8. Propose to remove.</p>

Existing Goal with Suggested Edits	Notes
<p>(d) fPolicy No: 5.] ...</p> <p>(e) fPolicy No: 6.] ...</p> <p>...</p> <p>(a) fPolicy No: 7.] ... Further encroachment of residential uses into commercial forest areas shall be prohibited as it would severely impact the commercial viability of the area for commercial forestry:</p> <p>(b) fPolicy No: 8.] ...</p> <p>...</p> <p>(a) fPolicy No: 9.] ...</p> <p>(b) fPolicy No: 10.] ...</p> <p>(c) fPolicy No: 11.] ...</p> <p>(d) fPolicy No: 12.] ...</p> <p>(e) fPolicy No: 13.] Encourage creation of a lake property owners' association ...</p> <p>(f) fPolicy No: 14.] ...</p> <p>...</p> <p>(a) fPolicy No: 15.] ...</p> <p>(b) fPolicy No: 16.] ...</p> <p>(c) fPolicy No: 17.] ...</p> <p>...</p> <p>(a) fPolicy No: 15.] ...</p> <p>(b) fPolicy No: 16.] ...</p> <p>(c) fPolicy No: 17.] Clallam County should work with area residents to determine the feasibility of establishing a new fire district to serve the Lake Sutherland community.</p> <p>...</p> <p>(a) fPolicy No: 18.] ...</p> <p>(b) fPolicy No: 19.] ...</p> <p>...</p> <p>(a) fPolicy No: 20.] ...</p> <p>(b) fPolicy No: 21.] ...</p>	<p>Has the association mentioned in policy 13 been created? If so, consider changing policy language to reflect ongoing coordination with owners' associations.</p> <p>Has a new fire district been created? See policy 17.</p>
<p>¹ Appendix B (Environmental Impact Statement) and Appendix C (Concurrence Letters – 20 Letters) are on file in the Department of Community Development.</p>	<p>Is the note at the beginning of Appendix A referencing new appendices?</p> <p>Suggestion to add title to GMA goal of citizen participation.</p>

Existing Goal with Suggested Edits	Notes
<p>(1) <i>GMA Goals. Citizen participation and coordination. ...</i></p> <p>...</p> <p>(a) fPolicy No. 1. ...</p> <p>(b) fPolicy No. 2. ... Develop a coordinated permit application ...</p> <p>(c) fPolicy No. 3. ...</p> <p>(d) fPolicy No. 4. ...</p> <p>(e) fPolicy No. 5. Share watershed management staff, programs, and funding between Clallam County and the City of Port Angeles.</p> <p>(f) fPolicy No. 6. ...</p> <p>(g) fPolicy No. 7. ...</p> <p>(h) fPolicy No. 8. ...</p> <p>(i) fPolicy No. 9. ...</p> <p>(j) fPolicy No. 10. ...</p> <p>...</p> <p>Prepare an annual report describing progress in implementing the Plan. The annual report should include a summary of monitoring and other data, statistical analyses, interpretation, and recommendations for changes.</p> <p>(k) fPolicy No. 11. ...</p> <p>(l) fPolicy No. 12. ...</p> <p>(m) fPolicy No. 13. ...</p> <p>(n) fPolicy No. 14. ...</p>	<p>Has a coordinated permit application process been created? If so, consider removing or changing language to reflect ongoing improvement and evaluation of the coordinated permit process. See policy 2.</p> <p>Is the arrangement mentioned in policy 5 something that the communities still need and desire?</p> <p>Is the report referred to in policy 10 actually produced annually? If not, consider different policy here that can be achieved (or language to encourage funding necessary to do this).</p>