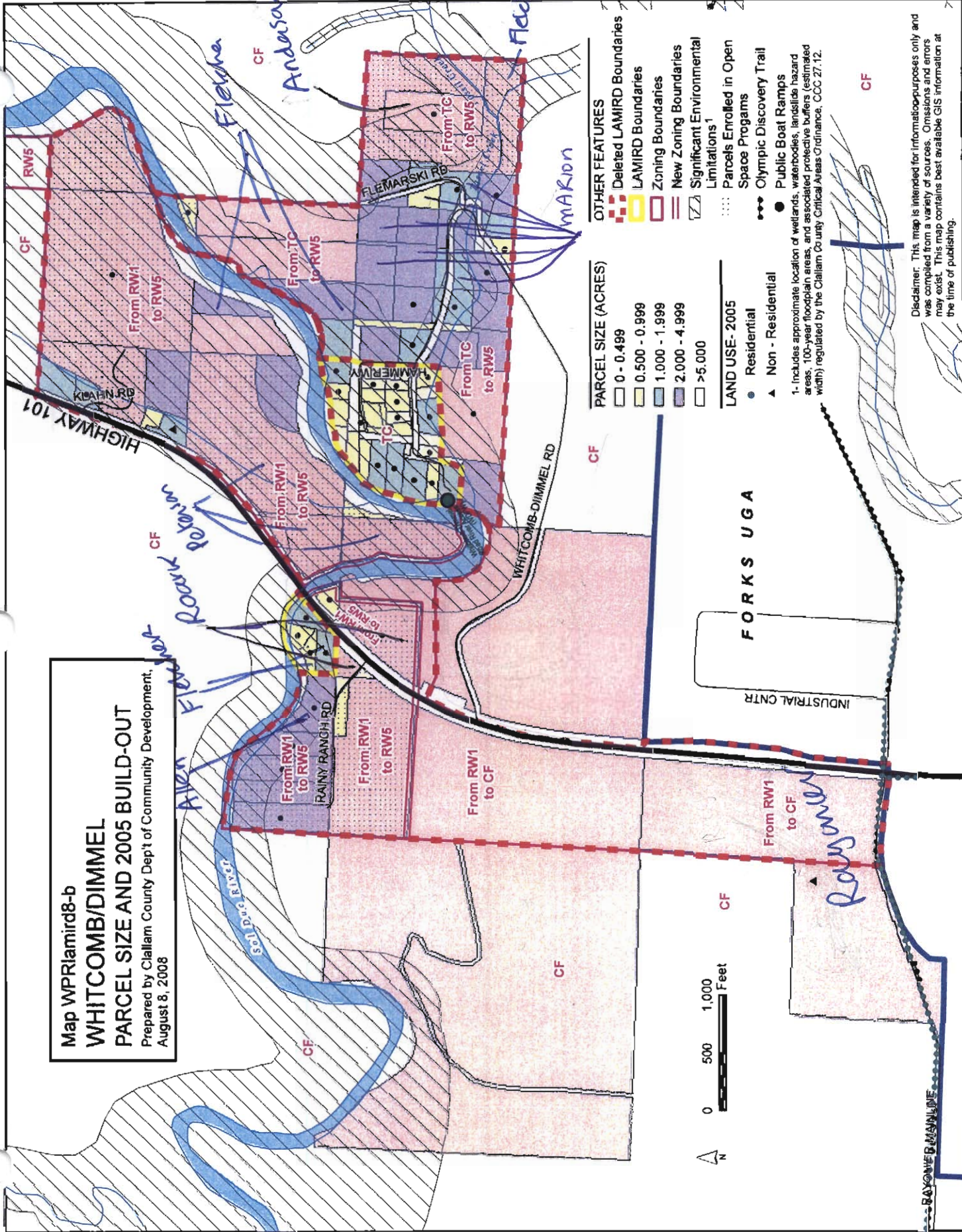


**Map WPRlamird8-b**  
**WHITCOMB/DIMMEL**  
**PARCEL SIZE AND 2005 BUILD-OUT**  
 Prepared by Clallam County Dept of Community Development,  
 August 8, 2008



- PARCEL SIZE (ACRES)**
- 0 - 0.499
  - 0.500 - 0.999
  - 1.000 - 1.999
  - 2.000 - 4.999
  - >5.000
- LAND USE - 2005**
- Residential
  - Non - Residential
- OTHER FEATURES**
- Deleted LAMIRD Boundaries
  - LAMIRD Boundaries
  - Zoning Boundaries
  - New Zoning Boundaries
  - Significant Environmental Limitations<sup>1</sup>
  - Parcels Enrolled in Open Space Programs
  - Olympic Discovery Trail
  - Public Boat Ramps
- 1.** Includes approximate location of wetlands, waterbodies, landslide hazard areas, 100-year floodplain areas, and associated protective buffers (estimated width) regulated by the Clallam County Critical Areas Ordinance, CCC 27.12.



Disclaimer: This map is intended for informational purposes only and was compiled from a variety of sources. Omissions and errors may exist. This map contains best available GIS information at the time of publishing.

September 18, 2008

Clallam County  
Department of Community Development  
County Courthouse  
223 E. 4<sup>th</sup> St., Suite 5  
Port Angeles, WA 98362-3015

*Whitcomb - Diimmel*

To Whom It May Concern:

My wife and I are owners of parcel #1329331200000000 that is located on Flemarski Road in Forks, Washington. We have lived in our home since 2000. The previous owners were my wives grandparents Alvin and Mary E. Fletcher that built the house in 1972. If you look back in your records you will see that they owned a large number of acres on and off of the Whitcomb Diimmel Road.

My wives grandparents also during the 1970's to present own and operate the AIMar Building in downtown Forks. In 1976, my wives grandparents built a shop on the property that is now occupied by us. The main use for this building was for storage for appliances, building materials and working on projects for the commercial building in Forks.

So, with some history this is my concern. I am also a small commercial business owner that I operate out of that same shop that was built in 1976. I run a heavy equipment repair shop and do service work for log trucks, equipment and vehicles. I also run a service truck out of this shop on a part-time basis. My concern is that with our land zoned as Tourist Commercial I am able to operate a business. If the classification is changed to RW5 I would be grandfathered in. This idea concerns me for the fact that if I were to loose my current employment I would be able to fall back on my small business. However, if the zoning is changed to RW5 I would not be able to expand my business above its current size today.

I would also like you to be aware that in the last three years I needed to lend a helping hand to my aging parents and establish a home for them on the back of my current property. Now the rules within Clallam County are extensive and for a two bedroom mobile home my wife and I had to put in a septic system that by the time we were finished with the County requirements cost us over \$20,000.00. Now when my parents pass I may want to allow our only child to have a home on that site with this expensive septic system. I would not want all my money to go to waste when my parents pass. The rezoning may not allow us to replace their current home with another.

I am asking you to take into consideration your actions with the 2007 provisions of the County's comprehensive plan and development regulations. I ask that you do not change our land zone from Tourist Commercial to RW5 we would like it to stay the way it is. If you have questions or concerns please contact us at 360-374-2489.

Thank You,

*Ronald Anderson  
and Heidi Anderson*

Ronald and Heidi Anderson

*DL47*



## TerraPointe Services

September 18, 2008

Clallam County Department of Community Development,  
Planning Division  
223 East Fourth Street, Suite 5,  
Port Angeles, WA 98362

VIA E-MAIL

Members, Clallam County Planning Commission:

TerraPointe Services (TSI) is a wholly-owned subsidiary of Rayonier Inc. acting as its advisor on land sales and development. As Manager of Real Estate Development & Sales for TSI I gave public testimony regarding Rayonier's property within the Whitcomb/Dimmel LAMIRD (WPR #8) at the public hearing held September 17, 2008 in Port Angeles. What follows is a written reference of my comments:

The Growth Management Hearings Board found portions of Clallam County's Comprehensive Plan and Zoning Code noncompliant with the Growth Management Act. At issue is the County's response to the order.

We have concerns with the County's rezone proposal of our property immediately west of Hwy 101 from the Forks Industrial Center, in the southwest corner of the Whitcomb/ Dimmel LAMIRD #8. The draft zoning map proposes to rezone this property within LAMIRD #8 from RW-1 to Commercial Forest. This represents a change to current zoning that permits one dwelling unit per acre and a wide variety of allowable land uses, to the extreme of Commercial Forest zoning which would allow use only as for forestry operations with an 80-acre minimum lot size, 99% of Rayonier's timberlands are zoned Commercial Forest as such and we manage our lands within that limitation. We feel that this particular property is not suitable for long-term commercial forestry property.

The Hearings Board contends in Finding #17 that there was no evidence of a "built environment" in this western area of the Whitcomb/Dimmel LAMIRD #8 in 1990 (see the Final Decision and Order, WWGMHB page 41, lines 25 thru 28). However, to assert that a property on the major regional highway and adjacent to an Urban Growth Area and the Forks Industrial Center is not appropriate for "More Intensive Development" appears to contradict logical land use patterns.

DL48

Rayonier's primary request is to remove the property from the WPR LAMRID 8 boundary. This would enable Rayonier to petition the city of Forks for the property's inclusion in their Urban Growth Area allowing the property to be developed in a manner that is most compatible with the surrounding development.

If a revision of the LAMIRD boundary is not feasible, we ask that this property receive a RW-5 zoning designation as proposed elsewhere in the LAMIRD. It does appear that the RW-5 zoning complies with the Hearing Board's order.

We appreciate your efforts in soliciting public comment and thank you in advance for directing staff to review this request.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael D. Macon". The signature is fluid and cursive, written over a light blue horizontal line.

Michael D. Macon  
Manager of Real Estate Development & Sales