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BOARD of CLALLAM COUNTY COMMISSIONERS

MINUTES for the week of February 12 – 16, 2024

EXECUTIVE SESSION- January 12, 2024 at 8:15 a.m.

The Board convened in open session at 8:15 a.m. to discuss the opioid litigation. Present were Commissioners French and Johnson, Chief Civil Prosecuting Attorney Boughton, Deputy Administrator/Risk Reyes, Administrator Mielke, Chief Financial Officer Lane, Health and Human Services Department LoPiccolo and Jenny Oppelt. Commissioner Ozias was excused.

The Board may recess into Executive Session to consider employment or dismissal of personnel, to review the performance of a public employee, to consult with legal counsel, to consider the position to be taken in collective bargaining, to consider acquisition or sale of real estate, or other matters per RCW 42.30.110.

ACTION TAKEN: CRJm to recess to executive session for 40 minutes, CMFs, mc

The Board recessed into executive session at 8:17 a.m.

The Board convened in open session at 8:55 a.m.

ACTION TAKEN: CRJm to follow the recommendation of county counsel Keller Rohrback to authorize them to vote on behalf of Clallam County to approve the Endo bankruptcy plan, CMFs, mc

Meeting concluded at 8:56 a.m.

WORK SESSION – 9 a.m.

The work session convened at 9 a.m., Monday, February 12, 2024. Present were Commissioners Johnson French, and Administrator Mielke. Commissioner Ozias was excused.

Items of discussion per the agenda published February 8 were:

- Calendar/Correspondence
- Letter of support for Port Angeles Mobility Planning Application
- Resolution establishing a new change till in the Fair Office
- Resolution closing the Fair Office petty cash fund
- Agreement amendment 1 with Peninsula Housing Authority for American Rescue Plan Act Funds ARPA
- Discussion and next steps on a Resolution establishing a Revenue Advisory Committee
- Request to hire jail nurses directly as County employees
- Agreement with Jefferson County Noxious Weed Control Board for weed control services
- Agreement amendment 16 with Department of Health for Nutrition Programs
- Resolution re-establishing and modifying revolving, petty cash, and change funds for Health and Human Services Department
- Agreement with Department of Social and Health Services for Developmental Disabilities
- Towne Road / Dungeness Levee project update
- Notice to call for bids to be received no later than Tuesday, March 5, 2024 at 10:30 a.m. for 2024 Crushing Contract
- Surface Transportation Block Grant STBG program update
- Dungeness Off-Channel Reservoir project update
- Request for qualifications to be received no later than Friday, March 29, 2024 by 3 p.m. for professional engineering services for the Olympic Discovery Trail ODT Calawah River bridge design and other work
- Resolution appointing Cara Pankey to the Clallam Bay / Sekiu Community Action Team
- Legislative session update
- Agreement with Olympic Peninsula Visitor Bureau for Hotel/Motel Tax Funds/\$800,000
- Agreement with North Olympic Library System for the Poet Laureate project
- Agreement with Washington State Auditor's Office for data sharing

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- Discussion on proposed budget revisions to be considered on February 27
- Discussion of proposed supplemental appropriations to be considered on February 27
- Discussion of proposed debatable emergencies to be considered on February 27

The Board recessed and 12:02 p.m. and reconvened at 12:32 p.m.

- Review the "How Did We Do" reports comparing each month's actual performance

Meeting concluded at 1:10 p.m.

REGULAR MEETING OF THE BOARD OF CLALLAM COUNTY COMMISSIONERS

Chair French called the meeting to order at 10 a.m., Tuesday, February 13, 2024. Also present were Commissioner Johnson and Administrator Mielke. Commissioner Ozias was excused.

REQUEST FOR MODIFICATIONS/APPROVAL OF AGENDA

ACTION TAKEN: CRJm to adopt the agenda as presented, CMFs, mc

PUBLIC COMMENT

- John Worthington, Sequim, commented on item 2e

REPORTS AND PRESENTATIONS

- CRJ commented on Clallam Economic Development Council
- CMF commented on Olympic Community Action Program, KONP and KSQM Radio Shows, Trails Advisory Committee, Crescent School District, west end tour

CONSENT AGENDA

- 1a Approval of vouchers for the week of February 5
- 1b Approval of minutes for the week of February 5
- 1c Resolution appointing Pamela Hicks to the Clallam Bay / Sekiu Community Action Team

ACTION TAKEN: CRJm to adopt the consent agenda as presented, CMFs, mc

CONTRACTS AND AGREEMENTS

- 2a Agreement with Washington Office of the Secretary of State Elections Division for VoteWA Data Sharing

ACTION TAKEN: CRJm to approve, CMFs, mc

- 2b Contract with Axon Enterprises for software program Justice Premier

ACTION TAKEN: CRJm to approve, CMFs, mc

- 2c Agreement Amendment 1 with Department of Ecology for restoration of Olympia oyster populations

ACTION TAKEN: CRJm to approve, CMFs, mc

- 2d Agreement with Port Angeles Waterfront Center for Hotel/Motel Tax Funds/\$300,000

ACTION TAKEN: CRJm to approve, CMFs, mc

- 2e Agreement with Clallam Economic Development Council

ACTION TAKEN: CRJm to approve, CMFs, mc

BIDS AND AWARDS

- 3a Proposal opening – Architecture/ Courthouse Security Pedestrian Bridge / Engineering Consulting Services

CONTRACTOR

Telgian

Hunt Engineering

Performance Validation

ACTION TAKEN: CRJm to forward the proposals to the Parks, Fair, and Facilities Department review and recommendation to the Board of Commissioners, CMFs, mc

ADMINISTRATION

- 4a Purchase order with Motorola Solutions for 5 APX 6500 Mobile Radios

ACTION TAKEN: CRJm to approve, CMFs, mc

PUBLIC WORKS

- 5a Landowner Acknowledgment Form in support of a design only grant application for a County Road culvert replacement Hoko-Ozette

ACTION TAKEN: CRJm to approve, CMFs, mc

BUDGET

- 6a Notice that the following budget revisions will be adopted by Resolution on February 27:
NonDept – American Rescue Plan Act – Reallocation of ARPA funding for the Board of County Commissioners small conference room project; 2023 invoices not received until 2024/\$1,488
Sheriff – Jail Medical – Due to the termination of contract notice from our Nursing Services provider, Wellpath, the planned months of contract costs that will be unused are being moved from the professional services line onto the salary and benefit lines so the County can hire nurses directly/\$478,330

ACTION TAKEN: CRJm to issue notice, CMFs, mc

- 6b Notice that the following supplemental appropriations will be adopted by Resolution on February 27:
Sheriff – Operations –
- Our agency is a member of the Washington State Internet Crimes Against Children (ICAC) Task Force, and Seattle Police Department as the lead agency of this Task Force has awarded reimbursable training funding to our detectives. This funding will support 2 participants' registration for training in Magnet Axiom's Digital Forensic Software/\$13,000
 - In an effort to support local implementation of a Body Worn Camera (BWC) program that will benefit our shared community and resources, Port Angeles Police Department requested and received State Byrne Jag Grant funding for this purpose. While PAPD applied for, received, and will administer this grant funding, a Letter of Understanding between the Sheriff's Office and PAPD allows for Sheriff's Office expenditures for the program to be reimbursed through the PAPD grant/\$13,700

ACTION TAKEN: CRJm to issue notice, CMFs, mc

- 6c Resolution calling for a hearing to be held February 27 at 10:30 a.m. for the following debatable emergencies:
Parks & Facilities – REET 2 – The commencement of work related to the Clallam Bay Sekiu Sewer's Lighthouse Lift/Pump Station project was not completed as budgeted for in 2023 due to timing and unexpected delays resulting in unused funding to be carried forward to 2024 to fund completion of remaining work (1 of 3)/\$155,452
Parks & Facilities – REET - The commencement of work related to the Clallam Bay Sekiu Sewer's Lighthouse Lift/Pump Station project was not completed as budgeted for in 2023 due to timing and unexpected delays resulting in unused funding to be carried forward to 2024 to fund completion of remaining work (2 of 3)/\$149,548

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Public Works – Clallam Bay-Seki Sewer - The commencement of work related to the Clallam Bay Seki Sewer's Lighthouse Lift/Pump Station project was not completed as budgeted for in 2023 due to timing and unexpected delays resulting in unused funding to be carried forward to 2024 to fund completion of remaining work (3 of 3)/\$305,000

Parks & Facilities – Capital Projects – The EOC Relocation project did not progress as far as planned in the 2023 Capital Projects Fund resulting in unused funding to be carried forward to the 2024 Budget for the Joint Public Safety Facility Fund (1 of 2)/\$32,274

Joint Public Safety Facility Fund - The EOC Relocation project did not progress as far as planned in the 2023 Capital Projects Fund resulting in unused funding to be carried forward to the 2024 Budget for the Joint Public Safety Facility Fund (2 of 2)/\$32,274

ACTION TAKEN: CRJm to issue notice, CMFs, mc

HEARING(S)

H1 An Ordinance adding a Chapter 21.06 to the Clallam County Code titled Recreational Park Trailer Placement

- Donella Clark, Department of Community Development, provided a staff report

ACTION TAKEN: CRJm to open the public hearing, CMFs, mc

- The following sent in written testimony: Marguerite Glover – Sequim Association of Realtors, Janet Walker, Scott Gordon, Johnna Roark, Don Tucker (see attached)
- The following provided testimony:
 - Rebecca Larson, Sequim
 - Sam Wilton, Sequim
 - Chris Grubb, Sequim
 - Brittney Farrow, Port Angeles
 - Don Tucker, Sequim
 - Karen Hubert, Sequim

ACTION TAKEN: CRJm to close the public hearing, CMFs, mc

The Board held discussion regarding Ordinance adding a Chapter 21.06 to the Clallam County Code titled Recreational Park Trailer Placement. The Board requested Department of Community Development to bring back to the Board the week of February 26. No action was taken.

H2 An Ordinance amending Clallam County Code Chapter 5.100 Consolidated Fee Schedule – Fairground Division Service 215-A

- Shari Ioffrida, Parks, Fair, and Facilities, provided a staff report
- Megan Bekkevar, Fair Advisory Board Member, provided details on the requested changes

ACTION TAKEN: CRJm to open the public hearing, CMFs, mc

- The following provided testimony:
 - Cindy Kelly, Port Angeles, Fair Advisory Board Member

ACTION TAKEN: CRJm to close the public hearing and adopt, CMFs, mc

PUBLIC COMMENT

- Jeff Tozzer, Sequim, commented on Towne Road
- Ed Bowen, Clallam Bay, commented on item H1 and Revenue Advisory Committee
- John Worthington, Sequim, commented on representation, Clallam Economic Development Council
- Virginia Shogren, Sequim, commented on elections, Clear Ballot
- Kathleen Keehn, Sequim, commented on elections (see attached)
- Denise Lapio, Sequim, commented on a federal relief fund, Towne Road
- Pepai Whipple, Sequim, commented on Towne Road, elections, ballot box camera
- Bri Eberle, Sequim, commented on Towne Road

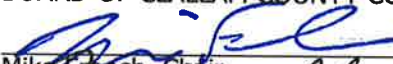
Meeting concluded at 11:xx a.m. and continued to 9 a.m., Tuesday, February 20, 2024.

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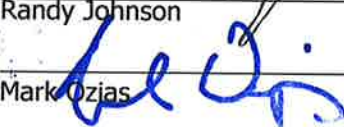
The Board of Commissioners attended WSAC Virtual Update, Coffee with Colleen, KONP Radio Show and KSQM Radio Show during the week of February 5.

PASSED AND ADOPTED this 20th day of February 2024.

BOARD OF CLALLAM COUNTY COMMISSIONERS


Mike French, Chair


Randy Johnson


Mark Ozias

ATTEST:


Loni Gores, MMC, Clerk of the Board

KEY TO ABBREVIATIONS:

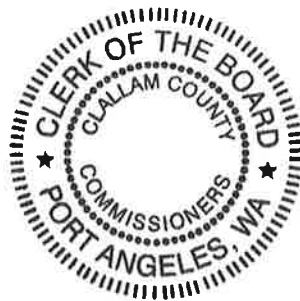
ATM Administrator Todd Mielke

CMO Commissioner Mark Ozias

CRJ Commissioner Randy Johnson

CMF Commissioner Mike French

m	moved
mc	motion carried
s	seconded



BOCC Mail Correspondences Received from other Jurisdictions



January 29, 2024

223 E 4th Street
Suite 4
Port Angeles, WA 98362

RE: Proposed Dungeness/Towne Rd Levee Road Project - Paving of Levee Located Within
New Floodplain Restoration Project

Dear Clallam County Board of Commissioners,

I respectfully submit this letter on behalf of the Bonneville Environmental Foundation, who serves as the non-governmental organization partner in the [Floodplains by Design](#) program. In this role, we work to support broad efforts to increase resilience to floods while also supporting salmon recovery, agricultural resilience, recreation, and smart growth. We do not speak on behalf of any state agency, but rather work to respond to and support communities such as yours who are implementing large-scale integrated floodplain management projects. In this capacity I write to bring information to your attention and offer our support to you and community partners in determining the most effective next steps regarding the Lower Dungeness Floodplain Restoration Project.

I would also like to share concerns regarding the proximity of the proposed paving to a newly completed floodplain restoration project, and the road location on a levee. This levee setback project received approximately \$10 million in grant funding from the Department of Ecology alone, reflecting the strong vision of the County and partners. Now more than ever, communities need the right infrastructure, designed in the right way, and set in the right place. While it can be tempting to move projects ahead with expedience, we have learned that process matters, and can lead to lasting positive solutions that are broadly supported by communities. I offer the following notes for your consideration:

Road Infrastructure: Studies show that road infrastructure plays a significant role in climate change impacts, loss of natural habitat, loss of habitat connectivity and impacts to people and wildlife. Because of limited knowledge years ago, road infrastructure was often placed in floodplains, along shorelines and rivers without an understanding of the negative environmental ramifications and risks to safety and infrastructure. We consider these to be legacy impacts. New environmental knowledge, climate change impacts and updated science should play a role in informing where roads are best located, rather than replacing what went before.

Flooding is the costliest natural disaster in the state of Washington and across the country. Removing infrastructure from harm's way and not placing it there moving forward is a sensible and proactive means of reducing flood risk and protecting communities for the long term.

While context matters, placing road infrastructure on top of levees can lead to hazardous conditions. The pressure, vibrations, and tread marks from vehicles can cause additional stress on an already saturated levee located within a wetland and can lead to necessary closure of level roads during flooding.

6 PPD-Q: In November 2023, EPA granted [a petition](#) from three Tribes in recognition of contaminants in tires containing 6 PPD-Q which kills coho salmon and harms aquatic ecosystems. As we look to scenarios of more frequent and severe flooding events consideration of road construction and placement becomes even more important.

Recreation: We understand from local reports that the levee receives significant use by walkers, runners, bikers, birders, and other outdoor visitors. This use occurs despite the County's signs prohibiting pedestrian access. People are thirsty for opportunities to passively recreate outdoors. The nearby (5 miles away Olympic Discovery Trail at the Dungeness River Nature Center, for example, received 333,915 pedestrian visits (915 per day on average in 2023). The Dungeness River levee, bordering a major riverine restoration project, creates an ideal opportunity for outdoor recreation and education. Before the County paves the levee and forever diminishes the recreational experience, we recommend that the County gage public use by removing the "no pedestrian access" signs, provide rudimentary facilities (porta potties and dog stations), and install and monitor pedestrian counters for a period of at least one year.

Risks from storm events and king tides: The volume of water in major flood events is expected to increase by 20-70% this century. By 2050, high tide flooding on a national scale is expected to be between about 45 - 70 days/year on average. Studies from UW's Washington Sea Grant program that have emerged as recently as [December 2023](#) indicate that risks from king tides hold potential that is far greater than previously thought to damage or destroy homes, farms and infrastructure across Puget Sound. Infrastructure placed within such areas can become hazards themselves, as they can present a false sense of security, burden public works during times of emergency, or dislodge and become a risk to life and property.

Cost increases: The Floodplains by Design team has been tracking construction cost increases that have occurred since 2019 in response to input from regional grantees that budgets were falling short at alarming rates. The region has seen price increases for materials including steel, lumber, cement, and asphalt anywhere from 50-400% between 2019-2022. Budget shortfalls are becoming the norm and can be disruptive to communities managing multiple urgent priorities.

The County may also want to consider additional costs it may incur from updated hydraulic modeling and Quality Assurance Project Plans (QAPPs) that could be required prior to construction because the water is now at the toe of the levee, which was not anticipated during earlier modeling.

Our team recognizes and is humbled by the challenges that communities like yours face and we would be pleased to meet with you to discuss ways that we or other local groups could support collaborative planning to identify pragmatic and feasible approaches to increasing safety for local residents and public works personnel while also honoring the significant

investments that have been made to restore the places and habitats needed by salmon in places that people love and treasure.

We have relationships with local and regional scientists and planning professionals who could provide information and would be able to support conversations to yield durable outcomes for the public, nature, and future generations of Clallam County residents.

As a next step we would be keen to meet on site together with you. BEF could also coordinate with agency experts who provide technical assistance, including members of Ecology's Water Quality and Flood Units. Please feel free to reach out to me at kguillozet@b-e-f.org or by phone at 971-678-2605.

Sincerely,



Kathleen Guillozet, PhD
Senior Director for Watersheds

Cc; Mr. Bruce Emery, Director of Community Development

Gores, Loni

From: Kari Martinez-Bailey <Kmbailey@cityofpa.us>
Sent: Tuesday, February 6, 2024 10:02 AM
To: Gores, Loni
Cc: Weed, Rachel
Subject: FW: Power Plant Timber Sale Letter
Attachments: Power Plant Timber Sale Letter 02062024.pdf; Power Plant Timber Sale Letter 02062024.pdf

Good morning Loni,

Please see the message below from Mayor Kate Dexter. In addition, I have included the file as its own attachment.

Manager West will speak to this during his update to Council this evening.

Kari

Kari Martinez-Bailey, CMC
City Clerk
City of Port Angeles
360.417.4634 | TTY 360-417-4645 www.cityofpa.us
[Connect with the City of Port Angeles on Facebook!](#)



From: Kate Dexter <Kdexter@cityofpa.us>
Sent: Tuesday, February 6, 2024 9:48 AM
To: Kari Martinez-Bailey <Kmbailey@cityofpa.us>
Subject: Fwd: Power Plant Timber Sale Letter

Get [Outlook for iOS](#)

From: Kate Dexter
Sent: Tuesday, February 6, 2024 9:25:22 AM
To: Mike.French@ClallamCountyWA.gov <Mike.French@clallamcountywa.gov>; Johnson, Randy <randy.johnson@clallamcountywa.gov>; Mark.Ozias@ClallamCountyWA.gov <mark.ozias@clallamcountywa.gov>
Subject: Power Plant Timber Sale Letter

Good Morning Commissioners,
Please see the attached letter from Nathan and me, on behalf of Council, in response to your letter of January 16, 2024, regarding the most recent DNR action involving Power Plant. Nathan and I are available for any questions. Thank you.

Kate

Kate Dexter, Mayor
City of Port Angeles
321 E 5th ST
Port Angeles, WA 98362
360-417-4500

NOTICE: This email and any attachments may be subject to disclosure as a public record under the Public Records Act, RCW Chapter 42.56



PORT ANGELES
WASHINGTON, U.S.

321 East Fifth Street
Port Angeles, WA 98362

February 6, 2024

Office of the Clallam County Commissioners
Mike French, Chair
Mark Ozias, Commissioner
Randy Johnson, Commissioner
223 East 4th Street, Suite 4
Port Angeles, WA 98362

Re: Power Plant Timber Sale

We are writing with regard to the Board of County Commissioner's letter dated January 16, 2024 in response to the Department of Natural Resources (DNR) proposal to permanently protect 69 acres along the Elwha River. We want to reiterate the extensive community support we have received for cancelling the Power Plant timber sale and for permanently preserving the forests that were part of that sale. As you are aware, the City sent DNR multiple letters on this topic and we have received numerous amounts of public comments to this effect.

In addition, the entire parcel that was part of the "Power Plant" timber sale, along with other proposed timber sales within the Elwha River Watershed, are in the City's Trust Land Transfer application. With the submitted application the City included a letter of support from Representative Chapman, who echoed the City's concerns for our underserved rural community. The City continues to convey the importance of safeguarding our water supply as the Elwha River is the water source which serves our entire community and over 25% of the county-wide drinking water. Your request to log in this area is contrary to our efforts to work collaboratively to design timber harvests that do not threaten the water supply to City residents and businesses. An adequate water supply is a matter of unsurpassed importance to both County and City residents who would both be adversely affected by negative impacts from a timber sale.

We are glad to see the County propose acreage for DNR's natural climate solutions program. We also fully support the DNR's proposal to permanently protect 69 acres along the Elwha River using natural climate solutions funds and ask that you work with the DNR to secure these protections.

The City respectfully requests that you concur with Commissioner Franz's proposal for the Power Plant sale which will be a major step in protecting the Elwha watershed.

Sincerely,

Kate Dexter
Mayor

Nathan A. West
City Manager

Bcc: City Council

FRESHWATER BAY 233 13853803

02/06/2024

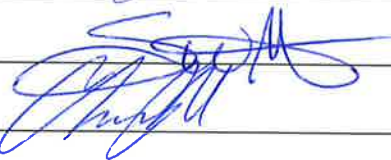
CHING MCCOLLIGAN
2592 DAN KELLY RD
PORT ANGELES WA 98363

Voter's Residential Address:
2592 DAN KELLY RD, PORT ANGELES, WA, 98363

BOARD OF CLALLAM COUNTY COMMISSIONERS PUBLIC HEARING

H1 An Ordinance adding a Chapter 21.06 to the Clallam County Code titled Recreational Park Trailer Placement

I declare under penalty of perjury under the laws of the State of Washington that any testimony that I give is true and accurate. Please print name and address clearly.

Nº	PRINTED NAME	SIGNATURE	ADDRESS
1	Rebecca Larson		1922 Albers Rd
2	Sam Wilton		25 Old Goat Ln
3	Chris Grubb		90 Geolaine way
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Signed on February 13, 2024 in Port Angeles, Washington

Public Hearing H1

Recreational Park Trailer Placement

February 13, 2024

Written Public Testimony

Gores, Loni

From: Marguerite Glover <marg@sequim.com>
Sent: Saturday, February 3, 2024 1:49 PM
To: Gores, Loni
Subject: Recreational Park Trailer Placement Ordinance

You don't often get email from marg@sequim.com. [Learn why this is important](#)

Dear Clallam County Commissioners and Bruce Emery and Loni Gores,

The Sequim Association of REALTORS® is happy that you are considering an ordinance to allow the legal placement of Park Models (also identified as Recreational Park Trailers or Tiny Homes, per the Definition in the Ordinance). We see, daily, as do you, park models here and there, throughout the county. We also see a real problem with younger people being able to get into a home. We do not have enough high paying jobs here, to allow young working people to afford their own home, or even, in most cases, to come up with the first, last, and deposit required for a rental, let alone paying the high monthly rents that we see in Clallam County. We would also, eventually, like to see an ordinance allowing people to live in an RV properly place on a private lot. Certainly, living in a Park Model or even an RV is safer than living in a tent or a car.

The following comments are mine. They have not been run by the Government Affairs Committee of the Sequim Association of REALTORS®. I'm sure that you will receive other comments from brokers in our association and the Port Angeles Association of REALTORS®, and from affiliates of the two associations.

Proper electricity, water, and sewage are necessary. It is going to be a problem, out in the county, siting a park model where most of the septic systems are sized for the number of bedrooms in the existing home. For example, a 3 bedroom septic system for a 3 bedroom home.

Adding a park model would necessitate putting in a new on-site sewage system (septic system). These are very expensive—normally ranging from \$25,000 to \$36,000. There are many 2 and 3 bedroom homes that also have an office or a den or a library. That does not change the number of bedrooms for which the septic system is designed. Sometimes, 1 person or 2 people or 5 people or 6 people live in these homes. It varies all over the county. The key to keeping the septic system operating correctly is inspecting it (once you have taken the classes and know what you are doing), or having it inspected by a certified septic inspector, and doing all the other things necessary to keep the tank and drainfield operating the way they are supposed to. Not flushing diapers down the toilet, not planting trees or shrubs with large/long water-seeking roots near the drainfield, not driving heavy equipment over the tanks or drainfield, etc. Would the county allow someone to remove a closet from a bedroom, and turn their house into one less bedroom, to accommodate the park model? The Assessor's office and Environmental Health Department could re-classify the main home as now being a 2 BR, instead of a 3 BR, or a 1 BR, instead of a 2 BR, and so on. There could be a notation on the County's permit page for that property. If you have your adult child couch-surfing because they can't afford their own place, you have an extra person in your house, using the bathroom, showering, washing clothes and dishes, etc. What is the difference to your septic system, if you put them in a park model on your property? ALL inhabitants of the property need to understand how a septic system will continue to work properly, and what can destroy that system.

The above situation will also be a problem for Section 06.030 (2), existing recreational park trailers needing to get a placement permit. What are these people going to do? Where are they going to live? The County will have to hire extra enforcement personnel. What are the fees/fines for non-compliance?

How much will the application for the site placement cost? Will you have both Building and Environmental Health Department personnel going out to the site?

In Section 06.030 (10), you mention that there will be nothing structurally connected to the recreational park trailer. This is an L & I requirement. But, it goes on to add "or adjacent to the park model." Freestanding decks are normally adjacent to the park model or other L & I factory assembled structure (like a manufactured home). They and carports and covered patios can be adjacent. Are you limiting the accessory improvements to only skirting and detached decks? L & I also allows non-structural "flashing." I'm sure you have talked to our factory assembled structure L & I inspector for the Olympic Peninsula.

In Section 06.030 (11)(b), there will be park models that exceed the 400 SF, especially since decks, patios and driveways are included in that square footage. Will the applicant have to have an engineer design the stormwater runoff management plan, or can the homeowner do it? I would like to see these site placement plans be reasonable, work, and not be overly expensive.

Thank you for allowing me to comment on the proposed Recreational Park Trailer Placement Ordinance. I look forward to the County Commissioners' hearing on this ordinance, on February 13th.

Sincerely,

Marguerite A Glover

marg@sequim.com

360-461-3365

103 Pond Lane Sequim WA 98382

Gores, Loni

From: Janet Walker <napajan@hotmail.com>
Sent: Monday, February 5, 2024 10:37 AM
To: Gores, Loni; Emery, Bruce
Cc: Clark, Donella
Subject: Proposed ordinance 21.06 Recreational Park Trailer Placement
Attachments: County Code Park Model comments.docx

 Some people who received this message don't often get email from napajan@hotmail.com. [Learn why this is important](#)

Through an article in Peninsula Daily News I read about the proposed ordinance on Recreational Park Trailer Placement. I appreciate this is being addressed and that County staff has recognized the issues of maintaining Public Health standards, safety of electrical components, and protecting property values as indicated by Director Bruce Emery in the PDN article. Mr. Emery also talked about the progress and efforts of Code Compliance staff. My experience with Annie in Code Compliance has been very positive and I appreciate her attitude, approach, and efforts in a difficult staff position.

I am attaching comments on the proposed ordinance, and respectfully request they be included in the project file and agenda item. Thank you for your time.

Kind Regards,
Janet Walker

Comments on proposed ordinance, Clallam County Code 21.06

Twice the proposed ordinance says “designed for/to provide temporary living quarters for recreational, camping, or seasonal use complying with ANSI A119.5 Standards” first in 21.06.020 ‘Definition’ and secondly in 21.06.03(4) ‘Requirements’. This implies that Park models are for temporary use only. Is this the intent of the ordinance? If not, I suggest including verbiage to clarify that despite being designed for temporary use the ordinance permits a Park Model to be resided in fulltime. I would suggest language be included in 21.06.010 “Purpose”

The proposed ordinance appears to refer to a Recreational Park Trailer (“Park Model”) as an Accessory Dwelling unit in 21.06.030(5) by stating in part “disqualifying the property for an accessory dwelling unit while the park model is present” and “a property containing an accessory dwelling unit is not eligible for the placement of a park model.”

This seems to imply that the intention is that Park Models can be placed only as an Accessory Dwelling Unit, as “Accessory” means a residential structure (house) must already be present on the property. This appears to be confirmed in 21.06.030(3) which states “Only one Recreational Park Trailer may be placed on a legal lot zoned for residential purposes with an existing residential structure.” Or, is a Recreational Park Trailer allowed to be placed on a parcel with no structure? It isn’t clear in the ordinance as written. I suggest the ordinance include verbiage to clarify intent. If allowed in lieu of any house structure, doesn’t this devalue the neighborhood as appraised value of any parcel is based on all residences in a defined area?

The proposal ordinance indicates that only one Park Model per parcel is allowed. 21.06.030(3) states “Only one Recreational Park Trailer may be placed on a legal lot zoned for residential purposes with an existing residential structure” This is consistent with County Code Chapter 29.35, which addresses RV parks, defining one as a parcel with more than one mobile unit on it. When a parcel has a Recreational Park Trailer on it, is an additional regular RV or camping trailer (non - Recreational Park Trailer) allowed? If a second camping trailer is allowed can the occupant of the Park Model utilize the ‘extra’ trailer as additional living space on a regular, daily basis? Can one, single, resident occupy both trailers on a daily, permanent basis? If not, what are the penalties for doing so? Could this be addressed within the proposed ordinance so there is no confusion?

The proposed ordinance refers to ANSI standards. Who inspects and enforces this? What happens if the insignia isn’t present? What about construction and/or remodeling? Labor and Industries generally does not inspect nor approve units used as a dwelling. However, it does inspect and approve Park Models intended for temporary occupancy. This seems to be a grey area if a Park Model is occupied full time. If the intent of this proposed ordinance is to allow full time occupancy, in the interest of safety for the occupants as well as adjoining neighbors, any construction, remodeling, plumbing, and electrical work should require a permit and be inspected. Would the County be responsible for issuing the permits and inspections? I suggest this be specified in the ordinance in conjunction with the requirement for an L&I Recreational Park Trailer insignia, so there is no question that any building or remodeling has been inspected to conform to current Building Codes.

In 21.06.030(2), the proposed ordinance states that Park Models that are currently occupied may continue to be occupied for up to 18 months while the resident comes in to compliance. What are the consequences of not complying? Are time extensions granted? Are there any penalties? Perhaps the ordinance could address these issues.

In regards to having a source of potable water: what are the acceptable sources? Well or PUD? Can a resident haul in water? Must water hauled in be placed in a storage tank to comply with the “appropriate connection to potable water” referred to in 21.06.010 ?

In regards to sewage disposal: what are the ‘approved means’? Are any alternatives to sewer or septic tank allowed? I suggest additional verbiage that sewage is subject to approval of Environmental Health.

Additionally, especially if a Park Model is allowed without any other structure on a property, the neighboring areas may be devalued. Unfortunately this is contrary to Director Emery’s stated purpose of preventing devaluation of surrounding parcels. Will the resulting declining property values be addressed and taxes reduced in the surrounding areas?

As to property taxes on Recreational Park Trailers: If these are inhabited full time, shouldn’t they be taxed as homes, not mobile units? (RCW 84.36.595) states that mobile units used as a residence are classified as real property for property tax purposes. A Park Trailer is considered real property when it has “... substantially lost its identity as a mobile unit by virtue of its being permanently sited in location ... with connections with sewer, water, or other utilities for the operation of installed fixtures and appliances.” Does the County intend to tax these occupied Park Trailers as real property, an occupied home, even if the wheels might remain attached? The residents of these units would be receiving the same services as other homeowners - such as hospitals, fires, schools. If they aren’t supporting these services with their property taxes it is unequitable to other property owners. I suggest that the County include verbiage in the proposed ordinance to reflect that the County is aligned with the state’s position on taxation of a Recreational Park Trailer used as a residence. If not taxed as a residence, what impact will this have on the County budget?

Does the County have sufficient resources to implement this ordinance?

I respectfully request that these comments be included in the proposed ordinance’s file, as well as the agenda item.

Janet Walker
576 Sutter Road
Port Angeles

Gores, Loni

From: Scott Gordon <scottinsequim@olypen.com>
Sent: Tuesday, February 6, 2024 9:25 AM
To: Gores, Loni
Subject: Recreation Park Ordinance comment Scott Gordon

[You don't often get email from scottinsequim@olypen.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello Loni,

I wanted to add the following comments on the recreational Park Ordinance.

Section 5, disqualifying for additional accessory dwelling unit or second Park model, I thought this should be based on zoning and density, instead this discourages options and reduces density. Additional dwelling, even temporary is what we need more of.

Section 7 - Flood plains - should define the level of flood plain, ie 1/100 or 1/10, somewhere inbetween ?

Thank you & have a great day.

Scott Gordon, Sequim Realtor since 1995

Scott Gordon Managing Broker John L Scott - Sequim

360-460-5636 Cellular, 360-683-4131 Office ScottinSequim@olypen.com - Phone,
<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fjlsapp.com%2Fscottg&data=05%7C02%7Cloni.gores%40clallamcountywa.gov%7C0adcdc05a4d347b79a6e08dc27388d91%7Cc065de0bacb04822b9683e84b9d37980%7C0%7C638428371047102596%7CUnknown%7CTWFpbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6Ik1haWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=z0%2BdQQj%2FPB4cgCt0XP7FGN8TGeqyp5bWF3CAcQH%2FWkg%3D&reserved=0> mobile app,
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Gores, Loni

From: Johnna Roark <countryfunx5@yahoo.com>
Sent: Tuesday, February 6, 2024 9:41 AM
To: Emery, Bruce
Cc: Johnson, Randy; Gores, Loni
Subject: Tiny Homes

You don't often get email from countryfunx5@yahoo.com. [Learn why this is important](#)

Dear Bruce and Commissioner Johnson,

I am specifically reaching out to you on the proposed ordinance because I have shared our story with you both regarding our tiny home . I am hoping you will share this with the others and help me understand and have a solution to be in future compliance . We do understand there should be regulations and agree with them needing pottable water and septic hook ups etc.

My 2 big concerns are

1. Zoning for these it they are treated like a adu and you need 1.5 acres than we and many many others will be out of compliance even tho we have done everything else that it looks like in your proposal (we already have a major housing crisis) This is a huge concern. We have had to pay to have our septic inspected to make sure our septic could handle our new single wide along with our tiny home . Before we even purchased this property back in early 2023 we tried to get all the information needed as this property was full of junk vehicles and Rvs being used as living quarters and already had a RV pad on it (so we utilized this RV pad) but because we seen this was a big grey area and honestly everytime we went to the court house we got different answers (I tried to diligently do all my homework and cover my bases, we called the local tiny home dealers etc) than to the point that I reached out to you Bruce as the director for more clarification to try and make sure we would be ok . We have really appreciated your kind professional conversations and your time ! We had saved your voicemail to us explaining that this was a big grey area and you listed a few things we should do to be in compliance when and if this comes down to new regulations we did just that and we should easily be able to get into compliance except by the zoning code . We even purchased our new single wide with one less bedroom to make sure our septic could handle the tiny homes bedroom. Even with the county knowing we had a total of 3 bedrooms we still had to pay again for the septic to be inspected and tested that it could handle 3 bedrooms when it is and known to be for 3 bedrooms. If we can't keep our tiny home we really lose as we could of purchased a bigger home but didn't trying to be in this future compliance .

2. Also Can you explain regarding what the L N I insignia piece means for temporary living ? Lots of people live in these full time and how will that be managed or what does that mean ? I have high lighted my areas of concern and looking for explanation so I can better understand. Please scroll down :)

*I also want to give a quick insight of our property before we purchased was a dump ! Flagged by code enforcement, humane society and probably others. We have worked so hard ,spent a lot of money cleaning up and following the county codes to beautify our property (to the point were in less than 6 months after purchase it has now raised our property taxes an additional \$143,366 and that doesn't even include the single wide being added yet. We have had a dozen neighbors stop and thank us. We are not slum Lords or price gougers as land lords but have tried to help our community with affordable housing. I truly hope we can find a reasonable path to continue with our tiny home especially after jumping through so many hoops to get to were we are. One thought is I believe there is a legislative bill that could support and help my concern on zoning possibly ?

I look forward to hearing back and hoping we can come to a reasonable solution.

Thank you again for your time ..

Sincerely
Johnna Roark

Ordinance

An ordinance adding a Chapter 21.06 to the Clallam County Code titled

Recreational Park Trailer Placement

Section 06. Section .010, Purpose, is created to read as follows:

The purpose of this chapter is to provide an avenue for recreational park trailers to be legally

placed on property in unincorporated Clallam County. Through the issuance of a placement permit

the County can ensure proper installation, maintenance of setbacks, appropriate connection to

potable water and waste disposal, and location outside of any critical areas or shorelines and their buffers.

Section 06. Section.020, Definition, is created to read as

"Park Model, Recreational Park Trailer, or Tiny Home on trailer-type unit primarily designed to provide temporary living quarter for or seasonal use complying with American National Standards Institute trailers as defined by WAC 296-150P-0020. These units shall bear an insignia issued by Washington Department of Labor & Industries.

Section 06. Section .030, Recreational Park
as follows:

- (1) Placement of a Recreational Park Trailer (including k with appropriate L&I insignia) within Clallam County requires approval by the Clallam County Department of Community Development.
- (2) A Recreational Park Trailer **may not** be occupied until a Placement Permit and a final inspection performed and approved by the Clallam County Department of Community Development. Existing Recreational Park Trailers placed prior to adoption of this ordinance may continue to be occupied, but are required to obtain a placement permit within 18 months of adoption of this title.
- (3) Only one Recreational Park Trailer may be placed on a legal lot zoned for residential purposes, unless located within a binding site plan established for the purpose of placing multiple park models.
- (4) Recreational Park Trailers are designed for temporary, recreational, camping, or seasonal use by identified by Labor & Industries A119.5 and shall bear the L&I Recreational Park Trailer insignia through its lifetime.
- (5) A Recreational Park Trailer placed on property with a single-family residence will disqualify the property for an accessory dwelling unit while the park model is present. Likewise, a property containing an accessory dwelling unit is not eligible for the placement of a park model.
- (6) Placement of a Recreational Park Trailer shall comply with all use and dimensional

requirements of the County Code, including setbacks established in the Zoning Code, requirements of the Shoreline Master Program, Critical Areas Code, drainage requirements, and environmental health regulations.

(7) Improvements to a site for the placement of a Recreational Park Trailer shall not disturb the native vegetation within a critical area, shoreline, or their associated buffers without compliance with Shoreline and Critical Area regulations. Recreational Park Trailers shall not be placed in a designated floodplain.

(8) Recreational Park Trailer shall be secured with a system that meets the requirements per the manufacturer's installation instructions or, by engineered design, and shall be installed to prevent overturning and roof uplift.

(9) Placement of Recreational Park Trailers shall require service connection to an approved means of sewage disposal, potable water supply, and electrical service.

(10) Recreational Park Trailer may have skirting and detached decks, but shall have nothing structurally connected or adjacent to the park model. Such accessory improvements shall be included and reviewed during the placement permit process.

(11) An application shall be submitted to DCD Building Division on the appropriate forms and shall include the following:

(a) Site Plan showing the location of the park model, other structures, distances from property lines, distances from critical areas and/or shorelines.

(b) Means of managing stormwater runoff if the area of the park model and other impervious surfaces (e.g. decks, patios, driveways) of the site exceed 400 square feet.

(c) Source of approved water connection.

(d) Approved sewage disposal (ie. Sewer system, approved septic system)

(e) Accessory improvements, such as decks, skirting, parking, access, etc.

(f) Means of securing the unit to prevent overturning or roof uplift.

Section 06. Section .040, Effective date, is as follows:

This chapter shall take effect (i.e., the effective date shall be) the date of adoption of the ordinance codified in this chapter.

ADOPTED this date in 2024

Here would be the Signature and Date Plates for the Clallam County Commissioners.

PUBLIC HEARING

Proposed Ordinance titled "Recreational Park Trailer Placement"

NOTICE IS HEREBY GIVEN that the Clallam County Board of Commissioners will conduct a public hearing on Tuesday, February 13, 2024 at 10:30 a.m., or as soon thereafter as possible

in the Commissioners' Meeting Room of the Clallam County Courthouse, 223 East 4th Street Room 160, Port Angeles, Washington. The hearing may also be attended by Zoom by going to <https://zoom.us/join> or by calling 253-215-8782 and then enter Meeting ID: 875 561 7844 Passcode: 12345.

The purpose of the public hearing is to receive public testimony on proposed changes to the Clallam County Zoning code, amending and adding definitions to accompany a new section that would provide standards for the placement and use of Recreational Vehicles, Park Models, and the use of property for Camping.

SUMMARY OF PROPOSAL: Clallam County is proposing an Ordinance requiring issuance of a placement permit for Recreational Park Trailers (ie. Park Models) through the Building Division. The program would operate similarly to Mobile home placements, requiring setup to the manufacturers details and ensure compliance with potable water, sewage disposal, Zoning setbacks and compliance with Critical Area regulations.

HOW TO COMMENT: All persons wishing to comment are welcome to either submit their written comments before the hearing is commenced or present written and/or oral comments in person during the public hearing. Written comments should be sent to the Clallam County Board of Commissioners, 223 East 4th Street, Suite 4, Port Angeles, WA 98362-3015.

DOCUMENTS AND INFORMATION: Copy of the Ordinance is available for review at the Clallam County Department of Community Development located in the Clallam County Courthouse at 223 E. 4th Street, Port Angeles, WA or [https://www.clallamcountywa.gov/178/Community\[1\]Development-DCD](https://www.clallamcountywa.gov/178/Community[1]Development-DCD)

In compliance with the Americans with Disabilities Act (ADA), appropriate aids and/or reasonable accommodations will be made available upon request. Requests must be received by the Commission/s office (Phone: 360-417-2233; see address above) at least 7 days prior to the hearing. The facility is considered "barrier free" and accessible to those with physical disabilities.

Publish: February 3 and 10

Bill: Dept. of Community Development Loni Gores, Clerk of the Board

LETTER OF TRANSMITTAL

Clallam County Board of Commissioners

From: Department of Community

Subject: Transmittal to BOCC: Findings and Conclusions regarding Recreational Park Trailer Placement Ordinance CCC 21.06

Dear Commissioners:

The Clallam County Planning Commission has completed its review and public hearing process regarding an addition to the Building and Construction Title 21, which will address requirements for placement of Recreational Park Trailers in unincorporated Clallam County. The Planning Commission completed its review and approved its final recommendations to forward to the BOCC at its meeting on December 6, 2023. I am transmitting herewith the findings and recommendations of the Commission on this proposed Ordinance:

FINDINGS OF FACT:

1. The Planning Commission has explored ideas for ordinances regarding Recreational Vehicles and Park Trailers for several years.
2. An ordinance titled "Recreational Vehicles, Park Models, and Camping" failed to be passed by the Board of County Commissioners in 2021.
3. On May 3, 2023 staff presented the Planning Commission with a proposed draft ordinance regarding the placement of Recreational Park Trailers.
4. DCD issued a SEPA Threshold Determination of Non-significance on September 18, 2023 with the comment period ending October 2, 2023.

5. Legal notice was published in the Peninsula Daily News, Sequim Gazette. and Forks Forum prior to the public hearing that was conducted on November 1, 2023.

6. staff was directed to write a purpose statement and make some minor changes to the draft ordinance, including a provision for existing park models to come into compliance within 18 months of adoption of the code after the public hearing.

7. Staff presented a formatted draft ordinance to the Planning Commission on December 6, 2023.

8. following a discussion at the December 6th meeting, the Planning Commission voted 7-0 for the Draft Recreational Park Trailer Placement Ordinance to be forwarded to the BOCC for consideration with a few minor Corrections.

9. based on the above facts and findings, and the attached draft ordinance adding a Chapter 21.06 to the Clallam County Code titled Recreational Park Trailer Placement, the Planning Commission adopts and transmits the following conclusion to the Clallam County Board of Commissioners.

CONCLUSION: The Clallam County Planning Commission concludes that the proposed Ordinance shall be included in the construction code to:

1 . Purpose Statement - provide an avenue for recreational park trailers to be legally placed on property in unincorporated Clallam County.

2. Define "Park Model, Recreational Park Trailer, or Tiny Home on wheels"

3. Placement requirements and application requirements - placement permit issued by Clallam County Department of Community Development and may not be occupied until the permit is issued. Placement of only one on residential property and shall bear the insignia of labor and industries. Shall disqualify the property for an accessory dwelling unit and shall comply with all other codes and regulations such as Zoning, Critical Areas and Shorelines, and Health. Park trailer shall be secured and shall be serviced by approved sewage disposal, potable water, and electrical service.

4. Effective date shall be the adoption of the ordinance.

The Planning Commission recommends approval by the BOCC and as Chair of the Commission, has directed me as its duly authorized agent to transmit this recommendation to the BOCC.

Steve Gale, Chair

01/17/2024

Ordinance

An ordinance adding a Chapter 21.06 to the Clallam County Code titled Recreational Park Trailer Placement

Section 06. Section .010, Purpose, is created to read as follows:

The purpose of this chapter is to provide an avenue for recreational park trailers to be legally placed on property in unincorporated Clallam County. Through the issuance of a placement permit the County can ensure proper installation, maintenance of setbacks, appropriate connection to potable water and waste disposal, and location outside of any critical areas or shorelines and their buffers.

Section 06. Section.020, Definition, is created to read as

"Park Model, Recreational Park Trailer, or Tiny Home on trailer-type unit primarily designed to provide temporary living quarter for or seasonal use

complying with American National Standards Institute trailers as defined by WAC 296-150P-0020. These units shall bear an insignia issued by Washington Department of Labor & Industries.

Section 06. Section .030, Recreational Park
as follows:

- (1) Placement of a Recreational Park Trailer (including k with appropriate L&I insignia) within Clallam County requires approval by the Clallam County Department of Community Development.
- (2) A Recreational Park Trailer **may not** be occupied until a Placement Permit and a final inspection performed and approved by the Clallam County Department of Community Development. Existing Recreational Park Trailers placed prior to adoption of this ordinance may continue to be occupied, but are required to obtain a placement permit within 18 months of adoption of this title.
- (3) Only one Recreational Park Trailer may be placed on a legal lot zoned for residential purposes, unless located within a binding site plan established for the purpose of placing multiple park models.
- (4) Recreational Park Trailers are designed for temporary, recreational, camping, or seasonal use by identified by Labor & Industries A119.5 and shall bear the L&I Recreational Park Trailer insignia through its lifetime.
- (5) A Recreational Park Trailer placed on property with a single-family residence will disqualify the property for an accessory dwelling unit while the park model is present. Likewise, a property containing an accessory dwelling unit is not eligible for the placement of a park model.
- (6) Placement of a Recreational Park Trailer shall comply with all use and dimensional requirements of the County Code, including setbacks established in the Zoning Code, requirements of the Shoreline Master Program, Critical Areas Code, drainage requirements, and environmental health regulations.
- (7) Improvements to a site for the placement of a Recreational Park Trailer shall not disturb the native vegetation within a critical area, shoreline, or their associated buffers without compliance with Shoreline and Critical Area regulations. Recreational Park Trailers shall not be placed in a designated floodplain.
- (8) Recreational Park Trailer shall be secured with a system that meets the requirements per the manufacturer's installation instructions or, by engineered design, and shall be installed to prevent overturning and roof uplift.
- (9) Placement of Recreational Park Trailers shall require service connection to an approved means of sewage disposal, potable water supply, and electrical service.
- (10) Recreational Park Trailer may have skirting and detached decks, but shall have nothing structurally connected or adjacent to the park model. Such accessory improvements shall be included and reviewed during the placement permit process.
- (11) An application shall be submitted to DCD Building Division on the appropriate forms and shall include the following:
 - (a) Site Plan showing the location of the park model, other structures, distances from property lines, distances from critical areas and/or shorelines.
 - (b) Means of managing stormwater runoff if the area of the park model and other impervious surfaces (e.g. decks, patios, driveways) of the site exceed 400 square feet.
 - (c) Source of approved water connection.
 - (d) Approved sewage disposal (ie. Sewer system, approved septic system)
 - (e) Accessory improvements, such as decks, skirting, parking, access, etc.
 - (f) Means of securing the unit to prevent overturning or roof uplift.

Section 06. Section .040, Effective date, is as follows:

This chapter shall take effect (i.e., the effective date shall be) the date of adoption of the ordinance codified in this chapter.

ADOPTED this date in 2024

Here would be the Signature and Date Plates for the Clallam County Commissioners.

Johnna Roark

Gores, Loni

From: Don Tucker <dontucker@hvalley.net>
Sent: Tuesday, February 13, 2024 9:02 AM
To: Gores, Loni
Subject: Recreational Vehicle Park Model Statement for the record
Attachments: Commissioner hearing-Park Model Trailers.docx

Loni. Please see that my written statement goes on the record for this hearing. My statement is about 4 minutes long. If i mention that fact up front will the commissioners sometimes agree to hear my full statement? Don

By way of introduction my name is Don Tucker. There is probably no other private citizen who has pushed so hard for a park model ordinance in Clallam County than I.

My family and I have been placing scores of Park Model Trailers throughout Western Washington since 2018.

AND, I represent one of 3 Park Model Trailer dealers in Clallam County.

It bears mentioning that we have a lot of experience with low income housing. My family and I own and operate in excess of 400 rental units in Clallam and Jefferson Counties alone.

First and foremost I am a proponent of 'affordable housing'. I like you, want to help those less advantaged, enjoy the American dream of home ownership. I have been pressing for a Park Model Trailer ordinance for several years only to be at the finish line and have one departmental employee object and be forced to start all over again. So here we are today once again.

So I am 100% in favor of the permitting process for Park Model Homes.

Since our last failed attempt, Port Townsend and Port Angeles have created ordinances recognizing Park Model Trailers as full-time dwelling units.

I not only helped create or inspire those ordinances I also placed the first Park Model Home in each of those communities.

We've removing older unsafe housing in our existing communities and replacing them with Park Model Trailers used exclusively for SFR (single family residences).

So let's start by removing "Recreational" from this ordinance and replacing it with **PARK MODEL TRAILER PLACEMENT.**

10% of my sales are "recreational".

90% are being used as SFR's or as STR's (short term rentals).

It's demeaning to the majority of folks living in Park Model Trailers to have them referred to as "Recreational".

The term Recreational is non-inclusive, it's demeaning and discriminatory. Removing the term "Recreational" would likewise be consistent with most RCW's and WAC's that refer to them as Park Model Trailers.

Second, I totally disagree with the counties definition of a Park Model Trailer; Here is the definition the county is proposing to use in the ordinance;

“A trailer type unit primarily designed to provide temporary living quarters for recreational, camping or seasonal use”

Why are we here today???? we're here because people have chosen to use them SFR's. That's why we're seeking to have them permitted. To in effect have them gain legitimacy and provide a means for legally permitting them.

I propose we use inclusive language and amend the definition to read as follows;

A trailer type unit designed to provide semi-permanent or permanent housing as a single family dwelling and/or recreational unit.

This verbiage is likewise consistent with pre-existing RCW's and WAC's.

Third;

I agree that homes brought into this County should bear the L&I Insignia BUT ONLY if they're placed after the adoption of this ordinance and only if they're purchased in Washington State.*

Finally and most important:

Here's my biggest problem with this proposed ordinance. Interestingly this verbiage appeared only after I reviewed the draft provided me by the Planning Staff last fall.

Section 06. (2) has to be the most illegal, onerous and egregious part of this proposed ordinance.

You're proposing to ask the 900 existing Park Model Trailer owners in our county to now subject themselves (after the fact) to the permitting process. That's simply unbelievable!

Your own senior planner Greg Ballard testified in an open hearing that Park Model Trailers placed prior to the existence of an ordinance would be grandfathered.

That statement was the basis on which many of these units were sold and placed by local dealers in recent years.

I can provide you with the transcript of that hearing if you like.

If you attempt to retroactively require permits you will displace low income homeowners. You will remove affordable housing from our most venerable residences. People will have to start over with new lots, new water sources, new drain fields built to the current insane standards. People will simply go broke and become homeless.

Are you really proposing to remove someone from their home if their home doesn't bear the Insignia, or if their drain field isn't up to current standards, or if they're unable to obtain a water availability letter, or if they're placement is too close to a critical area and/or shoreline.

Please remove provision this in its entirety. At least if you removed this proviso and kept everything else at least you'd have a path towards permitting.

Section 06

10. Remove "or adjacent" for example the deck or the carport is adjacent. This just needs some clean up. The term adjacent is confusing at best.

Finally, Add a provision specifically allowing Park Model Trailers to be used as STR's. I have a legal opinion from Labor and Industries supporting their usage as STR's.

Thank you

* Many of those homes do not bear the State Insignia. Many of those homes were purchased out of state or purchased during COVID when L&I FAS(Labor and Industries Factory Assembled Structure) had no engineers available to approve plans because the bulk of their engineers quit rather than take the vaccine. Homes purchased out of state are not required to bear the L&I Insignia. Ken Knutson with L&I FAS (factory assembled structures) will verify this fact.

Gores, Loni

From: Don Tucker <dontucker@hvalley.net>
Sent: Tuesday, February 13, 2024 9:57 AM
To: Gores, Loni
Subject: Supporting documentation for Don Tucker
Attachments: Supporting data for testimony of Don Tucker.docx

Loni. Here is my supporting documentation for my testimony today. thanks, Don Tucker

Supporting data for testimony of Don Tucker

- RCW 59.18.030 defines Single family residence, as:

(32) A "single-family residence" is a structure maintained and used as a single dwelling unit. Notwithstanding that a dwelling unit shares one or more walls with another dwelling unit, it shall be deemed a single-family residence if it has direct access to a street and shares neither heating facilities nor hot water equipment, nor any other essential facility or service, with any other dwelling unit."

In addition, PMRV's are specifically addressed in WAC 458-16, as:

- (2)(b) "Single family dwelling" ... means a structure maintained and used as a residential dwelling that is designed exclusively for occupancy by one family.

(I) It is an independent and free-standing structure containing one dwelling unit and having a permanent foundation.

(ii) For the purposes of this exemption, apark model trailer will be considered a "single family dwelling" if it has substantially lost its identity as a mobile unit by virtue of its being permanently fixed in location upon land owned or leased by the owner of thepark model trailer and placed on a foundation (posts or blocks) with fixed pipe connections with sewer, water, or other utilities."

WAC 458-16-080

Improvements to single family dwellings—Definitions—Exemption—Limitation—Appeal rights.

(1) **Introduction.** This rule explains the property tax exemption available to taxpayers when they make physical improvements to their single family dwelling under the provisions of RCW [84.36.400](#). It explains the process by which this exemption is obtained and how the amount of the exemption is calculated.

(2) **Definitions.** For purposes of this rule, the following definitions apply:

(a) "Department" means the department of revenue.

(b) "Single family dwelling" or "dwelling" means a structure maintained and used as a residential dwelling that is designed exclusively for occupancy by one family.

(i) It is an independent and free-standing structure containing one dwelling unit and having a permanent foundation.

(ii) For the purposes of this exemption, a manufactured home, mobile home, or park model trailer will be considered a "**single family dwelling**" if it has substantially lost its identity as a mobile unit by virtue of its being permanently fixed in location upon land owned or leased by the owner of the manufactured

home, mobile home, or park model trailer and placed on a foundation (posts or blocks) with fixed pipe connections with sewer, water, or other utilities.

RCW 59.30.020

Definitions.

The definitions in this section apply throughout this chapter unless the context clearly requires otherwise.

(1) "Complainant" means a landlord, community owner, or tenant, who has a complaint alleging a violation of chapter 59.20 RCW.

(2) "Department" means the department of revenue.

(3) "Director" means the director of revenue.

(4) "Landlord" or "community owner" means the owner of a mobile home park or a manufactured housing community and includes the agents of a landlord.

(5) "Manufactured home" means a single-family dwelling built according to the United States department of housing and urban development manufactured home construction and safety standards act, which is a national preemptive building code. A manufactured home also: (a) Includes plumbing, heating, air conditioning, and electrical systems; (b) is built on a permanent chassis; and (c) can be transported in one or more sections with each section at least eight feet wide and forty feet long when transported, or when installed on the site is three hundred twenty square feet or greater.

(6) "Manufactured/mobile home" means either a manufactured home or a mobile home.

(7) "Manufactured/mobile home lot" means a portion of a manufactured/mobile home community designated as the location of one mobile home, manufactured home, or park model and its accessory buildings, and intended for the exclusive use as a primary residence by the occupants of that mobile home, manufactured home, or park model.

(8) "Mobile home" means a factory-built dwelling built prior to June 15, 1976, to standards other than the United States department of housing and urban development code, and acceptable under applicable state codes in effect at the time of construction or introduction of the home into the state. Mobile homes have not been built since the introduction of the United States department of housing and urban development manufactured home construction and safety act.

(9) "Mobile home park," "manufactured housing community," or "manufactured/mobile home community" means any real property that is rented or

held out for rent to others for the placement of two or more mobile homes, manufactured homes, or park models, for the primary purpose of production of income, except where the real property is rented or held out for rent for seasonal recreational purposes only and is not intended for year-round occupancy.

(10) "Owner" means one or more persons, jointly or severally, in whom is vested:

(a) All or part of the legal title to the real property; or

(b) All or part of the beneficial ownership, and a right to present use and enjoyment of the real property.

(11) "Park model" means a recreational vehicle intended for permanent or semipermanent installation and is used as a primary residence.

(12) "Recreational vehicle" means a travel trailer, motor home, truck camper, or camping trailer that is primarily designed and used as temporary living quarters, is either self-propelled or mounted on or drawn by another vehicle, is transient, is not occupied as a primary residence, and is not immobilized or permanently affixed to a manufactured/mobile home lot.

RCW [82.45.032](#)

Additional definitions.

Unless the context clearly requires otherwise, the definitions in this section apply throughout this chapter.

(1) "Real estate" or "real property" means any interest, estate, or beneficial interest in land or anything affixed to land, including the ownership interest or beneficial interest in any entity which itself owns land or anything affixed to land. The term includes used mobile homes, used park model trailers, used floating homes, and improvements constructed upon leased land.

(2) "Used mobile home" means a mobile home which has been previously sold at retail and has been subjected to tax under chapter [82.08](#) RCW, or which has been previously used and has been subjected to tax under chapter [82.12](#) RCW, and which has substantially lost its identity as a mobile unit at the time of sale by virtue of its being fixed in location upon land owned or leased by the owner of the mobile home and placed on a foundation (posts or blocks) with fixed pipe connections with sewer, water, and other utilities.

(3) "Mobile home" means a mobile home as defined by RCW [46.04.302](#), as now or hereafter amended.

(4) "Park model trailer" means a park model trailer as defined in RCW [46.04.622](#).

(5) "Used floating home" means a floating home in respect to which tax has been paid under chapter [82.08](#) or [82.12](#) RCW.

(6) "Used park model trailer" means a park model trailer that has been previously sold at retail and has been subjected to tax under chapter [82.08](#) RCW, or that has been previously used and has been subjected to tax under chapter [82.12](#) RCW, and that has substantially lost its identity as a mobile unit by virtue of its being permanently sited in location and placed on a foundation of either posts or blocks with connections with sewer, water, or other utilities for the operation of installed fixtures and appliances.

Public Comment Session

February 13, 2024

Public Comment
2/13/24
Kathleen Keehn

November 27, 2023, Pre-certification of Election in Clallam County

Please accept this public comment for the Pre-Certification meeting of the Clallam County Canvassing Board on November 27, 2023. Please include these comments in the minutes for the meeting.

If we no longer have Free and Equal Elections as our Washington State Constitutions guarantees, will we become ruled by a bureaucratic state? Will we have unelected people who are free to impose their ideology on all of us as if it were law? Has this already happened? This is concerning.

My experience with Auditor Riggs is that she is unresponsive to our concerns. She has deflected, discredited, and dismissed all the evidence we presented. I was so frustrated with her lack of interest regarding the integrity of the voter rolls, I attempted to file a criminal complaint against her after the August 14, 2023, pre-certification public comment. I learned the Sheriff will not accept a complaint against an elected official, that I would have to go to the Prosecuting Attorney. I mentioned the Prosecuting Attorney sits on the Canvassing Board and that was an obvious conflict of interest. My intention was not to cause Auditor Riggs trouble, I only wanted to ensure election integrity. Is she above the law?

I don't know what Auditor Riggs intention was by displaying this symbol, wearing this necklace in the Peninsula Daily Newspaper publicity photograph. I realize most of America did not know what this meant in 2015. Pizza-gate was debunked long ago but now we discover the conspiracy theory is true.

I included the link to the 5 symbols the FBI has identified as "sordid sexual preference signals" below:

<https://www.dailymail.co.uk/news/article-3560069/The-symbols-pedophiles-use-signal-sordid-sexual-preferences-social-media.html>

I have also included the personal statement Auditor Riggs made in a different publicity article about how she and her husband, Ron, have been foster parents for several years, and she said they cared for abused children mostly under the age of 5 years old.

THIS IS CONCERNING!

Respectfully Submitted,

Kathleen Keehn

From: kkeehn@olypen.com
Sent: Thursday, November 30, 2023 1:18 PM
To: 'King, Brian'; 'pamelablakeman@hotmail.com'
Subject: K.Keehn Personal Statement made on 11/27/23
Attachments: 112723precert.docx; Clallam auditor to replace elections supervisor after ballots mishap Peninsula Daily News.pdf; Clallam auditor to replace elections supervisor after ballots mishap Peninsula Daily News.pdf; girl lover.JPG; Page 3 of the 2014 Gazette article re foster parenting (003).pdf

Sheriff King and Republican Chair,

I am copying you both on the personal statement I made at the CC Pre-certification Meeting on 11/27/23 for which I am dismissed as a poll watcher.

I am accused of "attacking" Auditor Riggs with offensive accusations made at an inappropriate time/place.

I have a moral obligation to reveal the information that I found. I'm a middle aged woman with no experience investigating anything. I could not live with myself if I said nothing and prolonged any potential abuses that may be occurring. I have learned that elected officials, with potential conflicts of interest, are not answerable to the people as I once thought. There is no appropriate time or place for this heinous subject matter to be mentioned but that is not a good reason to conceal it either. Since I have no other recourse, I presented this in a public meeting to raise the alarm as to my concerns. I presented only public information that Auditor Riggs authorized, that has not been altered in any way. Am I to understand that we can't even question her very own statements?

This is not just concerning, it's alarming!

Respectfully Submitted,
Kathleen Keehn



Clallam County Elections Supervisor Ken Hugoniot inspects ballots in August 2015 at the Clallam County Courthouse in Port Angeles. (Keith Thorpe/Peninsula Daily News)

Clallam auditor to replace elections

supervisor after ballots mishap

By Paul Gottlieb

Friday, February 24, 2017 10:46am | [NEWS](#) | [CLALLAM COUNTY](#) | [JEFFERSON COUNTY](#)

PORT ANGELES — Clallam County Auditor Shoona Riggs will start preparing next week to replace former Elections Supervisor Ken Hugoniot after 125 unopened, uncounted Nov. 8 election ballots were discovered Jan. 25 in a courthouse parking lot ballot box, she said Thursday.

Riggs, herself a former elections supervisor, said Thursday that Hugoniot resigned Jan. 26, a day after he discovered the error.

She said she will be working with the county human resources office in the next two weeks in the hopes a replacement for Hugoniot can be found by April 1.

“He gave me his resignation at the same time he told me what had happened,” Riggs said. “That was his decision.”

She said in the end, she bore responsibility for the mishap.

“Although the error was in the elections division, ultimately the buck stops with me as the auditor,” Riggs said Thursday.

“Ultimately it’s the responsibility of the county auditor to make sure we get the collections done correctly.”

But Riggs said Hugoniot did bear some responsibility for the foul-up.

“He was responsible for coordinating the pickup of the ballot boxes,” she said.

The auditor’s office also had not been following state law in the Nov. 8 election and in past elections by not recording the time that ballots were removed from ballot drop boxes, Riggs said.

Riggs, elected auditor in November 2014, had appointed Hugoniot, a Sequim resident, to the position in April 2015.

The position pays \$52,829 in annual salary, not including \$20,517 in

benefits.

Hugoniot could not be reached for comment Thursday.

Riggs said she did not ask for his resignation but would not say whether she asked him to reconsider his decision.

Riggs said no other employees were disciplined but that “corrective action” was taken with election assistant Renee Mizar, a customer service specialist, that included “consultation” with Mizar.

The ballots were not removed from the drop box in the courthouse parking lot that is set aside for voters under the Americans with Disabilities Act that is also used by the general public, Riggs said.

That record will now be kept in a log that includes the time ballots were removed from the drop boxes, she said.

“Such a log may have revealed earlier that the drop box had not been checked after 5 p.m. Election Day,” Riggs said in a review of the incident that she released Monday titled “Final Report Regarding 125 Uncounted Ballots.”

Hugoniot’s resignation was noted in the report.

As an additional measure suggested by the state Secretary of State’s Office but not required by law, Riggs said a final check of ballot boxes will be performed after elections to determine that all returned ballots have been received.

In a 2014 review of election procedures, the state Secretary of State’s Office “suggested improvement in our verification notices, ballot storage, electronic ballots and replacement ballots,” Riggs said in the report.

She said those suggestions were “addressed” to ensure compliance with state and federal law, but in light of the recent incident, she has asked the Secretary of State’s Office to evaluate the procedures and practices of the elections office.

The ballots were discovered when the elections office inspected the parking lot drop box in preparation for the Feb. 14 special election, Riggs said in the

report.

The choices that the 125 voters made could not be tabulated because the election had already been certified, but the voters' records will reflect that they participated in the election.

The ballots would not change any race on the Nov. 8 ballot.

Laura Casad of Port Angeles said Thursday she dropped off hers and her husband's ballots in the ballot box that was not emptied.

She was among the 125 voters notified by the auditor's office in a Jan. 30 letter of the "unfortunate discovery" of her ballot and the ballots of 124 others whom Riggs said in the letter "deserved better."

Casad, whose name was listed in Riggs' final report as having one of the unopened ballots, said Thursday she was not angry her vote was not counted because it would not have made a difference in the statewide election results.

Casad was still upset it happened.

"I wouldn't go out and say, 'Hey, wait a minute,' but I still don't like it," Casad said.

"It seems to me there should have been more thoroughness there. That's too important not to be thorough. That bothers me more than anything else, having them sit there all that time."

Senior Staff Writer Paul Gottlieb can be reached at 360-452-2345, ext. 55650, or at pgottlieb@peninsuladailynews.com.



Shoona Riggs

Daily News

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just make changes.”

Her main goal as auditor would be keeping customer service No. 1.

“The auditor’s office needs to form the best relationship they can with all subagents and keep them happy,” she said.

If she does not win the auditor’s race, Riggs said she doesn’t plan to leave her current position as an at-will employee.

“We’ll see how it goes,” she said. “It’s not totally up to me.”

Personal life

When not in the elections office, Riggs said she spends a majority of her time with her family. She has four children: Anna, 12, Ben, 15, Megan, 19, and Samantha, 23.

She and Ron have been local foster parents for several years, and she said they’ve cared for many abused children mostly ages 5 and under.

“It’s kind of something we fell into and fell in love with,” she said. “I think it’s brought our family closer together. There are more children than there are foster parents and there’s a big need in our community.”

Her family also spends a lot of time outdoors, she said, going hiking, playing in Lake Sutherland, and taking her children surfing.

For more information on Riggs, visit shoonriggsforauditor.com or facebook.com/shoonariggs

"Girl lover"