

MINUTES

Clallam County Planning Commission

Virtual Meeting of November 17, 2021
6:00 PM

- A. CALL TO ORDER: The meeting was called to order at 6:01 p.m.
- B. PLEDGE OF ALLEGIANCE.
- C. ROLL CALL: Members present were Vice-Chair Clausen, Robert Miller (arriving late because he had to contend with the flooding occurring out west), Steve Gale, Ron Long, N. Bonnie Booth, M. Ingrid Carmean, Philip Giuntoli, and Jeff Carter. Donella Clark, Principal Planner and Holden Fleming, Associate Planner; represented staff from the Department of Community Development.
- D. WELCOME: Vice-Chair Clausen welcomed all in attendance.
- E. APPROVAL OF MINUTES: November 3, 2021 passed
- F. ANNOUNCEMENTS: None.
- G. PUBLIC COMMENT PERIOD: Judy Larsen reiterated her concerns previously submitted. Appreciated staff's response to her concerns. Wondered why SB525 had been vetoed by the governor for ADU's only in UGA's.
- H. UNFINISHED BUSINESS: None.
- I. PUBLIC HEARING ITEM: **Shoreline Periodic Review Workshop**
- Sissi Bruch commented that WDFW has published a new way of identifying buffers and that even though the County has just passed the comprehensive update the review of this update began in 2011 and likely does not include this science. Riparian Management is a newer concept than the previous SMP being worked on.
- Publication website was provided in the chat:
<https://wdfw.wa.gov/sites/default/files/publications/01988/wdfw01988.pdf>
- Chris Waldbillig from WDFW explained that the functions of riparian corridor should be maximized. To give you the most function you take the height a tree can grow according to the soil classification.
- Danielle Zitomer from WDFW provided comment that the difference with the current buffer designations is that they are predetermined versus ecological.
- J. WORK SESSION ITEMS:
- Shoreline Periodic Review recommendation-** Staff recommends an eventual vote on either amending the SMP or determining a finding of adequacy.
- Jeff Carter felt taking a vote is way too quick, and requested that the commission take more time to get additional information and review the materials submitted.
- During discussion it was realized that WDFW had provided comment on the Site Tree Potential during the Comprehensive update. Planning Commission would like to see that original comment and would like to know Ecology's position on the WDFW tree height potential information.
- ADU code change recommendation-** Staff reviewed the changes made to the code following the previous discussion with the Planning Commission and provided rationale with a picture of the 300 foot radius for placement of an ADU for why the PC's suggestion to allow administrator to waiver was deemed unnecessary.
- Motion was made to forward the ADU code changes onto to Board of County Commissioners. Planning Commission passed the motion with a 6 "for" and 2 "against" vote.

K. PUBLIC COMMENT PERIOD: Sissi Bruch thanked the Planning Commission members for their service. Asked that a deadline for written comment be put on the website.

Commissioner Carmean would like to provide information on homelessness, and will have staff distribute.

Commissioner Booth discussed having talked with someone who was homeless and learned about Bayside Housing, a 501c3 in Jefferson County. Also was wondering who is tracking the money from the Federal Infrastructure Bill. Staff commented that the Road Department is aware of the monies as well as the Commissioners who are working toward finding ways to use that money in the County.

Commissioners discussed how to put homelessness on the agenda, and it was suggested a subcommittee be formed with the following members to meet with the Director of Community Development. Members on the Homelessness Committee appointed were Ingrid Carmean, Bonnie Booth, and Jane Hielman.

L. ADJOURNMENT: The meeting adjourned at __7:00__ p.m.

Clark, Donella

From: Clark, Donella
Sent: Thursday, November 18, 2021 9:26 AM
To: Ingrid Carmean; Jane Hielman; Jeff Carter; Nikki Booth; Philip Giuntoli; Robert Miller; Ronald Long; Scott Clausen; Steve Gale
Cc: Winborn, Mary Ellen
Subject: information referenced in PC meeting

Here is the information mentioned during the Planning Commission meeting. I will include these in the minutes of the meeting.

This is the WDFW website regarding the **Site Potential Tree Height** that was brought up by Sissi Bruch who provided comment on the Shoreline Periodic

Review: <https://wdfw.wa.gov/sites/default/files/publications/01988/wdfw01988.pdf>

Information on Homelessness that was forwarded by Ingrid Carmean:

Thank you Bonnie for the link to Bay Housing. <https://www.baysidehousing.org> They were involved in the tiny houses at Peter's place (and now Pat's Place) which I had sent you information on previously. The Answer For Youth is starting on a similar small project with 3 tiny homes here in Clallam County without government funding. TAFY is looking at housing women with children in these small houses.

A) Information on the costs of housing people vs living on the streets:

https://papers.ssrn.com/sol3/papers.cfm?abstract_id=3419187

In case this link doesn't work I also got to the article by googling the title:

Penny Wise but Pound Foolish: Permanent Supportive Housing Can Prevent a World of Hurt.

B) A phrase I recently heard keeps repeating in my head: "Shelter is not Housing." Serenity house is shelter.

C) HB1590 allows the commissioners of a Washington county to pass a 0.1% sales tax which can be used for low income housing and the various services needed around that. The voters of Port Angeles already passed this tax when it required citizen approval, now the commissioners could pass it without a vote of the citizens. It has been estimated that it would raise \$64,000 each month. Or approximately enough for 2 of Mary Ellen's homes every 3 months. The relevant parts of HB 1590 are below, but it might be more readable on line.

"Allowing the local sales and use tax for affordable housing to be imposed by a councilmanic authority."

(2)(a) Notwithstanding subsection (4) of this section, a minimum of sixty percent of the moneys collected under this section must be used for the following purposes:

- (i) Constructing affordable housing, which may include new units of affordable housing within an existing structure, and facilities providing housing-related services; or
- (ii) Constructing mental and behavioral health-related facilities; or

(iii) Funding the operations and maintenance costs of new units of affordable housing and facilities where housing-related programs are provided, or newly constructed evaluation and treatment centers.

(b) The affordable housing and facilities providing housing related programs in (a)(i) of this subsection may only be provided to persons within any of the following population groups whose income is at or below sixty percent of the median income of the county imposing the tax:

(i) Persons with ~~((mental illness))~~ behavioral health disabilities;

(ii) Veterans;

(iii) Senior citizens;

(iv) Homeless, or at-risk of being homeless, families with children;

(v) Unaccompanied homeless youth or young adults;

(vi) Persons with disabilities; or

(vii) Domestic violence survivors.

(c) The remainder of the moneys collected under this section must be used for the operation, delivery, or evaluation of mental and behavioral health treatment programs and services or housing-related services.

(3) A county that imposes the tax under this section must consult with a city before the county may construct any of the facilities authorized under subsection (2)(a) of this section within the city limits.

(4) A county that has not imposed the tax authorized under RCW 82.14.460 prior to October 9, 2015, but imposes the tax authorized under this section after a city in that county has imposed the tax authorized under RCW 82.14.460 prior to October 9, 2015, must enter into an interlocal agreement with that city to determine how the services and provisions described in subsection (2) of this section will be allocated and funded in the city.

(5) To carry out the purposes of subsection (2)(a) and (b) of this section, the legislative authority of the county or city imposing the tax has the authority to issue general obligation or revenue bonds within the limitations now or hereafter prescribed by the laws of this state, and may use, and is authorized to pledge, up to fifty percent of the moneys collected under this section for repayment of such bonds, in order to finance the provision or construction of affordable housing, facilities where housing-related programs are provided, or evaluation and treatment centers described in subsection (2)(a)(iii) of this section.

(6)(a) Moneys collected under this section may be used to offset reductions in state or federal funds for the purposes described in subsection (2) of this section.

(b) No more than ten percent of the moneys collected under this 20 section may be used to supplant existing local funds.