

MINUTES

Clallam County Planning Commission

*Meeting of May 5, 2021
6:00 PM*

- A. CALL TO ORDER: The meeting was called to order at 6:00 p.m.
- B. PLEDGE OF ALLEGIANCE.
- C. ROLL CALL: Members present were Vice-Chair Clausen, Robert Miller, Steve Gale, Ron Long, N. Bonnie Booth, and Philip Giuntoli. Greg Ballard, Senior Planner and Donella Clark, Principal Planner represented staff from the Department of Community Development.
- D. WELCOME: Vice-Chair Clausen welcomed all in attendance
- E. APPROVAL OF MINUTES: Minutes from march 17 and April 7, 2021 (no minutes from canceled April 21st meeting) approved 4-0 with an abstention from Commissioner Booth who was not in attendance of those meetings.
- F. ANNOUNCEMENTS: FEMA workshops on updates to the Flood Insurance Rate Maps will be held at BOCC meeting 10:30 am on May 10, 2021, and at the Planning Commission meeting on June 16, 2021 at 6:30pm. Additional information is available at http://www.clallam.net/DCD/doc/website_FEMA.pdf
- G. PUBLIC COMMENT PERIOD: None.
- H. UNFINISHED BUSINESS: Staff wanted to know if hard copy of the packets are needed by the Commissioners or if electronic copies are fine. Please let Greg Ballard know your preference.
- I. PUBLIC HEARING ITEM: None.
- J. WORK SESSION ITEMS:

Draft Ordinance Rd. Recreational Uses dated April 21, 2021

Draft ordinance provided. Eliminated the need for a permit and brought the focus on septic and garbage as requested. Pierce County example provided shows they only allow use for 120 days. The chart provided in the proposed ordinance varies based on size of parcel and region. One acre parcels do not get 120 days. Staff is trying to allow use of property that cannot otherwise be developed with permanent structures through the ordinance. May need to reference floodplains since the State and CCC 27.12 allows RV's for only 180 days.

Commissioner Gale stated this was a much better version. Concerns with the table since the County should not be regulating based on geography. Should not exempt Clallam Bay/Seiku area to allow RV's, and felt #3 should be struck since the County should not be regulating special events. Did not feel #5 went far enough and should be expanded to include more than just waste.

Commissioner Long followed up on #5 with the sentiment that one man's treasure is another man's junk and understood Gale's idea to expand this. Had concern that #10 did not take into consideration generators that are enclosed. Perhaps staff should limit the noise to not exceed a certain decibel. If you can generate electricity quietly, then you can generate it all the time.

Commissioner Clausen thought there may be a problem with #10 because some people generate heat with their generators. Suggests that Commissioner Heilman should make a case for the exemption in Sekiu/Clallam Bay since we cannot just exempt this one area.

Greg Ballard noted that the UC zone allows the creation of RV lots and provides standards for these lots in the zoning code, which is not common in other zones, that is why it is exempted.

Public Works has also been having trouble with people paying for RV connections to the sewer. There are maybe 30 RV's already in the Sekiu/Clallam Bay area and by allowing them it would help the County get legal hook-ups, plus there is a need in the area. RV parks are allowed in RW5 zones, a western rural zone, and west of the Straits, whereas, they are not allowed in R5 zone in the Sequim area. The County gets more complaints in Sequim and that is why there was the difference per region. People have different expectations in different regions. #3 was intended to allow bonus days for special events, in addition to the time allotted in the chart, so to strike it would mean to reduce the amount of use on the property to the designated days. Could reference the WAC 197-60 regarding noise of the generators. Cannot use generator if in excess of the noise standard. Performance based standards could be accomplished.

Commission would like to remove the table and keep the times noted for the Western region reducing only the 20 acre from 365 to something less, fix the noise of generators as the standard, and reference code enforcement codes regarding solid waste and may need to stipulate that household items need to be placed in a garage. Maybe add something to #9 that personal items will also need to be screened.

Ecology Comments on the 2018 SMP updates:

A presentation of changes will be done at the BoCC work session on May 17.

Call for Hearing will occur on May 25 with the hearing to be held on June 15.

Information is posted on the SMP webpage <http://www.clallam.net/landuse/smp.html>

Public can provide comments by emailing dclark@co.clallam.wa.us or by clicking the "comment on the Shoreline Master Program" link on the webpage.

Comments given to staff will be provided to the County Commissioners at the public hearing.

Once we finalize we will turn around and conduct the periodic review that is required every eight years, which is expected to result in minimal changes since we will have just finalized our SMP.

K. PUBLIC COMMENT PERIOD: None.

Staff did bring up that the Stormwater Ordinance will be sent at the next meeting and the Small Project Manual so that staff can get comments from the Commissioners.

L. ADJOURNMENT: The meeting adjourned at __6:50__ p.m.