

MINUTES

Clallam County Planning Commission

Virtual Meeting of March 3, 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, Steve Gale, Ron Long, N. Bonnie Booth, M. Ingrid Carmean, Philip Giuntoli and Robert Miller. Chair Hielman was excused.
Mary Ellen Winborn, Director; Donella Clark, Principal Planner; and Greg Ballard, Senior Planner; represented staff from the Department of Community Development.
- D. WELCOME: Vice-Chair Clausen welcomed all in attendance
- E. APPROVAL OF MINUTES:
A motion was made and seconded to approve the meeting minutes of February 17, 2021. Following a vote, the motion carried 7-0.
- F. ANNOUNCEMENTS: None.
- G. PUBLIC COMMENT PERIOD: None.
- H. UNFINISHED BUSINESS: None.
- I. PUBLIC HEARING ITEM: None.
- J. WORK SESSION ITEMS:

Discussion Re: Temporary RV Recreational / Residential Use

Commissioners were provided with a chart of problem/issues, concerns, and possible solutions, a Hearing Examiner decision of a family RV site, Pierce County Code Chapter 18A.38 Temporary Development, and Pierce County Affidavit of Temporary Use as a model. Staff reviewed this information setting up the discussion for why DCD is proposing an ordinance and how there are currently no clear standards for staff to follow. Staff pointed out that park models and RVs do not meet building code standards, HUD standards, plumbing, electrical, or energy codes. Staff is concerned that allowing these as permanent residences would allow people to live in substandard housing.

Commissioners asked questions and stated their concerns, wondering if existing park models would have to follow the new codes, and if there would be educational brochures for dealers to hand out. There were suggestions to clarify the table provided so that it was more user-friendly and broaden the requirements for sewage disposal to include composting toilets, if they become allowed by the Health Department. It is clear that park models are permanent structures, but perhaps do not have a permanent use. Commissioners would like to have additional information as to the standards of construction, comparing park models to manufactured homes and stick built homes.

- K. PUBLIC COMMENT PERIOD:

Don Tucker read his written comments regarding park models, in that, he supports park models being defined and regulated separately from RVs. He suggested reviewing how San Juan, Thurston, and Jefferson Counties, have addressed park models.

Brittany Farrow and Mitch Minnetti discussed the possible placement of their park model on a parcel that cannot be used for a permanent building due to bluff erosion. Their geotechnical report reduced the buffer in order to place a semi-movable structure. Their unit would include a heat pump, be weatherized, and connected to water and septic, so it would be more like a mobile home.

Christian Davis stated it was difficult to find affordable housing to rent or buy, and being able to buy a park model provided him housing.

L. ADJOURNMENT: The meeting adjourned at 7:31 p.m.