

MINUTES

Clallam County Planning Commission

Meeting of January 3, 2023, 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 Chair Steve Gale, Vice-Chair Ron Long, Jeff Carter, Tom Butler, Bonnie Booth, Ken Reandeau, Jane Hielman and Katina Hester. Donella Clark, Principal Planner, Holden Fleming, Deputy Director, and Bruce Emery, Director, represented staff from the Department of Community Development.
- D. WELCOME: Chair Gale welcomed all in attendance. Election of officers held: Steve Gale was reappointed Chair and Ron Long was reappointed Vice Chair.
- E. APPROVAL OF MINUTES: Ron Long moved to approve, Tom Butler seconded, motioned passed with one abstention.
- F. ANNOUNCEMENTS: Board of Commissioners should be holding a public hearing on the proposed Park Model ordinance on February 13th.
- G. PUBLIC COMMENT PERIOD: Rondi Smith commented regarding camping as an accessory activity. Richard Olsen commented on contiguous ownership and retail stands and that the codes have been lagging behind the needs of farms. Christi Cox commented she would love to diversify her farm to include camping, selling products from off farm, opportunities to share the landscape, and conditional use permits are costly. Would like to County to support preserving food farms. Owner of Joy Floral commented that they utilize their retail stand only 2 months per year and questioned if it should be considered a retail greenhouse which would require a conditional use permit. Need to allow diversity of farming, like a yearly Christmas bazaar, because markets are not available and they are just looking at ways to survive. Kasia Kawczynski provided support to changing the code and the ability of farms to diversify by allowing primitive farm stays, host events, concerts, classes, and retail stands. Conrad commented that he has been farming for 20 years and has watched the beautiful farmland get divided into houses, and that everything is about money and very costly. Jim Weaver commented that the County should be sure to look at the impacts of the uses they allow; there is a big difference between retail stands and camping. Karen Halberg-Weaver commented on the importance of small diverse farms and questioned the differentiation between 1-3 acres and 3-5 acres. Jesse Medlong commented he is trying to propose a small agricultural and environmentally sustainable community and provided written comment that was provided in the packet.
- H. UNFINISHED BUSINESS: None
- I. PUBLIC HEARING ITEM: None
- J. WORK SESSION ITEMS: Presentation by Holden Fleming regarding the meetings and survey conducted that DCD held about Agricultural Accessory Uses. Staff discussed ideas with the Planning Commission and have been directed to provide a code to review and to provide other jurisdiction examples.
- K. PUBLIC COMMENT PERIOD: Richard Olsen commented that the timing of the code changes is critical for the upcoming season. Rondi Smith asked if farmers could advertise now for their summer tours. Bruce McClowsky commented he is impressed at the importance staff has put on these needed changes. Concerned how he and others can be most effective with their input. Issac Anderson noted he has liability insurance to protect them from the public. Conrad

commented his greenhouses are temporary so permits do not seem necessary. Kristy Cox commented that hoop houses should be considered temporary structures and don't believe they should be considered farm stores when the use of the structure is for growing the crops that they then sell. Bill Herman commented that setbacks of the zoning should dictate the location of farm buildings. Warren Billups commented that there has been productive public participation. Sample code is a good start.

Five written comments were received and are attached.

L. GOOD OF THE ORDER: None.

M. ADJOURNMENT: The meeting adjourned at _8:00_ p.m.

Public Comments attached to meeting minutes

22 December 2023

Hon. Planning Commission:

Seasons Greetings! I hope this finds you all in good health and high spirits. My name is Jesse Medlong, and I am a Navy Veteran and a practicing lawyer. My wife and I became proud residents of Port Angeles in March of this year, having purchased 22 wooded acres on Blue Mountain toward the end of 2021. I am writing to you today to seek your guidance and support in overcoming some challenges we have encountered in trying to achieve our vision for our new home and property. I am hopeful we can find a solution that addresses the concerns of all interested stakeholders.

We seek to establish an environmentally sustainable intentional community on our property with two other families. Our ultimate goal is to place the entire property into a community land trust to ensure long-term and sustainable affordable housing in the community. In addition to promoting small-scale agriculture and sustainable forestry management, we also believe that our intention of establishing a community land trust aligns with the County's—and Port Angeles's—goal of promoting affordable housing. We hope you will agree that this is a proposal with multiple benefits for the community, and we are committed to ensuring that its implementation produces those benefits.

The property is zoned at R20, meaning it can have only one residence for every 20 acres. Multiple unimproved parcels beside our lot (including a 160-acre parcel that has been bequeathed to the North Olympic Land Trust) would keep the net contiguous density well within the R20 limits.

In working with staff planners at the Department of Community Development, we have come to understand that we can achieve the outcome we seek if we subdivide and if the owner of the large neighboring property transfers his development rights to us as part of that subdivision process. As explained to us, doing this would not require us to actually subdivide our property but only to use the subdivision process (which is not easy) to formally transfer our neighbor's development rights. This would thus be the same as if we simply obtained those development rights but did not undergo the subdivision process. While doing so without subdivision is theoretically possible, the staff at the DCD have been unable to help us further because of the lack of specific procedure.

We understand and appreciate that the DCD's principal concern with our proposal is avoiding sprawl in our rural area. We share their concern. We believe the best way to avoid excessive sprawl is for the County to adhere strictly to residential density limits within contiguous areas of R20 and similarly restricted rural residential areas. Our proposal allows this without requiring us to undertake the significant effort and expense of a process that was intended to ensure responsible subdivision and not merely facilitate the transfer of development rights from one contiguous parcel to another.

Importantly, our current zoning designation would allow us to add multiple "tiny homes" as accessory units within Clallam County's size exemption for permitting, or to park

multiple RVs on the property if the goal were simply to add more residents at any cost or to find ways around the County's policies. But these approaches serve neither our primary interests nor those of the broader community, and we are committed to finding a solution that aligns all the relevant interests and minimizes any potential negative impacts on the environment, our neighbors, or our new home town and county. We believe that through dialogue and collaboration, we can address both our aspirations for intentional community and the county's goals for responsible development.

We have been grateful to DCD's staff for their support and helpfulness thus far. We also recognize the difficulty of asking them to move past standard operating procedures and into uncharted territory. At this stage, we believe we have exhausted their ability to help us further, and we need higher-level intervention to explore innovative solutions given the absence of a formal procedure. We hope you may be able to help us to navigate this unique situation and find a path forward that harmonizes all relevant interests and that satisfies both the letter and the spirit of Clallam County's community development regulations.

We would be very happy to meet with you in person or by phone, or to consider any suggestions that may help us move the ball forward. In the meantime, thank you for your time, consideration, and dedication to fostering a vibrant and inclusive community in Clallam County. We look forward to being your neighbors for many, many years to come.

Sincerely,



Jesse Medlong
1539 S. McCrorie Rd.
Port Angeles, WA 98362

P.S. Understanding that our project straddles jurisdictions, we are reaching out simultaneously to the Port Angeles City Council and the members of the County Board of Commissioners, as well as to our state and federal representatives. Those messages will be completely consistent with this one, and we are happy to share any or all of that correspondence if helpful in assuring our good faith and transparency.

Fleming, Holden

From: Bill Hermann <Bill@hermannbros.com>
Sent: Tuesday, January 2, 2024 5:10 PM
To: Fleming, Holden
Subject: assoc ag use property

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

I have a neighbor that owns 42 acres.

He originally owned 40 acres with 20 in forest classification and 20 in agricultural designation.

He was informed that since he had a house on the ag portion that he would either have to prove income or pay taxes on the highest and best use which would be residential.

The property was zoned 1 house on 20 acres. The remaining 19 acres did not qualify for ag without the proof of revenue. The property would not "net" him enough to qualify.

He had to buy 2 acres from a neighbor and do boundary line adjustments to maintain a legal position as 20 acres is the smallest parcel to qualify without proof of enough net income.

Please rethink the open space / large lot designations for voluntary changes.

Too many folks are made to feel like law breakers if they want to if they try say farming activity with a farm stand????

Bill Hermann
360 460 0163
360 452 3341

Fleming, Holden

From: Bill Hermann <Bill@hermannbros.com>
Sent: Tuesday, January 2, 2024 4:17 PM
To: Fleming, Holden
Subject: Assoc. ag uses

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

To Whom it may concern.

Re: Associated AG uses for farms

I watch folks who like to work on their property build “hobby” farms into revenue producing activities. Often the property on which they operate is zoned for highest and best use that is residential or large lot open space. Those designations may not allow for agricultural activity on a commercial scale.

I would like to see a process in place that would be in place so that such an operation would feel free to develop and know that they would not be breaking the law.

Most could use a tax break that puts their activity in a legal status and could have the benefit.

To put it simply do away with the proof of income to qualify for agricultural status.

Bill Hermann
360 460 0163
360 452 3341

Fleming, Holden

From: Bill Hermann <Bill@hermannbros.com>
Sent: Tuesday, January 2, 2024 4:35 PM
To: Fleming, Holden
Subject: Ag assessor uses designation

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

Re: open space property.

I would like to see the "large lot" for cluster development either be modified or go away.

The intent was or is to retain a rural Quality of character for property.

In most cases the small parcels (+/- 3 acres) are left unkept. The reason is that unless they are grazed the parcel is too small to cut hay or to mow as a lawn.

Many of these large lots should be allowed to be awarded Ag status or build a house.
While the intent was OK the result is unintended.

Bill Hermann
360 460 0163
360 452 3341

RCW 36.70A.177 Agricultural lands—Innovative zoning techniques—Accessory uses. (1) A county or a city may use a variety of innovative zoning techniques in areas designated as agricultural lands of long-term commercial significance under RCW 36.70A.170. The innovative zoning techniques should be designed to conserve agricultural lands and encourage the agricultural economy. Except as provided in subsection (3) of this section, a county or city should encourage nonagricultural uses to be limited to lands with poor soils or otherwise not suitable for agricultural purposes.

(2) Innovative zoning techniques a county or city may consider include, but are not limited to:

(a) Agricultural zoning, which limits the density of development and restricts or prohibits nonfarm uses of agricultural land and may allow accessory uses, including nonagricultural accessory uses and activities, that support, promote, or sustain agricultural operations and production, as provided in subsection (3) of this section;

(b) Cluster zoning, which allows new development on one portion of the land, leaving the remainder in agricultural or open space uses;

(c) Large lot zoning, which establishes as a minimum lot size the amount of land necessary to achieve a successful farming practice;

(d) Quarter/quarter zoning, which permits one residential dwelling on a one-acre minimum lot for each one-sixteenth of a section of land; and

(e) Sliding scale zoning, which allows the number of lots for single-family residential purposes with a minimum lot size of one acre to increase inversely as the size of the total acreage increases.

(3) Accessory uses allowed under subsection (2)(a) of this section shall comply with the following:

(a) Accessory uses shall be located, designed, and operated so as to not interfere with, and to support the continuation of, the overall agricultural use of the property and neighboring properties, and shall comply with the requirements of this chapter;

(b) Accessory uses may include:

(i) Agricultural accessory uses and activities, including but not limited to the storage, distribution, and marketing of regional agricultural products from one or more producers, agriculturally related experiences, or the production, marketing, and distribution of value-added agricultural products, including support services that facilitate these activities; and

(ii) Nonagricultural accessory uses and activities as long as they are consistent with the size, scale, and intensity of the existing agricultural use of the property and the existing buildings on the site. Nonagricultural accessory uses and activities, including new buildings, parking, or supportive uses, shall not be located outside the general area already developed for buildings and residential uses and shall not otherwise convert more than one acre of agricultural land to nonagricultural uses; and

(c) Counties and cities have the authority to limit or exclude accessory uses otherwise authorized in this subsection (3) in areas designated as agricultural lands of long-term commercial significance.

(4) This section shall not be interpreted to limit agricultural production on designated agricultural lands. [2006 c 147 § 1; 2004 c 207 § 1; 1997 c 429 § 23.]

Severability—1997 c 429: See note following RCW 36.70A.3201.

- Wrecking yards
- (4) *Maximum Residential Density.* One dwelling unit per 21,500 square feet.
- (5) *Minimum Lot Size.* 12,500 square feet.
- (6) *Minimum Lot Width.* Fifty (50) feet.
- (7) *Maximum Width to Depth Ratio.* 1:5 (0.20).
- (8) *Setbacks.*
 - (a) Front yard – forty-five (45) feet from a local access street, fifty (50) feet from an arterial street, sixty (60) feet from a highway.
 - (b) Side yard – eight (8) feet (forty (40) feet from the centerline of the right-of-way of a side street).
 - (c) Rear yard – fifteen (15) feet (forty (40) feet from the centerline of the right-of-way of a rear street).
- (9) *Open Space Overlay:* When Urban Very Low Density zoning districts contain contiguous critical areas they are identified by an Open Space Overlay/(OS) designation which identifies them as an area from which development rights may be transferred.
- (10) *Land Divisions.* Divisions of land are subject to the following additional requirements:
 - (a) *Connection to Public Water Supply.* All new lots shall be connected to a public water supply. Land divisions of two (2) lots or less located more than 200 feet from a public water system, as measured along existing public right-of-way or utility easement, are not required to connect to a public water supply, except where necessary to comply with State and County health code requirements for potable water.
 - (b) *Connection to Public Sanitary Sewer.* All new lots shall be connected to public sanitary sewer services, if available within 200 feet of the land division, as measured along existing public right-of-way or utility easement.

33.13.040

Urban Low Density (LD).



The purpose of the Urban Low Density zoning district is to provide areas of low-density urban development consisting of a mix of single-family residences, duplexes and multiple-family residential land uses which are free from encroachment of commercial and industrial activities.

(1) *Allowed Land Uses.* The following land uses should be allowed outright in the Urban Low Density zoning district:

- Agricultural activities
- Bed and breakfast inns
- Child daycare center
- Churches
- Duplexes
- Family daycare providers

(a) *Detached.* Those accessory dwelling units that are lawfully constructed within existing outbuildings, or stand alone, where the ADU does not share a common wall with the primary residential dwelling unit. ADUs that are connected to a primary residential structure only by a covered breezeway or similar appurtenant structure shall be considered detached.

(b) *Attached.* Those accessory dwelling units that share a common wall or floor/ceiling with the primary dwelling unit and do not meet the definition of detached accessory dwelling unit.

(3) "Accessory housing" means an accessory single-family housing unit, the residential use of which remains a clearly incidental and subordinate use to a legally constructed primary single-family dwelling, commercial, or industrial use. "Accessory housing" includes accessory dwelling units, accessory apartments, caretaker apartments, and temporary medical hardship dwellings.

(4) "Accessory use or improvement" means a use or improvement which is necessary for the full use and enjoyment of the main use of the property, is typically associated with the main use, and is subordinate to or incidental to the main use of a parcel and which includes the utilities necessary to serve the accessory use. Accessory uses and improvements are allowed in all zoning districts.

(5) "Administrator" means the Director of the Department of Community Development of Clallam County or his/her designee.

(6) "Affected party" means those parties with standing to bring action on appeals of decisions rendered pursuant to this title and is limited to the following parties:

- (a) The applicant or owner of property on which the development is proposed;
- (b) Any person entitled to notice of the application pursuant to CCC 33.37.010; or
- (c) Any person who deems themselves aggrieved by a decision and who will suffer direct and substantial impacts from the proposal.

(7) "Agriculture" means improvements and activities associated with the raising and harvesting of crops and livestock. "Agriculture" includes ancillary activities, including equipment storage and repair, seasonal employee housing, and temporary on-site retail stands for the sale of agricultural goods.

(8) "Airport, general aviation" means an area of land or water that is used or intended to be used for the landing and taking off of aircraft. General aviation airports are designated by the Federal Aviation Administration (FAA) and may include ancillary structures and facilities that support the public and/or commercial use of the airport, including boarding terminals, air traffic control towers, cargo decks, baggage and ticketing terminals, parking areas, fueling facilities, aircraft storage (hangars), and aircraft servicing and repair facilities.

(9) "Airport, private use" means an area of land or water that is used or intended to be used for the landing and taking off of aircraft. Private use airports are not designated by the Federal Aviation Administration (FAA) as general aviation airports and may include ancillary structures and facilities that support the private, noncommercial recreational use of the airport, including air traffic control towers, parking areas, fueling facilities, aircraft storage (hangars), and aircraft servicing and repair facilities.

(10) "Allowed use" means a use or structure which is allowed outright by this chapter in one or more zones without issuance of a conditional use permit but remains subject to all other development regulations applicable to the proposal.

RE: Agricultural seasonal housing

Emery, Bruce <Bruce.Emery@clallamcountywa.gov>

Thu 5/11/2023 8:20 AM

To: CHIQUE ANTIQUES Owner <CHIQUEANTIQUES@msn.com>

Cc: Clark, Donella <donella.clark@clallamcountywa.gov>; Annie Fricker <annie.fricker@clallamcountywa.gov>; Boughton, Dee <dee.boughton@clallamcountywa.gov>

Good morning, Rondi,

Temporary worker housing is administered by the Washington State Department of Health in accordance with RCW 70.114A. Per the Hearing Examiner's Order and Conditional Use Permit (CUP) decisions, you may not allow camping on your property. Any activity or event that is open to the public requires 1) compliance with the Hearing Examiner's Order, and 2) compliance with all conditions set forth in your CUP. It does not hinge on a definition of "public event," just that it involves an invitation to members of the public. It is not up to Clallam County to design your housing proposal, but it is clear from the Hearing Examiner's Order that use of tents, huts, RV's, etc., are strictly prohibited if made available to members of the public. Furthermore, any structure available for occupancy by members of the public will, at a minimum, require a building permit.

Your line of questions dating back to early February are focused specifically on finding ways to do the very things that were found by the Hearings Examiner to be in violation of the Clallam County Code. I highly recommend that you focus your energy and attention on demonstrating full compliance with the Hearing Examiners Order and the conditions of your CUP. That is the apparent, lawful avenue forward on this matter. The Department of Community Development will help you with this effort, but will not assist you in skirting the requirements or intent of the Hearing Examiner's decision or the provisions of the County Code.

Bruce Emery, Director
Clallam County DCD

From: CHIQUE ANTIQUES Owner <CHIQUEANTIQUES@msn.com>

Sent: Thursday, May 11, 2023 7:46 AM

To: Emery, Bruce <Bruce.Emery@clallamcountywa.gov>

Subject: Agricultural seasonal housing

) "Agriculture" means improvements and activities associated with the raising and harvesting of crops and livestock. "Agriculture" includes ancillary activities, including equipment storage and repair, seasonal employee housing, and temporary on-site retail stands for the sale of agricultural goods.

Bruce, please tell me exactly how I am able to provide seasonal employee housing on our property. It is an allowed use but I need to know in what form. Since it is allowed can we use tent, hut, yurt, rv? It is an allowed use not requiring a CUP.

So if it is allowed, by code are we allowed to by the above means. My understanding is a use allowed outright doesn't require a Conditional Use permit,/ therefore it was not needed to be included in our CUP.

You stated that housing needs to be approved by the State. Since this is not defined as camping, are we allowed to rv's as long as they meet code for grey water storage and

sewer?

I have read again the definition of RV park and it refers to camping. The rvs will be used as temporary allowed use of employee housing. I read a difference in camping and seasonal housing.

I need to get a better understanding on this because we need to start advertising for "seasonal agricultural labor " especially before shearing if the County is looking at this as an event.

I looked at the forum again from how I advertised the Veterans Day and I think the issues was it was not an "event" but on facebook the definition of the section where we were advertising was an "event section".

I have asked at least 5 times for you to define what a public event is. I have also asked you to read the hearing examiner's order and to read above where it defines a public event in the requested CUP use of festivals and Flea markets. I am getting as frustrated as you for you to clarify what DCD constitutes a "Public Event".

Everything can constitute a public event. The items allowed use by the hearing examiner is considered public events. Until you can clearly define the meaning in his findings of a public event it is impossible for me to not Breach his guidelines. Again, it clearly states the recommended use for the CUP was flea markets and festivals to which we had a violation for. That was the public events which he referenced .

I can not abide by the hearing examiners definition if it can not be clearly defined and the current violations are ambiguously defined to be allowed and also not allowed by both the statements of the hearing examiner that all animal husbandry activities are allowed. It seems clear that having a flea market is not an animal husbandry activity but having a shearing activity is an animal husbandry activity. Having seasonal labor is allowed as an activity but having an rv park is not.

As you stated in your press release, housing is one of your top priorities. We can not find labor to work on our farm because there is not enough housing.

We are asking DCD to allow approved State rv's as seasonal labor housing and Tents or Yurts to be allowed. If they are not allowed please clearly state why.

The code cannot allow and disallow the same thing. I get that in Outdoor Recreational activity is does reference the primitive camping, but the allowance of seasonal housing does not disallow housing, it just states it is allowed.

Thanks,
RONDI

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

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RONDI

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)



CLALLAM COUNTY
Department of Community Development
County Courthouse
223 E. 4th St., Suite 5
Port Angeles, WA 98362-3015
Code Enforcement: (360) 565-2677
DCDCODEenforcement@ClallamCountyWA.Gov

*Currently
\$129,000*

FINES ASSESSMENT

Invoice 2023-003

August 14, 2023

Hearing Examiner Order No. *CMP-2021-00120*

Rondi Smith & Greg Winkle
PO Box 1045
Port Angeles, WA 98362
Parcel 06-30-12-13-9060

FINES WILL CONTINUE TO ACCRUE UNTIL VIOLATIONS HAVE BEEN ABATED
Invoices 2022-001, 2023-001 & 2023-002 have been
turned over for collection.

<u>Hearing Examiner Order Fines Assessment</u>	Rate	x	Days	Total
Code Compliances Penalty - Advertising of Tours (00100.331.35990.00.0010)	\$500.00		33	\$16,500.00

Per Hearing Examiners Order No. *CMP-2021-00120* Dated October 5, 2022: Page 13, Paragraph 1.

1. Rondi Smith and Greg Winkle have not abated all violations of the Clallam County Code, including CCC 33.13.030, on the property located at 669 N. Lee's Creek Road, in the Port Angeles area of unincorporated Clallam County. Specifically, within 10 days of receipt of the Hearing Examiners order, fines begin assessment on October 15, 2022 and continue to accrue daily, until the following items have been remedied:
 - Remove all advertisements and discontinue allowing use of the property for primitive camping and/or allowing RV camping on-site.
 - Discontinue use of the site for "flea markets" and any other events, including "festivals," until such time as a Conditional Use Permit for any such use is obtained and/or any required special event permits are obtained.
 - Comply with and meet all conditions imposed with any approved conditional use permit.

Total Due **\$90,000.00**
Due 30 days

If not paid within 90 days of assessment, this account will be turned over for collection.

Check Payable: Clallam County Dept. of Community Development
223 East 4th St. Suite 5
Port Angeles, WA 98362

PAYMENT OF FINES/LIENS DOES NOT SATISFY THE REQUIREMENT TO COMPLY WITH THE CLALLAM COUNTY CODE.

You may mail the payment to the address above or pay at the Clallam County Dept. of Community Development Office (Monday – Friday, 8am to 4:30pm) in the Courthouse.
Debit and Credit Cards are not accepted at this time.

Submit your payment with Case # and Invoice # clearly indicated on your check or with a copy of this invoice to ensure payment is correctly applied.



CLALLAM COUNTY
Department of Community Development
County Courthouse
223 E. 4th St., Suite 5
Port Angeles, WA 98362-3015
Code Enforcement: (360) 565-2677
DCDCodeEnforcement@ClallamCountyWA.Gov

*Currently
\$120,000*

FINES ASSESSMENT

Invoice 2023-003

August 14, 2023

Hearing Examiner Order No. *CMP-2021-00120*

Rondi Smith & Greg Winkle
PO Box 1045
Port Angeles, WA 98362
Parcel 06-30-12-13-9060

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Code Compliances Penalty				
- Advertising of Tours (00100.331.35990.00.0010)	\$500.00		33	\$16,500.00

Per Hearing Examiners Order No. *CMP-2021-00120* Dated October 5, 2022: Page 13, Paragraph 1.

1. Rondi Smith and Greg Winkle have not abated all violations of the Clallam County Code, including CCC 33.13.030, on the property located at 669 N. Lee's Creek Road, in the Port Angeles area of unincorporated Clallam County. Specifically, within 10 days of receipt of the Hearing Examiners order, fines begin assessment on October 15, 2022 and continue to accrue daily, until the following items have been remedied:
 - Remove all advertisements and discontinue allowing use of the property for primitive camping and/or allowing RV camping on-site.
 - Discontinue use of the site for "flea markets" and any other events, including "festivals," until such time as a Conditional Use Permit for any such use is obtained and/or any required special event permits are obtained.
 - Comply with and meet all conditions imposed with any approved conditional use permit.

Total Due **\$90,000.00**
Due 30 days

If not paid within 90 days of assessment, this account will be turned over for collection.

Check Payable: Clallam County Dept. of Community Development
223 East 4th St. Suite 5
Port Angeles, WA 98362

PAYMENT OF FINES/LIENS DOES NOT SATISFY THE REQUIREMENT TO COMPLY WITH THE CLALLAM COUNTY CODE.

You may mail the payment to the address above or pay at the Clallam County Dept. of Community Development Office (Monday – Friday, 8am to 4:30pm) in the Courthouse.
Debit and Credit Cards are not accepted at this time.

Submit your payment with Case # and Invoice # clearly indicated on your check or with a copy of this invoice to ensure payment is correctly applied.

OVER 500 hipcampers
camping in Clallam County alone



[United States](#) > [Washington](#)

Off the Beaten Path

👍 100% · [9 reviews](#) · Port Angeles, Clallam, Washington · 19 acres

Hosted by Julia & Eric A.

RV/tent site · 2 guests max



All to yourself

100% of recent Hipcampers say this Hipcamp felt private.



Near Olympic National Park

Within a 30-minute drive from the Olympic National Park.



Julia & Eric is a Star Host

Star Hosts are highly rated, responsive, and committed to providing incredible experiences.

Welcome to our Mountainous space, where we're excited to share our passion for camping while we work on creating our dream home.

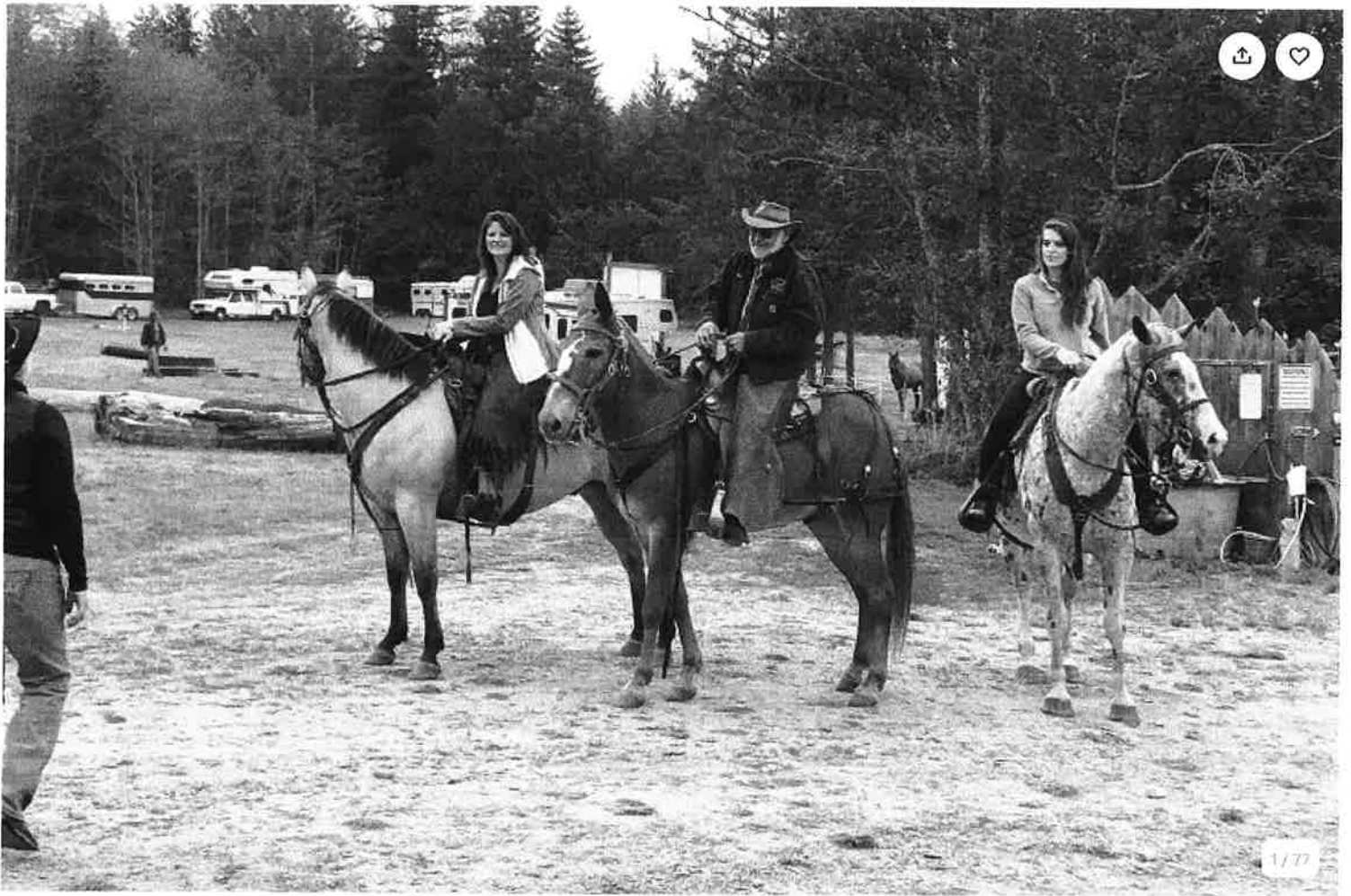
from **\$45** total

Includes taxes and fees

1 guest

Chi

Support



[United States](#) > [Washington](#)

Sage Horse Camp.

👍 98% · [125 reviews](#) · Sequim, Clallam, Washington

50 acres hosted by Bill N.

14 RV/tent sites



Family-friendly

Recent Hipcampers say this Hipcamp is great for families and kids.



Amazing views

Hipcampers say this spot has amazing views.



Near Olympic National Park

Within a 60-minute drive from the Heart o'the Hills.



Bill is a Star Host

Star Hosts are highly rated, responsive, and committed to providing incredible experiences.

Select a site.

Support



About

Welcome to our Mountainous space, where we're excited to share our passion for camping while we work on creating our dream home.

Experience the charm of our FOREVER Property! Watch as it transforms over time and revel in the expanding Glamping experience that awaits you.

From this vantage point, you can take in captivating views of Victoria BC. Despite being only 12 minutes from town, our location is nestled away from the hustle and bustle. Whether you prefer off-grid adventures or a more traditional experience, the choice is yours!

Most recently, we got a 4 month old pup named River. She enjoys having a playmate and socializing with others.

Other things to note

Set up your tent or enjoy glamping from your RV amidst our serene surroundings. And if relaxation is your aim, you're in for a treat – we offer massage services on Thursdays and Fridays from 10 AM to 6 PM, if luck is on your side.

Discover the beauty of a year-round creek just a brief stroll away on what we affectionately call the lower park. Immerse yourself in birdwatching, indulge in berry picking, and take to the trails for a satisfying hike.

↔ **Back-in site**

↔ **Accommodates slideouts**

 **Surface type: Loose Gravel**

 **Surface levelness: Flat**

Show more

from **\$45** total

Includes taxes and fees

1 guest

Ch

Support



[United States](#) > [Washington](#)

Red Barn View

👍 100% · [27 reviews](#) · Sequim, Clallam, Washington · 2 acres

Hosted by Valerie W.

Vehicle site · 6 guests max



Near Olympic National Park

Within a 30-minute drive from the Heart o'the Hills.



Valerie is a Star Host

Star Hosts are highly rated, responsive, and committed to providing incredible experiences.

Learn more about this land:

Private home-base for your RV on the North Olympic Peninsula with water and electricity on 2.5 acres. Easy access to Sequim, Olympic Discovery Trail, John Wayne Marina with boat launch, Port Townsend and Port Angeles. Just outside the Olympic National Forest and its trailheads. 35 minutes from Olympic National Park. Great base camp for bicyclists, boaters and backpackers. 7 Cedars Casino, restaurants and markets are short drives away....

from **\$64** total

Includes taxes and fees

1 guest

Ch:

Support



About

Each camp site has two horse corrals, fire ring, picnic table, room for an RV/horse trailer, and tent.

Stock water only, no potable water.

Outhouses with hand washing area.

In camp you will find:

40' round pen, 86' X 120' outdoor rough terrain arena, trails, a small obstacle course and a play area for the kido's.

From camp you can ride or hike miles of trails and roads on Department of Natural Resources (DNR) land.

We are only a few miles from the 7 Cedars Casino and 10 miles from beautiful Sequim.

Come relax and enjoy our little bit of heaven on the hill.

SAGE HORSE CAMP AND RV PARK WENT FROM A DREAM TO REALITY ON JULY 5TH, 2014. WE ARE SO EXCITED TO BE OPEN AND AVAILABLE FOR OVERNIGHT CAMPERS AND DAY RIDERS ALIKE.

Filter by

Tent sites

RV sites

Instant book

Picnic table

Pets allowed

Potable water

Toilet

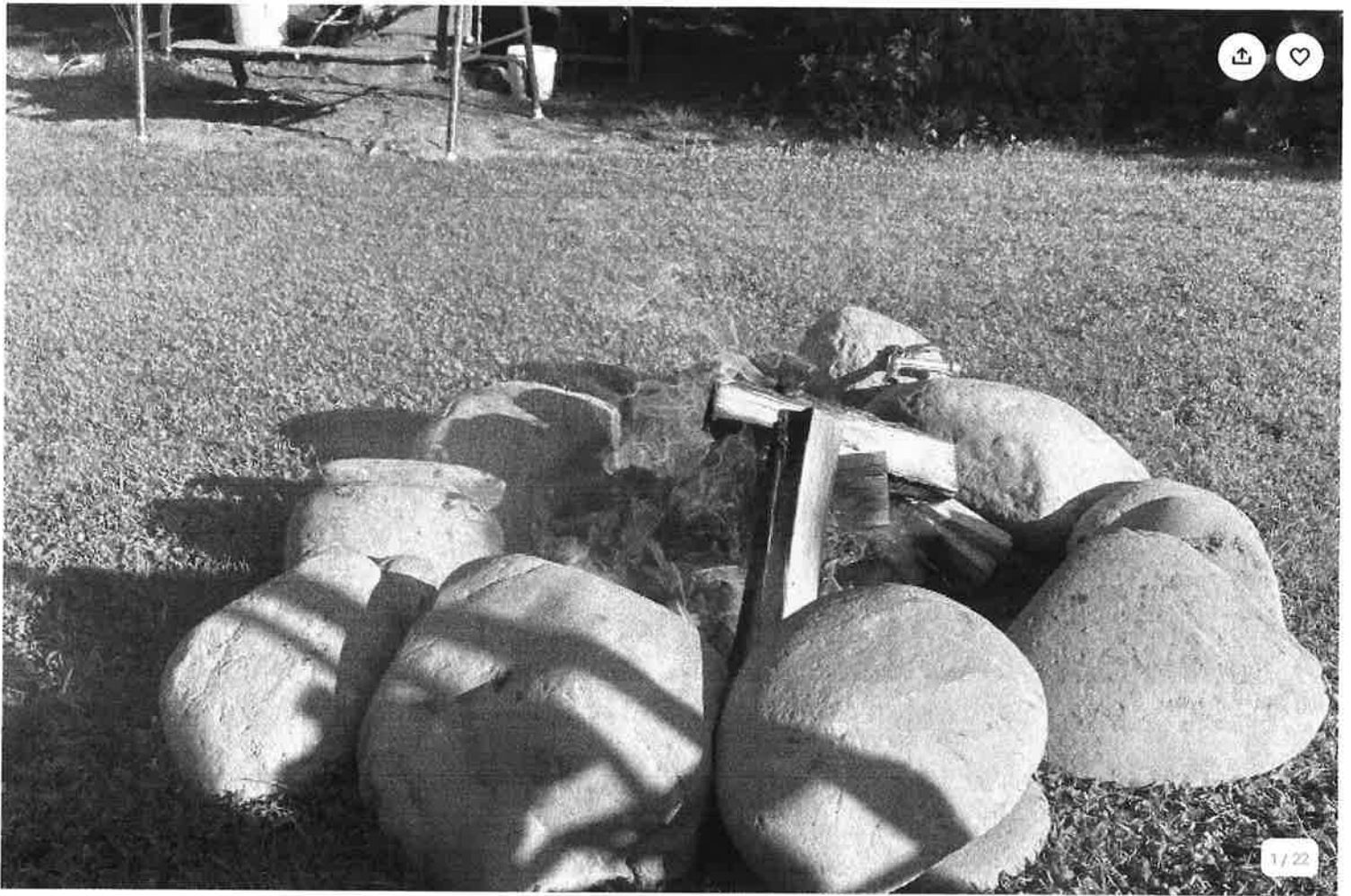
RV/tent sites

14 sites

Select a site

Support





[United States](#) > [Washington](#)

Douglas by Design

👍 94% · [6 reviews](#) · Sequim, Clallam, Washington · 2 acres

Hosted by Ji D.

4 RV/tent sites



Near Olympic National Park

Within a 30-minute drive from the Olympic National Park.



Big rig-friendly

Spacious, level camping well-suited for travel trailers over 40 ft long.

Welcome to our beautiful farm, where you can experience the best of urban farm life surrounded by park-like amenities. Whether you prefer camping under the stars, having a delightful picnic, or parking your RV or trailer, our farm provides the perfect setting for your outdoor adventures.

4 sites

from **\$96** total

Includes taxes and fees

[1 guest](#)

Ch

Support



About

Welcome to our beautiful farm, where you can experience the best of urban farm life surrounded by park-like amenities. Whether you prefer camping under the stars, having a delightful picnic, or parking your RV or trailer, our farm provides the perfect setting for your outdoor adventures.

With power and water available, you can enjoy the convenience of modern amenities while immersing yourself in the sights and sounds of farm life. Take in the picturesque surroundings, breathe in the fresh country air, and embrace the tranquility that comes with being in nature.

While we don't offer sewer hookups, our focus is on providing a campground feel where you can reconnect with the simple joys of farm living. Spend your days exploring the farm, observing the animals, or simply relaxing amidst the peaceful ambiance.

Other things to note

Welcome to our beautiful farm, where you can experience the best of nature and farm life. Set up your tent in our forested camping areas or simply drive up and take it easy.

Immerse yourself in the serene surroundings, with farm animals grazing nearby and the sounds of nature filling the air. Our farm offers a peaceful and picturesque setting for your camping adventure.

Conveniently located near the Olympic Discovery Trail, you can embark on scenic hikes or bike



Surface type: Grass or field



Surface levelness: Flat

[Show more](#)

4 sites

from **\$96** total

Includes taxes and fees

1 guest

Ch

Support



Add dates



Add guests

- Filter by
- Tent sites
- RV sites
- Lodging
- Instant book
- Picnic table
- Wifi
- Pets allowed
- Potable water
- Toilet
- Campfires
- Shower
- Cooking equipment

RV/tent sites

1 site



Prairie RV Parking Site South

RV/tent site · Sleeps 6 · Vehicles under 36 ft

East access. Beautiful mountain view. Water and electricity is available.

No campfires

Toilet

Potable water

Pets allowed

Electrical hookup

Water hookup

from \$40 / night
for 4 guests

Add dates



Location





[United States](#) > [Washington](#)

Red Hawk Stables

👍 93% · [5 reviews](#) · Sequim, Clallam, Washington · 5 acres

Hosted by Elizabeth S.

2 RV/tent sites



Near Olympic National Park

Within a 30-minute drive from the Heart o'the Hills.

Located in Sequim, Washington, Red Hawk Stables is the closest Harvest Hosts location to Olympic National Park. This facility offers guided horseback trail riding at a variety of price points, as well as pony rides for younger children. They also have a petting zoo, complete with chickens, pigs, ducks, horses, rabbits, goats, and geese. They have two pet-friendly spaces for RVs under twenty-nine feet in length, and plenty of tent spots. Don't miss this awesome location when going to or coming from Olympic!

[Show more >](#)

2 sites

from **\$32** total

Includes taxes and fees

1 guest

Ch... Support



About

Located in Sequim, Washington, Red Hawk Stables is the closest Harvest Hosts location to Olympic National Park. This facility offers guided horseback trail riding at a variety of price points, as well as pony rides for younger children. They also have a petting zoo, complete with chickens, pigs, ducks, horses, rabbits, goats, and geese. They have two pet-friendly spaces for RVs under twenty-nine feet in length, and plenty of tent spots. Don't miss this awesome location when going to or coming from Olympic!

August thru September is wild blackberry season, and the campground is surrounded by them. Feel free to pick them!

When you arrive, take the very first left (theres a metal welcome sign with a pink ribbon 🎀, not the driveway that says "no trespassing")

and follow the driveway between the two horse pastures, down and around to the lower grassy parking area where the pigs and goat pen are (sharp left to big barn).

Feel free to pet / feed produce scraps you may have to goats / pigs. You can bring treats such as carrots and apples for the horses too, but mind the teeth on all critters!

Some fences do have hot wire (electric fence) on the inside railing so please BE CAREFUL.

If you have any other questions, let me know.

If parking in the arena, under cover some leveling may be required



Surface levelness: Flat

If parking in the arena, under cover some leveling may be required



No Fifth wheels, Class B RVs, Class C RVs, and Campervans



Generators allowed

2 sites

from **\$32** total

Includes taxes and fees

1 guest

Ch

Support



[United States](#) > [Washington](#)

Rain Shadow Lavender Farm

👍 100% · [16 reviews](#) · Sequim, Clallam, Washington · 5 acres

Hosted by Rex K.

Vehicle site · 4 guests max



Rex is a Star Host

Star Hosts are highly rated, responsive, and committed to providing incredible experiences.



Near Olympic National Park

Within a 30-minute drive from the Olympic National Park.



Farm store

Offers products directly sourced or produced on the farm.

RainShadow Lavender Farm is situated in a beautiful location with a tremendous view of the Olympic Mountains and located within one mile of Hiway 101 and the Dungeness Wildlife Preserve.

from **\$77** total

Includes taxes and fees

1 guest

Ch

Support

[Show more](#) >

RV details

 **Travel trailers, Fifth wheels, Class A RVs, Class B RVs, and Class C RVs allowed**

 **Vehicles under 36 feet allowed**

 **Pull-through site**

 **Accommodates slideouts**

 **Surface type: Grass or field**

 **Surface levelness: Flat**

[Show more](#)

What to expect

 **Vehicle site**
You'll have this Hipcamp all to yourself.

 **4 guests max**

 **Toilet available**

 **Pets allowed**

 **No campfires**

 **Potable water available**

[Show more](#)

Getting there

Check in: After 4:00 PM

Check out: Before 9:00 AM

On arrival: Meet with Host

Cancellation policy: Flexible

Minimum nights: 1 night

Accepts bookings: 3 months out

 **Park at listing**

 **No wheelchair access**

 **Max 2 vehicles**

 **2WD accessible**

from **\$77** total

Includes taxes and fees



[United States](#) > [Washington](#)

Udaya Ranch

Carlsborg, Clallam, Washington

5 acres hosted by **Kindle B.**

31 RV/tent sites



Near Olympic National Park

Within a 30-minute drive from the Olympic National Park.

5 acre farm located midway between Sequim and Port Angeles. The property sits 800 yards from the straight of Juan De Fuca. You will hear the sound of the boats blowing their horn and enjoy the morning mist. Located in the heart of the "Blue Hole" aka "Rain Shadow", we are blessed with 300 days of sunshine annually.

Less than 5 min from the property you will find the Dungeness National Wildlife refuge - access point to the Dungeness Spit, the Olympic Game Farm,...

[Show more](#) >

Select a site

Support



[United States](#) > [Washington](#)

Deer Park Mountain View RV Campsite

👍 89% · [15 reviews](#) · Port Angeles East, Clallam, Washington · 17 acres

Hosted by Susan G.

Vehicle site · 4 guests max



Full RV hookups

Electrical, water, and sewage hookups are available at all sites.



Near Olympic National Park

Within a 30-minute drive from the Olympic National Park.

If you love privacy, nature, wildlife, and fresh air, you will love Deer Park Mountain View RV Campsite.

Our property is 17 acres of mostly unimproved land. There are open meadows, forested areas, and a trail that circles the property. Find the beginning of the wood-chip trail near the campsite and follow it through the trees. The trail comes out near the house. Enjoy the view and take care near the cliff.

[Show more](#) >

from **\$64** total
includes taxes and fees
1 guest

Ch Support

-  **Vehicles under 50 feet allowed**
No pull through. Vehicles can pull in and back out or vice versa.
-  **Pull-in site**
No pull through. Vehicles can pull in and back out or vice versa.
-  **Accommodates slideouts**
No pull through. Vehicles can pull in and back out or vice versa.

 **Surface type: Loose Gravel**

 **Surface levelness: Flat**

[Show more](#)

What to expect

-  **Vehicle site**
You'll have this Hipcamp all to yourself.
-  **4 guests max**
-  **Campfires allowed**
-  **Pets allowed**
-  **No toilet; campers must bring camp toilets**
-  **Potable water available**

[Show more](#)

Getting there

- Check in:** After 2:00 PM
- Check out:** Before 12:00 PM
- On arrival:** Head straight to site
- Cancellation policy:** Flexible
- Minimum nights:** 1 night
- Accepts bookings:** 12 months out

-  **Park at listing**
-  **Wheelchair access**
-  **Max 2 vehicles**
-  **2WD accessible**

Location



from **\$64** total
Includes taxes and fees

Port Angeles East, Clallam, Washington, United States

Traditional, ancestral territory of Cayuse, Umatilla and Walla Walla and S'Klallam First Nations according to [Native Land Digital](#).

To respect the Host's privacy, the precise address of this land will be provided after booking

Hosted by Susan G.

Joined in March 2023



Contact host

👍 89%

18 ratings · 15 reviews

🔍 Search reviews

Tj J.

September 26, 2023

Convenient location close to Port Angeles. Appreciated the electrical hookup. Pretty bare bones but a decent place to spend the night at an affordable price.

Marissa D. recommends

September 22, 2023

This site was perfect! Great location, just a short drive to Olympic National Park. We loved seeing several deer every day and we loved using the fire pit. Would definitely stay here again!

Ken N. recommends

September 7, 2023

Quiet and Pleasant

We really enjoyed the site! It was peaceful and quiet yet close enough to town to take in all of Port Angeles's attractions. The septic was a bit of a challenge but workable. It did show as a 30 amp hookup however the pole is a 50 amp connection Glad I had my adapter with me. One over their chickens sounded like it was laughing it had us rolling on the floor. We will not hesitate to visit again.

Eric Z. recommends

September 4, 2023

Fabulous Place with lots of animal

It's relatively close to the national park entrance. The campsite itself is flat and spacious, and you'll see lots of deer roaming around, which is pretty cool. Plus, you'll have plenty of privacy since it is quite far from any other building and there are trees. However, the park issued a fire ban before I got there (what a bummer!). The only downside is that if you have a big trailer, it might be a bit tricky to hook up to the sewer because it's on the left side. My 24-foot trailer managed to pull in, so it's all good. Don't forget to visit the deer park down the road. It has about 30-40 minutes off-road uphill, but the view is worth it.

Glennellen P.

September 2, 2023

Beautiful Site With Some Issues

Much to recommend this site: beautiful meadow with deer visiting morning and evening, quiet, of course, as it is just one site alone and away from the houses, clean almost flat graveled pad, full hookups--wonderful in many ways. However, for a trailer (i.e., an RV pulled by another vehicle) the utilities are on the wrong side--they cannot work if trailer is backed in--and the sewer hookup is so far off the ground (literally up in the air) that it is difficult to drain the tanks. Fortunately we didn't need to drain the

from **\$64** total

Includes taxes and fees



About

I have been informed by the Clallam County Department of Community Development that there was a complaint (I have a neighbor who has nothing better to do. All of my campers were quiet and few were there more than one night. Those I met were lovely people and respectful campers). I have been informed that am in violation of local law for camp hosting here. I am unsure whether there is a remedy for this, so this listing is not currently available.

My understanding is that this occurred for earlier Hipcamp listings a year ago, before my listing went live. A friend told me that the county wanted some of their friends to buy an RV park permit for a lot of money in order to rent a campsite on their property.

What I find curious is that no one will restrict Airbnb listings here because many local officials are making a lot of money that way. If any people in the Department of Community Development (or County Commissioners, etc.) have VRBO, Airbnb or other vacation rentals, I think there's a conflict of interest that should be considered.

Anyway, folks, this is why you might have a challenge finding a site in Clallam County.

Other things to note

This is a fairly level, easy to get to site, right off 101. It's on a cul-de-sac with 3 homes and an apiary. You can park behind the wild roses to screen you from the road or near a madrona tree and blackberry screening. From this spot, you can day trip to hike and see local sights. It's near Port Angeles but only minutes from

Vehicles under 25 feet allowed

The madrona tree site will require pulling in and backing in.

Pull-through site

The madrona tree site will require pulling in and backing in.

Accommodates slideouts

The madrona tree site will require pulling in and backing in.

Surface type: Grass or field

There is a pull-through potential around a wild rosebush that also provides privacy should it be desired. One site backs up to a madrona tree. The other can be more in the open, or just behind the wild rose. However, be mindful of blockin...

[Show more](#)

Surface levelness: Requires leveling

from **\$32** total

Includes taxes and fees

1 guest

Ch

Support

16 acres hosted by Richard K.

2 RV/tent sites



Private sites
98% of recent Hipcampers say the sites felt private.

Family-friendly
Recent Hipcampers say this Hipcamp is great for families and kids.

Near Olympic National Park
Within a 30-minute drive from the Heart of the Hills.

Off-leash friendly
Pets can be off-leash at this Hipcamp.

"Welcome to Dicks Last Resort on the River. Our 16 acre private riverfront property is located on the Dungeness River just outside the city of Sequim in Clallam County on the Olympic Peninsula. There are just two very large campsites. Each site can accommodate two RV's or just a bunch of tents. You will have full access to the parcel allowing you to explore or just hang out at the river. We are pet friendly. Well behaved dogs can be off leash this vacation

The nearest towns are Port Angeles, Port Townsend, Victoria B.C., and Sequim where you'll find restaurants, wineries, and more....

[Show more](#) >

Select a site

Add dates

Add guests

- Filter by
- Tent sites
- RV sites**
- Instant book
- Picnic table
- Wifi
- Pets allowed
- Potable water
- Toilet
- Campfires

RV/tent sites

2 sites

Instant book

\$90

Campsite 1

99% (110)

RV/tent site · Sleeps 12 · Vehicles under 45 ft
VOTED BEST CAMPSITE IN WASHINGTON STATE RUNNER UP 2021 and 2022. Two very spacious and private campsites are located on 16 acres of riverfront property. Both campsites are located on the water.

- Campfires allowed
- Pets allowed
- Toilet
- Electrical hookup
- Potable water
- Water hookup

from \$90 / night
for 6 guests

Add dates

\$90





[United States](#) > [Washington](#)

Frog Creek Meadow

👍 100% · [40 reviews](#) · Port Angeles, Clallam, Washington

10 acres hosted by Elizabeth S.

6 RV/tent sites



Amazing views

Hipcampers say this spot has amazing views.



Near Olympic National Park

Within a 30-minute drive from the Heart o'the Hills.



Elizabeth is a Star Host

Star Hosts are highly rated, responsive, and committed to providing incredible experiences.

Beautiful mountain views and open skies, perfect for star gazing. Quiet and close proximity to Deer Park Campground, Olympic National Park, Olympic Discovery Trail, and Hurricane Ridge. Some of the local recreational opportunities include hiking, biking, fishing, whale watching, beach combing, or just plain good ol' relaxing.

We are a great home base for access to:

[Show more](#) >

Select a site

Support

Jacob M. recommends
August 15, 2023

We loved the sight. Although it is right next to a small gravel road, it was still somewhat private. Only a few cars passed by. The sight was very well maintained, didn't need to use leaving blocks because the pad was very level. It fit our 31' trailer no issue. It was a little hard to find the road but after a few tries we figured it out. Almost a constant visit from deer with our kids loved. We opted not to use the sewer and just dumped on our way home.

Show all 15 reviews

More camping spots nearby



👍83% (3)

Cul-de-sac with Olympic view.

1 acre · Port Angeles East, Clallam

from \$25.00 / night

👍100% (4)

Fort Bridger's Hidden Valley

4 acres · Port Angeles, Clallam

from \$55.00 / night

👍99% (86)

Roberts Woods

12 acres · Port Angeles, Clallam

from \$45.00 / night

👍100% (53)

Frog Creek Meadow

10 acres · Port Angeles, Clallam

from \$40.00 / night

Things to do nearby



Dungeness National Wildlife Refuge

8 miles away

Olympic National Park

10 miles away

Olympic National Forest

10 miles away

Sequim Bay State Park

15 miles away

Safety at Hipcamp

from ~~\$64~~ total
Includes taxes and fees

[Learn More](#)

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Safety partners

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Hipcamp is created with  and hope for our future