

MINUTES

Clallam County Planning Commission

Meeting of December 4, 2024, 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, Tom Butler, Ken Reandeau, Katina Hester, and Bonnie Booth. Bruce Emery, Director, Donella Clark, Principal Planner and represented staff from the Department of Community Development.
- D. WELCOME: Chair Gale welcomed the Commissioners. No public was present.
- E. APPROVAL OF MINUTES: Commissioner Booth motioned to approve, and Commissioner Reandeau seconded. Motion passed. Staff asked if any action was needed based on the comment received by the Tribe regarding the desire to remove "and widening" from the October 16 minutes. The Board felt since the comment was discussed during the meeting no action was necessary.
- F. ANNOUNCEMENTS: No Planning Commission meeting on December 18th or January 1st. Selection of officers will need to take place at the January 15th meeting. Director Emery discussed revisions he intends to bring regarding RV's in the next year.
- G. PUBLIC COMMENT PERIOD: No public present.
- H. UNFINISHED BUSINESS: None
- I. PUBLIC HEARING ITEM:
 - a) Rezone Application PRZN2024-00001, Gates. The proposal is the rezone of a 75 acre parcel from Rural Low (R20) to Commercial Forest (CF). Commission asked questions regarding the types of industrial uses that would be allowed if the CF zone was designated and expressed concerns these may pose for surrounding residential neighborhood. Following the discussion and questions Steve Gale moved to recommend approval and forward to the Board of County Commissioners and Bonnie Booth seconded. Motion passed 4-1.
 - b) Staff presented the tax shift expected from the 4 Open Space applications. Three of the four were classifications and would add to the applicant's taxes but will keep them from having to pay back taxes. The one new application does hold a conservation easement and will eventually be farmed and received a 90% shift to the public. After some questions were answered Katina Hester motioned to approve the applications and Tom Butler seconded. Motion passed 5-0.
- J. WORK SESSION ITEMS: Discussion of Open Space Code with Auditor and staff. Staff will bring ordinance for review to the January 15th meeting.
- K. PUBLIC COMMENT PERIOD: None
- L. DISCUSSION OF PUBLIC COMMENTS: None
- M. GOOD OF THE ORDER: Commissioner Hester would like to propose a change to the Bylaws regarding the conflict-of-interest section and will bring proposed language to the January 15th meeting.
- N. ADJOURNMENT: The meeting adjourned at __7:15__ p.m.