

MINUTES

Clallam County Planning Commission

Meeting of April 16, 2025, 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, Tom Butler, Ken Reandeau, Katina Hester, and Jane Hielman. Donella Clark, Principal Planner, represented staff from the Department of Community Development.
- D. WELCOME: Chair Gale welcomed all in attendance.
- E. APPROVAL OF MINUTES: Ken Reandeau moved to approve the minutes, Ron Long and Katina Hester both seconded. The motion passed to approve minutes.
- F. ANNOUNCEMENTS: The Board of County Commissioners passed the Emergency Floodplain Management Ordinance the day before in order to provide continued enrollment in the National Flood Insurance Program. The Planning Commission is simultaneously reviewing the changes required by FEMA and will be holding a public hearing on May 7, 2025.
- G. PUBLIC COMMENT PERIOD: None
- H. UNFINISHED BUSINESS: None
- I. PUBLIC HEARING ITEM: Staff provided information regarding the Open Space Ordinance, looking at some examples and explaining some of the analysis provided in charts. There was some discussion about the code and how they relate to the properties. Staff brought up that properties which are already large and not combined through lot combinations provide similar benefits as those properties the new code will provide benefits too, and that maybe development pressure should be carried over from the old code.

John McKay explained that the pond on his property he has owned for 22 years allows people to see the 173 swans when they park on Kirner Road and he would hate to see his property removed from the program since he provides this service.

Dave Mattern provided comments on conservation easements, having been a volunteer with NOLT (not on the board), and hoped they would continue to qualify under the open space program. He was asked questions from the Planning Commission to help explain how easements are administered and his understanding of who could hold a conservation easement.

Planning Commission continued discussions about the categories and asked staff to bring the ordinance back next time with some language regarding development pressure, change the added timeline in the procedure section from 30 days, and also provide some analysis of Bob Martin's comments. A motion was made by Ron Long to continue the public hearing until the second meeting in May (May 21, 2025) and have staff bring back the ordinance with changes. Motion passed.
- J. WORK SESSION ITEMS: None
- K. PUBLIC COMMENT PERIOD: None
- L. DISCUSSION OF PUBLIC COMMENTS: There was no discussion.
- M. GOOD OF THE ORDER: Ken Reandeau asked if a presentation by Code Enforcement could be brought to the Planning Commission. Steve Gale asked staff what is needed to get Carlsborg UGA standards to be brought for review. Need to prioritize this and reconvene the Carlsborg

Advisory County. Staff suggested emailing the director and also cc'ing Mark Ozias on this request. Tom Butler requested that staff add Short Term Rental standards on an agenda to discuss. Other jurisdictions are placing caps on the number of rentals allowed. There was a time that funding was requested to study the number of short term rentals in the County, but that study was never funded. Katina Hester asked if the County could look into using VRBO/AirBnB to ensure equitability in enforcement issues and rather than targeting just the complaint by a neighbor but instead target an area and send letters to all people violating the code.

N. ADJOURNMENT: The meeting adjourned at __7:45__ p.m.