

MINUTES

Clallam County Planning Commission

Meeting of May 7, 2025, 6:00 PM

- A. CALL TO ORDER: The meeting was called to order at 6:11 p.m.
- B. PLEDGE OF ALLEGIANCE.
- C. ROLL CALL: Members present were Vice-Chair Ron Long, Ken Reandeau, Katina Hester, Jane Hielman, and Warren Billups. Bruce Emery, Director, represented staff from the Department of Community Development.
- D. WELCOME: Vice-Chair Long welcomed all in attendance.
- E. APPROVAL OF MINUTES: Katina Hester moved to approve, and Ken Reandeau seconded. The motion passed unanimously to approve minutes as presented.
- F. ANNOUNCEMENTS: There were no announcements provided by staff.
- G. PUBLIC COMMENT PERIOD: There were no public comments.
- H. UNFINISHED BUSINESS: *RV Regulations and Definitions*. Staff provided summary of proposed changes in response to prior Commission discussion and packet content. It was questioned that if only one RV was visible from offsite, why should there be any restriction on the number of unoccupied RVs allowed on a parcel (such as stored in a garage or barn, or opaquely screened from view)? It was suggested that inoperable or unlicensed RVs should be treated as “junk” per the Junk Vehicle Ordinance (Ch. 19.60, CCC). It was agreed that “inverters” were generally not considered an issue concerning energy sourcing; rather sources of energy that introduce noise or other nuisance characteristics (e.g. generators) should be prohibited. It was requested that, if an RV was to be occupied for up to two years for purpose of housing during home construction, such use should be tied to a valid building permit, subject to renewal according to County standards. Lastly, concern was expressed regarding compliance and enforceability regarding the 180-day per 12-month period occupancy rule. It was suggested that utility hookups and usage be utilized as a source of evidence of occupancy.

At the conclusion of discussion, staff agreed to incorporate the requested changes into a public hearing draft and duly advertise for public hearing during the next available Planning Commission meeting.
- I. PUBLIC HEARING ITEM: *Floodplain Management Ordinance*. Staff provided a summary of the review process, indicating FEMA’s decade-long effort to update the Floodway and Flood Insurance Rate Maps (FIRM) for Clallam County. As part of the final map adoption completed at the end of 2024, FEMA is also requiring all local jurisdictions to update their floodplain management ordinances to incorporate provisions of FEMA’s Model Ordinance as a stipulation for continued enrollment in the National Flood Insurance Program (NFIP). With a late start on the process and with an abundance of caution, the BOCC adopted amendments to Chapter 27.12, CCC to implement interim controls on April 15, 2025, establishing compliance with FEMA’s requirements. The purpose for the evening’s public hearing was to provide opportunity to receive public testimony and establish a legitimate public process for review and comment of the proposed changes, to ultimately supersede the 4/15/25 interim ordinance. The public hearing was opened.

Ed Bowen testified that FEMA’s actions mandating local controls potentially violated the 10th Amendment to the Constitution. He further explained that most of the problems related to flooding are the result of anthropocentric actions from the federal government, including dam removal and designation of wilderness areas above and below locally inhabited areas of the

west-end, where local solutions to problems originating above stream and below stream are preempted by regulation. Mr. Bowen questioned FEMA's authority to impose regulatory mandates on local jurisdictions where the actions of the federal government were largely responsible for the problems being encountered. He recommend the Commission not approve the draft ordinance.

Following public testimony, the public hearing was closed. The Commission considered the testimony received and the necessity to maintain standing under the NFIP. Following discussion, it was moved by Katina Hester to recommend approval of the draft ordinance as presented. The motion was seconded by Warren Billups. The motion passed unanimously by roll call vote.

- J. WORK SESSION ITEMS: There were no work session items.
- K. PUBLIC COMMENT PERIOD: There were no public comments.
- L. DISCUSSION OF PUBLIC COMMENTS: There was no discussion.
- M. GOOD OF THE ORDER: Staff provided a summary of the Comprehensive Plan update and tentative outline for the year.
- N. ADJOURNMENT: The meeting adjourned at __7:20__ p.m.