

MINUTES

Clallam County Planning Commission

Meeting of May 21, 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 Vice-Chair Ron Long, Ken Reandeau, Katina Hester, Jane Hielman, Warren Billups, Tom Butler, Bonnie Booth, and Dann May who was present online without the ability to respond. Bruce Emery, Director, Donella Clark, Principal Planner, and Rebecca Mahan, County Habitat Biologist, 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 Warren Billups seconded with a question about adding that staff had discussed the Comprehensive Plan. Language was added Good of the Order and the motion to approve the minutes with the added language passed unanimously.
- F. ANNOUNCEMENTS: It has been advertised that the Planning Commission will hold a hearing on the changes regarding RV parks on June 18, 2025.
- G. PUBLIC COMMENT PERIOD: Ed Bowen wanted to know what was meant in the notes when a comment by the public is “considered” since there was no discussion about his previous comments on the floodplain ordinance presented at the last meeting. Also wanted to understand what the purpose of Item J was and if there would be a hearing or any action taken by the Planning Commission. The proposed changes to the Channel Migration Zone will affect landowners and there were no good maps given to the public until May 13th.

Anne Anderson is a homeowner on Lake Southerland and wanted to inform everyone they are experiencing damage by boat waves; a waterline was ruined, bulkhead creating sinkholes, erosion is occurring on the shore. She requests that action be taken to reduce the damage caused by wake boats.
- H. UNFINISHED BUSINESS: None.
- I. PUBLIC HEARING ITEM: Staff presented the changes made from the last meeting and went through the comments provided by Bob Martin regarding the draft ordinance on the Open Space Ordinance. Category of Development Pressure was added to the code with a 25% reduction, which was based on the existing definition and points received in the current code. Language regarding the procedure for properties that are determined ineligible and the requested language proposed by the Assessor’s office. Commission discussed the revisions and requested a few minor edits. The public hearing which had been continued was closed with no additional public comments made. Katina Hester moved to forward the ordinance with the discussed edits to the Board of County Commissioners. Bonnie Booth seconded. Motion passed 6-1.
- J. WORK SESSION ITEMS: Staff provided an overview of the Elwha Channel Migration Zone maps that are being prepared through a grant from the Department of Ecology. The current SMP maps were done before the removal of the dams and when the opportunity for the grant became available staff believed this would be an opportunity to update the maps to help landowners and County planners to better regulate development within the CMZ. No changes will be done to the SMP, but a public hearing will be held by the Board of County Commissioners on June 3rd. The Commissioners will be asked to sign a resolution regarding

the use of these maps by staff once they are approved by the Department of Ecology. Presentation to the Planning Commission was an opportunity for the public to be informed of this process. Other public engagement was completed throughout the process of updating this maps, which included surveys of land owners and the public, site visits when invited by private land owners, and presentation of materials.

- K. PUBLIC COMMENT PERIOD: Ed Bowen expressed his frustration that the Planning Commission was just filling a square in the process of the CMZ mapping. CMZ is based on modeling that are based on false science. The previous DCD director was supposed to substantiate the CMZ maps adopted in the SMP which has not been done. These maps are not a tool they are a regulation.
- L. DISCUSSION OF PUBLIC COMMENTS: Commission discussed issues occurring at Lake Sutherland. DCD is not equipped to regulate the activity and enforce no wake zones. Board of County Commissioners would be the authority to make changes. Lake Sutherland has a management district which should be involved with this issue.

Commissioner Hester wanted to comment that the commissioners do consider every comment they receive, there just may not need to be discussion on the comments. The comments on the floodplain were heard but it did not change her thoughts on the requested changes.
- M. GOOD OF THE ORDER: Commissioner Hester will not be in attendance June 4th.
- N. ADJOURNMENT: The meeting adjourned at __7:25__ p.m.