

MINUTES

Clallam County Planning Commission

Meeting of July 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, Ken Reandeau, Katina Hester, Warren Billups, Tom Butler, and Bonnie Booth. Jane Hielman joined later in the meeting after the roll call. Bruce Emery, Director and Tim Havel, Deputy Director, represented staff from the Department of Community Development.
- D. WELCOME: Chair Gale welcomed all in attendance.
- E. APPROVAL OF MINUTES: Commissioner Reandeau motioned to approve the minutes with Commissioner Hester seconding. Motion passed with one abstention.
- F. ANNOUNCEMENTS: None.
- G. PUBLIC COMMENT PERIOD: Ed Bowen opposes the process of the Comprehensive Plan and the new terminology being used. Wondered where the consultants were and why they did not attend this joint meeting. Need the County to deal with the transportation arterial flow and work on that during the Comprehensive Plan Update.
- H. UNFINISHED BUSINESS: None.
- I. PUBLIC HEARING ITEM: None.
- J. WORK SESSION ITEMS: Director Emery welcomed the Planning Commission and Board of Commissioners to the joint work session on the Comprehensive Plan. Provided a briefing of the findings from the two consultants working for the County and what remains. Cascadia Group provided a Hazard Mitigation Plan and provided recommendations of the changes needed in the Comprehensive Plan regarding the Climate element. Facet NW are the consultants helping with the legislative changes, the “have to’s” to remain compliant with the Growth Management Act. The consultants conducted a gap analysis and best available science and have provided recommendations for changes necessary to remain compliant. Reports were provided in the packet.

Some of the changes proposed include the need for Agricultural lands to be held to the Critical Area buffers. Current regulations provide for a reduction if property is enrolled in a program for reduced buffers, but there are currently no properties enrolled. There is a suggestion to implement a voluntary stewardship program administered by the Conservation District that has been successful in other jurisdictions. The Wetland Rating System needs to be updated utilizing Ecology’s system. Some modifications to the buffer widths and definitions of hazard trees will be required. The Best Available Science also indicates that buffers themselves are unique habitats and need to be treated differently; changes may be required. Aquifer Recharge Areas will be requiring an update for performance standards. The current code has some performance standards, but these will be revised and expanded. DCD is talking with the City of Port Angeles to increase the urban growth area to increase opportunities for economic development. May try to swap some industrial lands in the UGA of Clallam Bay/Seki with areas west of Port Angeles. Discussing the idea of increasing density in the Sequim UGA instead of relying on the transfer development right program that has not been used since its inception. The Lands Capacity Analysis looked at the bare minimum of housing needs and found deficiencies in the City of Sequim. There is not enough designated lands for the lowest income brackets and emergency housing. Clallam Bay/Seki also does not meet the requirements for

density, which may require an increase in zoning. Due to all the changes the County will likely need to do a supplemental EIS and analyze any impacts of this increased zoning on transportation facilities and utilities. Climate element is a new section that will require updates in the Comprehensive Plan. The Planning Commissioners and Board of Commissioners asked questions and discussed the transfer development right program, talked about housing, and how Recompete will fit into the Comprehensive Plan.

Director Emery provided results of the community survey. 464 respondents provided comment regarding strengths and weaknesses of the community and the common themes presented. People commented that better access to healthcare is needed, need for childcare, more jobs, better code enforcement for RV's, more access off the peninsula, too much money spent on sheriff and police. The Sequim Valley Airport commented they would like to have more commercial activities at the airport. Regional mobility is a concern with only one road in and out of the peninsula.

Next steps will be to present the gap analysis to the public at a number of public meetings to receive comments on the necessary changes and also to hear aspirational themes. Staff report and recommendations of draft plan will hopefully be available at the August 6, 2025 meeting.

- K. PUBLIC COMMENT PERIOD: Ed Bowen commented that he was discriminated against and was not asked about arterial flow. The DCD Director should also not be judging the themes of the public survey and should just use the raw data. The consultants need to look into the rural/urban codes that deal with the transit systems and commute times.
- L. DISCUSSION OF PUBLIC COMMENTS: None.
- M. GOOD OF THE ORDER: None.
- N. ADJOURNMENT: The meeting adjourned at __7:52_ p.m.