

AGENDA

Clallam County Planning Commission

Planning Commission Meeting of Wednesday, October 15, 2025, 6:00 p.m.

The Planning Commission will conduct a regularly scheduled meeting in Room 160 of the Clallam County Courthouse, 223 East Fourth Street, Port Angeles, WA 98362 and by Zoom, meeting number 857 7304 5582 with passcode 12345. Materials regarding past and upcoming meetings are available at: <https://clallamcountywa.gov/meetings>

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. WELCOME**
- E. APPROVAL OF MINUTES:** October 1, 2025
- F. ANNOUNCEMENTS:** Monday November 3 at 1:30-3:30 Open Public Meeting Act/Public Records Training
- G. PUBLIC COMMENT on AGENDA ITEMS (not subject of hearing) – Please Limit Comments to Three Minutes**
- H. UNFINISHED BUSINESS:**
- I. PUBLIC HEARING/COMMISSION ACTION:**
- J. WORK SESSION ITEMS:** Continued work on the Comprehensive Plan Update
- K. PUBLIC COMMENT – Please Limit Comments to Three Minutes**
- L. DISCUSSION OF PUBLIC COMMENTS**
- M. GOOD OF THE ORDER**
- N. ADJOURNMENT**

Members:

Chair, Steve Gale & Vice-Chair, Ron Long
Bonnie Booth; Thomas Butler; Katina Hester;
Kenneth Reandeau; Jane Hielman; Dann May; Warren Billups

Department of Community Development Staff:

Bruce Emery, Director; Tim Havel, Deputy Director, Donella Clark, Principal Planner

MINUTES

Clallam County Planning Commission

Meeting of October 1, 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, Dann May, Katina Hester, Tom Butler, Warren Billups, and Jane Hielman. Bruce Emery, Director, Tim Havel, Deputy Director, and Donella Clark, Principal Planner, represented staff from the Department of Community Development, Steve Gray, Deputy Director and Joe Donisi Deputy Director represented the Public Works/Road Department.
- D. WELCOME: Chair Gale welcomed all in attendance. No public was present online or in the room.
- E. APPROVAL OF MINUTES: Commissioner Long motioned to approve the minutes with Commissioner Reandeau seconding. Commissioners Gale and Billups abstained. Motion passed.
- F. ANNOUNCEMENTS: None.
- G. PUBLIC COMMENT PERIOD: None.
- H. UNFINISHED BUSINESS: None.
- I. PUBLIC HEARING ITEM: Steve Gray provided a presentation of the Six-year Transportation Improvement Plan. The presentation provided details of some of the completed projects, the funded projects and their timelines, culvert projects that are being done by others and two projects that are expected to be funded next year that are currently on the unfunded portion of the TIP, and the non-motorized projects in the TIP. Questions were asked by Commissioners Gale, Long, Billups, and Butler for clarification. Commissioner Long moved to forward the Planning Commissioner recommendation of the Six-Year TIP with the two culvert projects expected to be funded moved to the funded portion of the TIP. Commissioner May seconded. The Commission voted 7-1 to forward to the Board of County Commissioners.
- J. WORK SESSION ITEMS: Director Emery began by discussing the Transfer Development Rights program and the desire to suspend the program until economic conditions are appropriate to reinstate. The Commission discussed the program and the barriers, and the fact the program has never been used. Commissioner Reandeau moved to put a pause on the program, with Commissioner Hester seconding. Commissioner Billups requested to add a timeline. The Planning Commission voted 7-1 to have the revisions to the Comprehensive Plan suspend the program. Next order of business was the policy discussion of the Planning Commissioners comments and changes if needed. Finally discussed the Port Angeles Region, which is the policies for the unincorporated areas outside of the City. Planning Commission discussed sections and language changes which will be reflected in the documents for the public hearing. Staff is hoping to hold the public hearing before the traffic analysis is complete, since it may not be until November. The public hearing could be scheduled for November 5, 2025 and remain open until after the traffic analysis is provided by the consultant. The Planning Commission was in agreeance with this strategy and will be discussing 31.03, 31.05, 31.06, and 31.07 at the next meeting.
- K. PUBLIC COMMENT PERIOD: None.
- L. DISCUSSION OF PUBLIC COMMENTS: None.

M. GOOD OF THE ORDER: RV Ordinance has been reviewed by legal and will be going to the Board of County Commissioners for their final review.

N. ADJOURNMENT: The meeting adjourned at __8:50__ p.m.

Gray, Steve

From: Warren, Kim
Sent: Wednesday, October 1, 2025 9:36 AM
To: Gray, Steve
Subject: FW: SUPPORT for TIP Project 2 - unsafe corner at Kitchen-Dick and Lotzgesell Roads
Attachments: CC TIP Project 2 SUPPORT RoadsDivision Sep2025 LDavis.pdf

This is the only one I have come across.. I sent to Jason.

-----Original Message-----

From: web_Roads
Sent: Monday, September 29, 2025 4:00 PM
To: ODell, Jason <jason.odell@clallamcountywa.gov>
Subject: FW: SUPPORT for TIP Project 2 - unsafe corner at Kitchen-Dick and Lotzgesell Roads

Not sure if you got this..

Kim Warren
Customer Service Specialist
Clallam County/Public Works
223 East Fourth Street, Suite 6
360-417-2379
Kim.warren@clallamcountywa.gov

-----Original Message-----

From: davis1@earthfolks.com <davis1@earthfolks.com>
Sent: Monday, September 29, 2025 1:43 PM
To: web_Roads <web_Roads@clallamcountywa.gov>
Subject: SUPPORT for TIP Project 2 - unsafe corner at Kitchen-Dick and Lotzgesell Roads

[You don't often get email from davis1@earthfolks.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Mr. Tyler and staff,

I am attaching written comments in support of the Six-Year (2026–31) Transportation Improvement Program, Project No. 2, Dungeness National Wildlife Refuge Access Improvements.

Thank you for your consideration.

Sincerely,
Laura Davis

Dear Mr. Tyler and staff,

I am writing in SUPPORT of the plan to realign the Kitchen-Dick Road and Lotzgesell Road curve (2026–2031 TIP Project No. 2). It is several years since I have asked about the project schedule at your DCD counter and submitted one comment to the online Roads contact form (with no reply). Ourselves and other local neighbors have crossed our fingers as we followed the evolution and funding of this project on the Six-Year Transportation Improvement Program and as it has shown upcoming construction. Although this is part of the larger project with important priorities like the complex re-routing off the eroding bluff – the Dungeness National Wildlife Refuge Access Improvements – my letter concerns the realignment of the abrupt 90-degree turn in the road for safety.

I want to make sure you are hearing voices like ours that strongly SUPPORT the county's improvement plans for the corner.

Three board members of our local Blue Ribbon Farms community homeowners' association have been outspoken against this project – either living on the inner curve of the county right of way designated for this road improvement, or due to the inconvenience of the proposed turn west onto Maynard Road while pulling a utility trailer. These board members and their friends/neighbors have been vocal against the change.

As I hope you are fully aware, there are frequent small mishaps off this elevated corner; some are grave and familiar to the sheriff's office but most unreported. There have been three tragic vehicular accidents in the last seven years we are aware of – one fatal in April 2018 and one still in ICU after an accident on August 4. A third occurred in the late evening and the driver continued at speed following the Kitchen Dick alignment, crashing through a picnic table along the way on the way into a marsh.

As a design professional in an associated field, I understand both the harsh realities of the funding process and that there are no cookie cutter design solutions.

While some say this is a relatively “safe” corner in terms of road design and that in all of these cases, there were users truly at fault, I would like to voice SUPPORT of the improvement that makes sense for the context.

The straight-shot Kitchen-Dick Road takes people to the 216-acre Clallam County regional park and the popular National Wildlife Refuge with a tight right-hand turn at Lotzgesell Road before the left turn to access the parks. This is a context of many visitors not knowing exactly where they are going and in the confusion we see many veer off the embankment and into the irrigation ditch.

Further, it is hazardous to bicycle around this corner toward the park; road widening on Lotzgesell and speed control measures will improve safety for non-motorized use.

I understand that funding can be swayed by popular sentiment and perhaps by necessity go toward some other large projects. I don't know how individuals voicing opinions can balance with a social-media-type network of comments, but I respectfully request that you address the safety and access issues that this curve re-design addresses.

I appreciate your consideration of my comments.

Best regards,
~ Laura Davis

Laura Davis
464 Greywolf Rd.
Sequim WA 98382

From: Baumann, Cheryl
Sent: Monday, September 15, 2025 4:32 PM
To: Gray, Steve; ODell, Jason
Cc: Habel, William
Subject: TIP Clarification

Steve, Jason & Will,

Today during our culvert subcommittee meeting today, we discovered a couple of mistakes on the existing TIP that need clarification. On Page 5 of the TIP the following changes are needed:

#24 Hoko-Ozzette Rd (91460) Culvert Replacement at Wright's Creek relating to Culvert 80001279. That culvert is at Mile Post 6.38, and needs to stay on the TIP, but it is NOT at Wright's Creek (which is #26 on the existing TIP) Also note: it says the culvert number is 800001279 (eighty thousand) when it should be 80001279 (8000 precedes the culvert number)

#25 Please delete a 000 in the culvert number so it reads 80001331.

#26 Hoko -Ozette Road (91460) Culvert Replacement (Culvert #800001275) is at Wright's Creek & should be

denoted as such. Also, please remove the extra 0 in the culvert number so it reads 80001275.

#27 Butler Creek Culvert Replacement at Pillar Point County should be identified as County Culvert Inventory Number 80001431 in the first line as above, with a WDFW # 993889 which should also be included.

Thanks for handling those corrections.

In addition, we would like to proposed two county road culverts to the draft TIP. Those include the following:

Sekiu River Road, at MP 0.2
Fish Passage Barrier Number 80001374

Sekiu River Road at MP 0.3
Fish Passage Barrier Number 80001375

Thanks very much. Let me know if you need more information.

Best,

Cheryl Baumann
North Olympic LE for Salmon

Habel, William

From: Baumann, Cheryl
Sent: Wednesday, September 24, 2025 2:36 PM
To: Gray, Steve; Donisi, Joe; ODell, Jason; Habel, William
Cc: Mahan, Rebecca; Baumann, Cheryl; Emery, Bruce; Havel, Tim
Subject: TIP Proposal for 2 Sekiu Culverts
Attachments: NOPL 2025 TIP Info .docx; Sekiu Culvert Photos.docx; WRIA19W Fish Barrier Correction Map- 80001374_5.pdf

Attached find our response to Steve's request for information about the two culverts in the Sekiu Watershed which we are asking to be added to Clallam County's Transportation Improvement Program (TIP). This follows Steve's request for additional information after we first submitted this request last week.

Just a reminder back to last week's email from me which noted numerical & other clarifications/corrections that need to be made on the existing TIP.

Hope what we are submitting here is helpful. If you need anything else, please let me know. I am most likely out of the office tomorrow (Thurs) & possibly out for significant time on Friday. So please call or text my cell if you need something immediately this week.

Cheryl Baumann
North Olympic Lead Entity for Salmon
Cell: 360-912-4152

2025 NOPLE TIP Info

We are proposing the addition of two new fish passage barrier culverts be added to Clallam County's Transportation Improvement Plan (TIP). Those include the following:

Sekiu River Road, at MP 0.2
Fish Passage Barrier Number 80001374

Sekiu River Road at MP 0.3
Fish Passage Barrier Number 80001375

For the two new identified projects, County please clarify who is proposing? *Is it NOPLE or the NOPLE subcommittee?*

It is a North Olympic Peninsula Lead Entity for Salmon (NOPLE) proposal. NOPLE's board made the decision previously to seek designation as a priority watershed for culvert corrections in the federally-designated Pysht HUC 10 which includes west end watersheds ending in the Strait including the Hoko, Pysht, Clallam Bay and Sekiu Rivers. The Pysht HUC 10 was selected in its first year of existence by the Brian Abbott Fish Passage Barrier Board as a priority area to fund fish passage projects. There has been successful partnering by NOPLE and project sponsors such as the North Olympic Salmon Coalition, Elwha & Makah Tribes and others with the County for years which has resulted in gaining funding and correcting several passage barriers on Country roads. This is part of that ongoing effort.

A NOPLE subcommittee with specialized knowledge of needs in those watersheds updates project prioritization for this priority area. This group includes County staff, two West-End Tribes, WDFW, North Olympic Salmon Coalition and members of NOPLE's technical team including citizens. All culverts or other barrier projects were identified as part of an intensive, multi-year NOPLE field inventory of county road culverts paid for with salmon dollars. This data was tallied and used as part of our culvert prioritization process. Information about this fish passage barrier work can be found at:
<https://srp.rco.wa.gov/Site/180/resources>

In addition, this information was shared with the Washington Department of Fish and Wildlife(WDFW) which includes this data on their public, statewide fish passage barrier map which can be found at: <https://geodataservices.wdfw.wa.gov/hp/fishpassage/index.html>

WDFW also verifies that projects seeking public funding are bona fide fish passage barriers by doing their own field surveys of culverts proposed for funding.

Eric Carlsen was our field manager working with a team for NOPLE's intensive data collection effort. He then trained partners affiliated with the Coast Salmon Partnership with includes the North Pacific Coast Lead Entity (NPCLE) on how to gather the same information on County road culverts with rivers which empty into the Pacific Ocean. In this way, Clallam County ended up with an inventory of road culverts across the entire County paid for with salmon dollars. This has supported efforts by both NOPLE with waterways emptying into the Strait and also NPCLE

and the Coast's Sustainable Salmon Partnership to also gain funding to fix culverts on waterways in Clallam County which empty into the ocean.

While these culvert repairs or replacements are generally talked about as “fish passage projects,” they result in new and upgraded road infrastructure which benefits not only fish migration, but also county residents, the traveling public and the County who gain new road infrastructure, all paid for with salmon restoration funding. This is particularly important when funding to replace road infrastructure is hard to come by which has been the case for a while and has now gotten more challenging. Some of these barrier culverts are in danger of failing, which means they could collapse during storms, resulting in flooding, road washouts and danger to the public. Repair costs for such emergencies tend to be astronomical and typically the County would bear those costs. So there is a multitude of benefits from replacing fish barriers which is planned, strategic and paid for with salmon grant funding.

It is important to note that a final decision has *not* yet been made about which HUC 10 culvert projects will be submitted in January of 2026 to the Brian Abbott Fish Barrier Removal Board. That board has not yet released its Request for Proposals for the 2026 grant round. We are looking at potential submittals, but still in an information gathering stage. At some point during the grant round, the Fish Barrier Removal Board will seek a letter from the Lead Entity regarding support for proposed projects.

We are engaging in the County's Transportation Improvement Plan (TIP) public process. In addition, if any grant is submitted, it will go through the BAFBRB grant vetting process. If they agree to forward any of our projects for funding, that request will go to the WA State Legislature which will consider it for 2027 state legislative funding. If grant funding is approved, an agreement between the project sponsor and the County will come to the Clallam County Commissioners for approval.

We need to have any projects we want to consider seeking funding for on the TIP, hence this proposal.

In addition, Public Works recommends that the following types of information be submitted related to the proposed two projects:

- Project location (include map) See Attached Map.
- Project Need/Rationale Documentation (e.g., need assessment, NOPE ranking, photos, relevant studies, etc...) Culvert 80001374 is a barrier related to depth issues while Culvert 8000 1375 is a barrier due to velocity issues. Photos are attached. **Our inventory of county roads was the needs assessment, which is backed up by WDFW field surveys. I am attaching a link for information about each of these culverts here:**
<https://geodataservices.wdfw.wa.gov/hp/fishpassage/index.html>
Go to Search & write in 80001374. Do the same for 80001375

- In addition, WDFW staff is currently out on site this week doing habitat surveys in the vicinity of the two proposed Sekiu culverts.
- Summary of any public process to-date related to the proposed culvert project (e.g., NOPE public process) **See above write up.**
- Can the project be accommodated within existing right-of-way, if known? **It does not appear that Clallam County has established Right of Way according to the parcel map, so a survey will probably be needed and work leading to ROW acquisition.**
- Estimated Project Phase Costs (design/permitting, right-of-way, construction), as applicable. **A rough estimate at this time is that approximately \$300k will be needed for design of each culvert, so a total estimate of \$600k for design. Construction costs derived from design work but a very rough guestimate would be \$2M per culvert.**
- Project Funding status (i.e., funded or unfunded) **Unfunded at present.**
- Requesting any funding support from the County? **If Right of Way Work is needed, the costs need to be borne by the County because grant funding is not allowed to be used for such. There is now a match waiver process for grants funded through the Brian Abbott Fish Barrier Removal Board that we believe culverts in western Clallam County will qualify for during the design phase. Match monies will likely be needed for the construction phase. .Right of Way work can count towards that.**
- Any other information that helps with evaluation of the project? **Fixing these two culverts which are part of the Sekiu River watershed are the only remaining fish passage barriers located on that system and it would be good to have that done.**

This information helps Public Works to evaluate the new project fish passage culvert improvement requests. It is also helpful to advisory committee and the county commissioners in their review of new projects to the TIP.

Submitted by Cheryl Baumann, Coordinator
North Olympic Lead Entity for Salmon

Sekiu Culvert 80001374



Sekiu Culvert 80001375





WRIA19 West Fish Barrier Correction Priorities- Sekiu River

Culvert data Sources: Clallam County, North Olympic Lead Entity for Salmon, Eagleview Imagery

9/24/2025

Habel, William

From: Gray, Steve
Sent: Tuesday, September 23, 2025 10:15 AM
To: Habel, William; ODell, Jason
Cc: Donisi, Joe
Subject: FW: FW: 6 Year Transportation Improvement Program SEPA Comment Period

TIP Comment

From: Valenzuela, Enrique <Enrique.Valenzuela@clallamcountywa.gov>
Sent: Tuesday, September 23, 2025 8:59 AM
To: Gray, Steve <steve.gray@clallamcountywa.gov>
Subject: FW: FW: 6 Year Transportation Improvement Program SEPA Comment Period

Hello Steve,

Please see the forwarded TIP SEPA comment.

Thank you,
Enrique Valenzuela
Planner 1
Coordinator of Conservation Futures PAB
Clallam County
Dept. of Community Development
223 E. 4th Street, Suite 5
Port Angeles, WA 98362
Ph: 360.417.2271 Fax: 360.417.2443

From: J Kahn <j.kahn@quileutetribe.com>
Sent: Tuesday, September 23, 2025 8:20 AM
To: Valenzuela, Enrique <Enrique.Valenzuela@clallamcountywa.gov>
Cc: Caroline Walls <caroline.walls@quileutetribe.com>
Subject: Re: FW: 6 Year Transportation Improvement Program SEPA Comment Period

You don't often get email from j.kahn@quileutetribe.com. [Learn why this is important](#)

Hello,

I would like to submit the following comment on the Clallam 6-year TIP:

I am happy to see several Culvert and Fish Passage Capital projects in the TIP and would like to extend my support for these projects as Fish Passage Biologist for the Quileute Tribe. Continued investment in fish passage is essential to support the long-term health of our salmon populations and our communities, which depend on them economically and culturally.

I would like to see Clallam County continue to both fund and support externally funded fish passage projects. Additionally, I would like to continue to be included in the design process for fish passage projects which are planned within the Quillayute watershed and broader Quileute U&A, including Lake Ozette. Thank you for your investment in the ongoing and future health of our natural resources.

Thank you for the opportunity to comment.

Sincerely,
J

J Kahn

Fish Passage Biologist

Quileute Natural Resources

Phone: (360)-640-5243

From: Geffre, Anna <ageffre@nwifc.org>

Sent: Tuesday, September 9, 2025 4:27 PM

Subject: Fwd: FW: 6 Year Transportation Improvement Program SEPA Comment Period

Hey all,

I'm passing along the request for comments on the SEPA materials for the Clallam County 2026-2031 Transportation Improvement Program. See below for more information.

Anna Geffre
North Pacific Coast Lead Entity Coordinator
Coastal Watershed Assessment Project Biologist
Northwest Indian Fisheries Commission- Coastal Office
Office: (360) 438-1180 ext. 575
Cell: (360) 764-6691

From: Valenzuela, Enrique <Enrique.Valenzuela@clallamcountywa.gov>

Sent: Monday, September 8, 2025 11:37 AM

Subject: 6 Year Transportation Improvement Program SEPA Comment Period

REQUEST FOR COMMENT

Please review the SEPA materials for the Clallam County 2026-2031 Transportation Improvement Program and provide comments as appropriate.

Please provide comments by: September 24, 2025.

Planning Commission Meeting: October 1, 2025.

Board of County Commissioners Meeting: November 4, 2025.

Return comments to: Enrique Valenzuela, Planner 1

Address: 223 E. Fourth St., Suite 5, Port Angeles, WA 98362

Phone: (360)417-2271 E-mail: enrique.valenzuela@clallamcountywa.gov

[PERMIT #:PECL2025-00021](#)

 [draft_6-YR TIP\(2026-2031\).pdf](#)

 [Signed DNS 6 Yr TIP.pdf](#)

 [2026-2031 SIX YEAR TRANSPORTATION IMPROVEMENT PLAN SEPA CHECKLIST_V1.PDF](#)

APPLICANT: Clallam County Public Works Department

PROPOSAL: 6 Year Transportation Improvement Project

Thank you!

Enrique Valenzuela

Planner 1

Coordinator of Conservation Futures PAB

Olaliam County

Dept. of Community Development

223 E. 4th Street, Suite 5

Port Angeles, WA 98362

Ph: 360.417.2271 Fax: 360.417.2443



CLALLAM COUNTY
Department of Community Development
County Courthouse
223 E. 4th St., Suite 5
Port Angeles, WA 98362-3015
Phone: (360) 417-2323
Fax: (360) 417-2443
bruce.emery@clallamcountywa.gov

Memorandum

Date: October 8, 2025
To: Clallam County Planning Commission
From: Bruce Emery, Director of Community Development
Re: Planning Commission CPU Work Session, October 15, 2025

Thank you all for the great work session on October 1st. For the upcoming October 15th work session, please find the enclosed materials:

- Updated Planning Commission Policy Response Sheet with draft policy suggestions on the issues raised by Commissioners during the 10/01/25 work session,
- Draft amendments to the text of the Zoning Code, and
- A set of draft map revisions representing changes in zoning for portions of the Clallam Bay/Sekiu UGA (Exhibit A), and portions of the Sequim UGA (Exhibits B & C).

The update Policy Response sheet includes those items the Commission discussed during the last work session and includes policy changes agreed to, and those that staff was instructed to develop. The discussion included in the sheet is self-explanatory and will hopefully meet your expectations. There were no changes to the Public Comment Response Sheet (8/20/25); however, there is some interplay between the policies proposed by Commission members and those provided in public comment (discussed in the Updated Planning Commission Policy Response Sheet).

The changes proposed to the Zoning Code are intended to compliment some of the housing changes included in the prior RV Use Ordinance, which will be going before the BOCC in early November. The draft document includes expanding several definitions under CCC 33.03.010 to demonstrate compliance with the GMA; to provide zoning districts in which emergency housing, emergency shelters, permanent supportive housing and transitional housing will be allowed; and to capture new state requirements for allowing the sale or transfer of ADUs occurring within UGAs (not captured in the RV Use Ordinance). Overall, these changes completed the housing-related mandates that are required to be adopted concurrently with the Comprehensive Plan Update.

The draft map revisions are also needed to implement the Land Use and Zoning Designations that were determined under the Land Capacity Analysis to be needed for the County to meet its housing targets as required under the GMA. Collectively, these

changes will demonstrate compliance with the housing element and concurrent adoption requirement.

Although we have already covered in work session the County-Wide and four Regional Sub-Area Plans, I encourage you to revisit these documents before next Wednesday's discussion. If our timeline holds, that may be our last opportunity for review before the Public Hearing Drafts are assembled.

Thank you again for all the hard work you have already put into this project. If you have any questions regarding this information, please contact me at 360-417-2323 or at. Thank you for your consideration on this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bruce W. Emery", with a long horizontal flourish extending to the right.

Bruce Emery, Director
Clallam County DCD

Clallam County Comprehensive Plan Update Planning Commission Discussion and Corresponding Recommendations through 10/1/25 Planning Commission Work Session (Updated 10/8/25).

During the three prior work sessions, the Planning Commission instructed staff to develop/amend policy recommendations to comments received by the general public, and on issues that individual Commissioners felt were important to address. The following recommends policy amendments and new policy language addressing concerns expressed by individual Commissioners, taking into consideration the discussions that took place during the three prior work sessions.

Concern/Issue Discussed	Recommended Policy/Amendment
1) Suggested policies to support the development of uniform development standards within UGAs, including sidewalks (surface materials), street lighting and landscaping, Setbacks, signage, commercial advertising (canopies, sign angles), shielding trash cans, etc. Think “theme of development.” Staff Comment: Suggest incorporation of abutting City standards for uniformity upon annexation; development of “theme” standards for UGAs without abutting city. Approved by PC, 10/1/25	Policies for UGAs affiliated with Cities are addressed in subregional plans and primarily require the County to coordinate with and implement the design standards of the neighboring city for consistent communities upon annexation. The Carlsborg UGA section of the Sequim-Dungeness Regional Plan includes instruction for development standards. To address standards for unaffiliated UGA's, we suggest new language under subsection CCC 31.02.240(1)(c) as follows: <u>Where an urban growth area is not affiliated with an incorporated city, the county shall work to implement uniform development standards that are commensurate to the scale, character and identity of the community. Features to consider may include but not be limited to sidewalks and surface materials, street lighting and landscaping, setbacks, signage, commercial advertising (canopies, sign angles), shielding trash cans, etc. The overall goal of this policy is to achieve a common theme of development that is reflective of the character and desire of the community.</u> Development of the actual standards will be set forth in the Zoning Code Update.
2) Look at text of Comp Plan and suggest edits to implement an Ag Commission to advocate for agricultural interests.	Recommend a new subsection CCC 31.02.120(8): <u>Clallam County will support and work closely with the Clallam County Agricultural Commission to monitor emerging issues and challenges faced by area</u>

Approved by PC with edit, 10/1/25	<u>farmers, assist with regulatory support and innovative solutions to identified challenges, and to remain adaptive to new opportunities for agricultural accessory uses that help to diversify and strengthen agricultural operations.</u>
3) Define “rural character” to incorporate social and cultural aspects and to be community-oriented. Approved by PC, 10/01/25	Recommend new subsection CCC 31.02.050(32)(j), “Rural character.” <u>(j) Areas that foster and reflect a strong sense of community ties, local identity, and shared rural values through land use patterns that support gathering spaces, civic institutions, and integrational continuity. These areas promote social cohesion by maintaining development scales and zoning that reinforce community interaction, volunteerism, and locally rooted traditions.</u>
4) Consider language that promotes intermediaries to negotiate on behalf of, and represent the interests of, landlords in order to create more balance between tenants and landlords. Suggested language provided by Commissioner Reandeau, with staff edits beginning at “...with respect...”	Recommend new subsection CCC 31.02.283(3)(h): Identify and develop support service groups and intermediaries to negotiate on behalf of, and represent the interests of, landlords in order to create more balance between tenants and landlords. This should also include advocating on behalf of landlord rights with state-elected officials to encourage change to current laws that impose substantial imbalance Advocate in the interest of reestablishing a functional balance between the landlord and renter communities with respect to local and state regulatory frameworks.
5) Address the proliferation of vacation rentals and their impact on the housing market. Approved by PC, 10/01/25	Recommend a new subsection CCC 31.02.283(3)(k): <u>Establish a registry or similar mechanism to monitor and track the number of short-term rental units operating in Clallam County. Said registry could include key data points concerning short-term rentals and a requirement for life-safety inspections to ensure that designated short-term rental units meet minimum habitation requirements and are approved for the use indicated. Information obtained from the registry could be used to evaluate the impact of short-term rentals on the local housing market in balance with their contribution to the tourism industry.</u>

6) Consider alternative design standards for rural roads, such as road width and alignment, in order to influence and address traffic speed and to be more reflective of rural character. Approved by PC with edit, 10/1/25	Consider new subsection CCC 31.02.420(1)(vi): <u>Where there exists a clear public benefit and local circumstances support, traffic calming techniques, such as raised crosswalks, variation in horizontal alignments, and other design features, should may be utilized consistent with adopted ASHTO Guidelines for the implementation of such features; provided, said design standards do not conflict with locally-adopted design standards.</u>
7) Establish a two-year deadline for the completion of the market analysis concerning indicators that would support the success of the Transfer of Development Rights (TDR) Program.	Consider amending proposed language under subsection CCC 31.02.283(3)(h): "Temporarily suspend the Transfer of Development Rights (TDR) program identified under Subsection 31.02.115(2)(d), CCC, and monitor until such time as economic conditions emerge that are conducive to its success. <u>To facilitate the program's reestablishment, seek grant funding or other resources to conduct a market analysis within two (2) years of this amendment to determine the appropriate market conditions and economic indicators that would provide for the program's utilization and success.</u>"
8) Include additional policy language under County-Wide CP Climate Element that: 1) encourages the transition of the County vehicle fleet to EVs, and 2) transitions gas-powered maintenance equipment to electrical. Change proposed by PC, 10/1/25	Consider new subsection CCC 31.02.820(2)(c): <u>Although Clallam County is not required under House Bill 1181 to reduce greenhouse gas emissions, opportunities to take such measures would nevertheless be in the public interest and could improve resiliency. Therefore, with increased resiliency in energy generation and transmission, the County should explore grant funding and other resources for the transition of the County vehicle fleet from gas/diesel-powered to electric-powered, where feasible and practicable. The same should be pursued concerning gas-powered maintenance equipment.</u> NOTE: In light of this more detailed policy, I suggest eliminating the proposed policy under Public Comment Response #95.
9) Public comments that request County commitment involving financial obligations for	Most comments of this nature were not provided with a policy update recommendation. The only one that comes close is Public Comment

special-interest services/facility projects should be ignored. Change proposed by PC, 10/1/25	#60, that requests support for free community cultural centers. The policy language recommended does include an economic development objective: (under CCC 31.02.620(1)(i)(iv)) <u>"Support the development of cultural centers and facilities for the public sharing of the arts and culture, and community events."</u> This language can be removed if desired by the Planning Commission.
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**Clallam County Comprehensive Plan Update
Draft Amendments to the Clallam County Zoning Code, Title 33, CCC**

The following excerpts from the Clallam County Zoning Code relate directly or indirectly to the definitions and locations for distribution for the placement of emergency housing, emergency shelters, transitional housing and similar facilities in accordance with RCW 36.70A.070(2). The proposed changes shown herein are required to be adopted concurrently with the County's Comprehensive Plan Periodic Update.

Definitions, Section 33.03.010, CCC.

(36) "Emergency housing" means indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless and is intended to address basic health, food, clothing, and personal hygiene needs of individuals or families.

(37) "Emergency shelter" means a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.

(48) "Household" means a housekeeping unit consisting of:

(a) an individual;

(b) two or more related persons;

(c) a group of two or more disabled residents protected under the Federal Fair Housing Amendment Act of 1988;

(d) adult family homes as defined under Washington State law;

(e) a group living arrangement where six or fewer residents receive support services such as counseling, foster care or medical supervision at the dwelling unit by resident or nonresident staff; or

(f) two or more residents not related by blood or marriage who live together in a dwelling unit, or in conjunction with any of the above individuals or groups.

(g) For purposes of this section, minors living with parent, legal custodian (including a foster parent), or legal guardian shall not be counted as part of the maximum number of residents.

(h) Any limitation on the number of residents resulting from this definition shall not be applied in a manner inconsistent with the Fair Housing Amendment Act of 1988, 42 U.S.C. 360, et seq., the Washington law Against Discrimination, Chapter 49.60 RCW, and/or the Washington Housing Policy Act, RCW 46.63.220.

(84) "Permanent supportive housing" means subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy. It utilizes admissions practices designed to use lower barriers to entry than typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services.

(1040) "Single-family dwelling" means a dwelling unit detached from any other dwelling unit ~~and intended for occupation by one family~~ and including accessory improvements and uses. This definition includes manufactured homes such as mobile homes, modular homes and other homes manufactured in components or as one complete dwelling unit.

(114) "Transitional housing" means a project that provides housing and supportive services to homeless persons or families for up to two years and that has as its purpose facilitating the movement of homeless persons and families into independent living.

(114) "Vacation rental" means a legally constructed dwelling intended for occupancy of the entire dwelling (not rental of individual rooms) by any person/group other than the primary owner for periods of 30 days or less and is an allowed use in all zoning districts that allow single-family ~~residences~~ dwellings. Uninhabitable structures like garages, barns, or sheds shall not be used as vacation rentals. "Vacation rental" does not include a bed and breakfast permitted and operated in accordance with this code.

Scope of Land Use Zones and Boundary Definitions, Ch 33.05, CCC,

Comprehensive Plan Designation	Regional Plan	Zoning Designation	CCC Section
<u>Various</u>	<u>Sequim/Dungeness Port Angeles</u>	Airport Overlay District	<u>33.07.060</u>
Urban Residential	<u>Sequim/Dungeness Straits</u>	Urban Residential High (URH)	<u>33.13.010</u>
Urban Residential	<u>Sequim/Dungeness Western</u>	Urban Residential Low (URL)	<u>33.13.020</u>
Urban Low Density	<u>Port Angeles, Western</u>	Urban Moderate Density (LD)	<u>33.13.040</u>
Open Space Overlay	<u>Port Angeles</u>	Urban Very Low Density/Urban Low Density (VLD/LD)	<u>33.13.050</u>

Urban Moderate Density	Port Angeles, Straits	Urban Moderate Density (MD)	33.13.060
Open Space Overlay	Port Angeles	Open Space Overlay/Open Space Corridor (OS)	33.13.070

Commercial Zones, Ch 33.15, CCC,

33.15.060 Rural Limited Commercial (RLC).

(1) *Allowed Land Uses.* The following land uses should be allowed outright in the Rural Limited Commercial zoning district:

- [Family daycare provider](#)
- [Home enterprise](#)

33.15.070 Urban Neighborhood Commercial (UNC).

(1) *Allowed Land Uses.* The following land uses should be allowed outright in the Urban Neighborhood Commercial zoning district:

- [Emergency housing](#)
- [Emergency shelter](#)
- [Permanent supportive housing](#)
- [Transitional housing](#)

33.15.080 Urban Regional Commercial (URC).

(1) *Allowed land uses.* The following land uses should be allowed outright in the Urban Regional Commercial zoning district:

- [Emergency housing](#)
- [Emergency shelter](#)

33.15.090 Urban Center (UC).

(1) *Allowed land uses.* The following land uses should be allowed outright in the Urban Center zoning district:

- [Emergency housing](#)
- [Emergency shelter](#)
- [Permanent supportive housing](#)
- [Transitional housing](#)

Carlsborg Urban Growth Area, Ch 33.20, CCC,

Table 33.20.040(A).

Zoning District Use	CR-1	CR-2	CR-3	CN	CC	CGC	CI
<u>Emergency housing</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>X</u>
<u>Emergency shelter</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>X</u>
<u>Permanent supportive housing</u>	<u>X</u>	<u>X</u>	<u>C</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>X</u>
<u>Transitional housing</u>	<u>X</u>	<u>X</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>X</u>

A-Allowed Land Use, C – Conditional land use, X – Prohibited Land Use

Accessory Housing, Ch 33.50, CCC,

33.50.010 Purpose and intent.

(1) Ensure that accessory housing remains clearly an incidental and subordinate use to the principal dwelling unit~~existing single-family dwelling~~ or business.

(9) Provide a legal avenue for the sale or other conveyance of an accessory dwelling unit within a designated urban growth area as a condominium in order to promote affordable for-sale housing.

33.50.030 General requirements.

(5) *Sale or Transfer of Accessory Housing Units.* Accessory housing units shall not be sold as separate dwelling lots from the subject property, unless the portion of the subject property containing the accessory housing unit is legally subdivided from the remainder of the property pursuant to CCC Title 29 or the accessory housing unit, if located within a designated urban growth area, is sold or conveyed as a condominium in accordance with Chapter 64.34 RCW.

Exhibit A

Amending Title 31, Generalized Zoning and Future Land Use Map - Clallam Bay/SekiU Urban Growth Area - Urban Residential High (URH) to Urban Moderate Density (MD)

Pursuant to Ordinance _____, the property shown on this map is hereby redesignated on the Generalized Zoning and Future Land Use Map from Urban Residential High (URH) to Urban Moderate Density (MD). The area redesignated totals 670.2 acres, located within the Clallam Bay/SekiU Urban Growth Area.

ADOPTED this _____ day of _____, 2025

BOARD OF CLALLAM COUNTY COMMISSIONERS

Mike French, Chair

Randy Johnson

Mark Ozias

ATTEST:

Loni Gores, Clerk of the Board

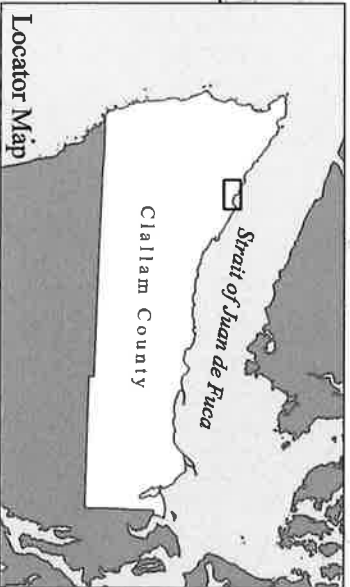
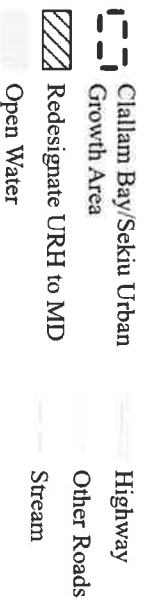
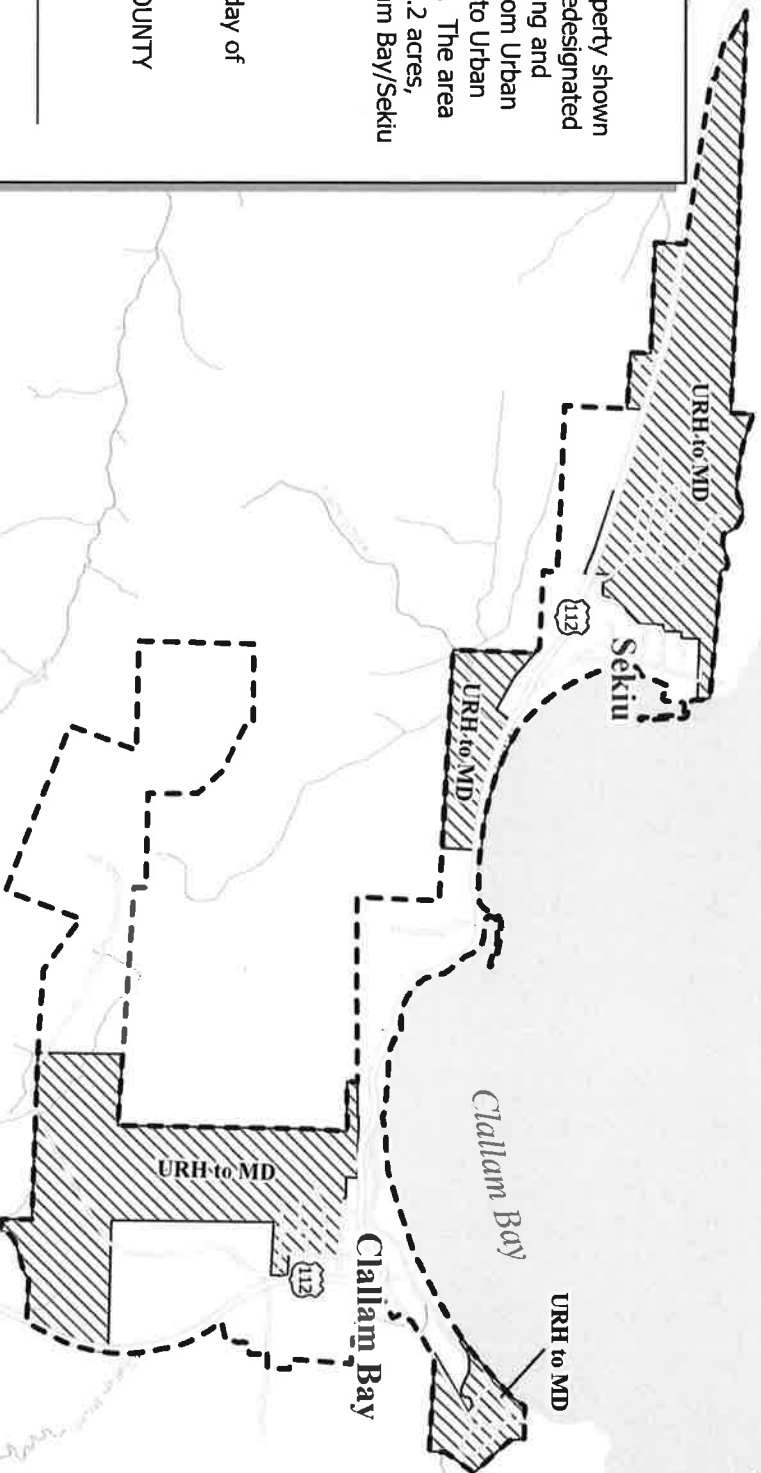


Exhibit B

Amending Title 31, Generalized Zoning and Future Land Use Map- Sequim Urban Growth Area- 14.1 acres Sequim Urban Residential II (S(R-II)) to Sequim Urban Growth Area Urban Residential III (S(R-III))

Pursuant to Ordinance _____,
Parcel numbers 033030220100 and
043025110000 are hereby redesignated
on the Generalized Zoning and Future
Land Use Map from Sequim Urban
Residential II (S(R-II)) to Sequim Urban
Growth Area Urban Residential III (S(R-
III)). The area redesignated totals 14.1
acres, located within the Sequim Urban
Growth Area.

ADOPTED this _____ day of
_____, 2025

BOARD OF CALLAM COUNTY
COMMISSIONERS

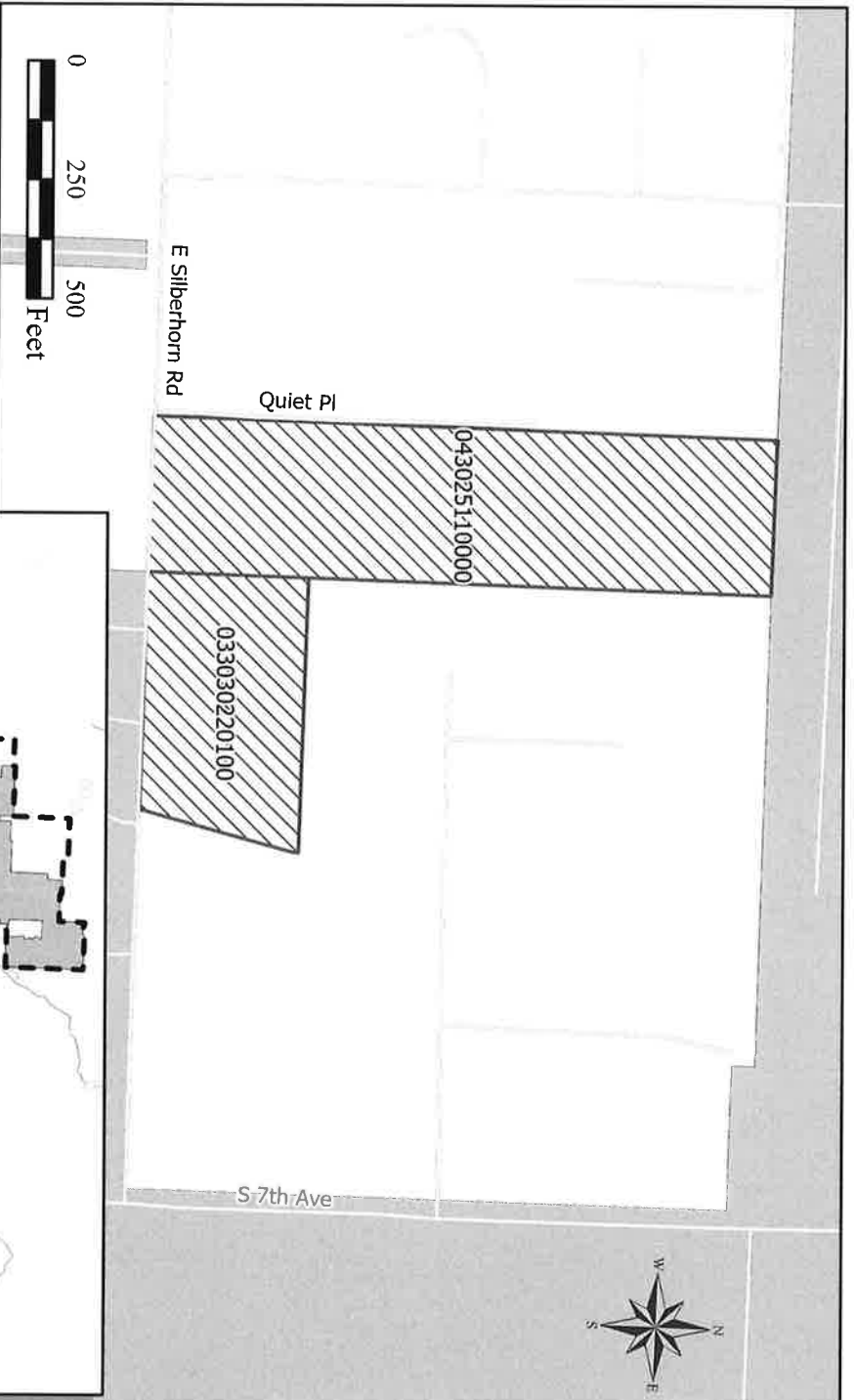
Mike French, Chair

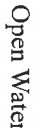
Randy Johnson

Mark Ozias

ATTEST:

Loni Gores, Clerk of the Board



-  Sequim Urban Growth Area
-  Incorporated City of Sequim
-  Redesignate S(R-II) to S(R-III)
-  Open Water
-  Highway
-  Other Roads
-  Stream

Locator Map

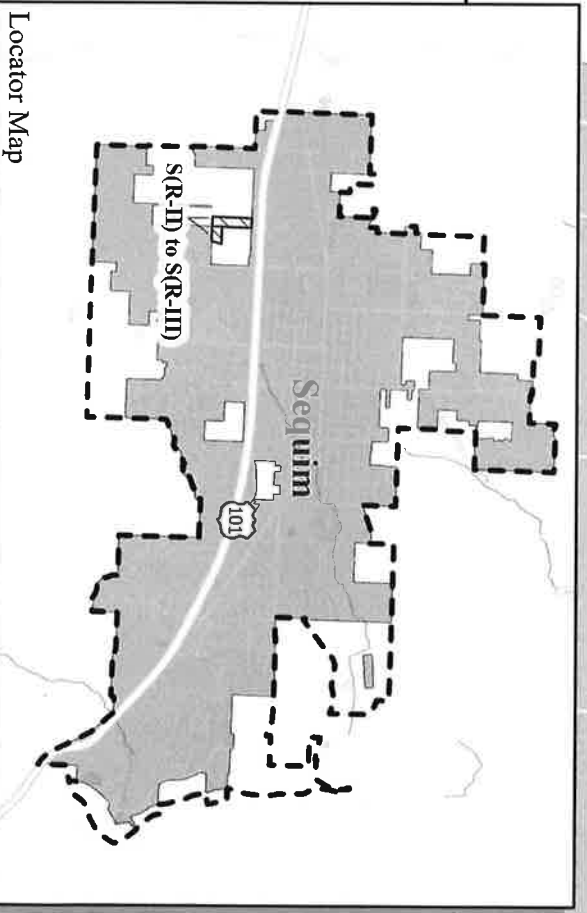


Exhibit C

Amending Title 31, Generalized Zoning and Future Land Use Map- Sequim Urban Growth Area- 17.2 acres Sequim Urban Residential II (S(R-II)) to Sequim Urban Growth Area Urban Residential III (S(R-III))

Pursuant to Ordinance _____,

17.2 acres east of North Sequim Avenue, north of East Hendrickson Road, and south of East Camelia Street and within the Sequim Urban Growth Area is hereby redesignated on the Generalized Zoning and Future Land Use Map from Sequim Urban Residential II (S(R-II)) to Sequim Urban Growth Area Urban Residential III (S(R-III)). The area redesignated totals 17.2 acres, located within the Sequim Urban Growth Area.

ADOPTED this _____ day of _____, 2025

BOARD OF CLALLAM COUNTY
COMMISSIONERS

Mike French, Chair

Randy Johnson

Mark Ozias

ATTEST:

Loni Gores, Clerk of the Board





CLALLAM COUNTY
Department of Community Development
County Courthouse
223 E. 4th St., Suite 5
Port Angeles, WA 98362-3015
Phone: (360) 417-2323
Fax: (360) 417-2443
bruce.emery@clallamcountywa.gov

Memorandum

Date: October 9, 2025
To: Clallam County Planning Commission
From: Bruce Emery, Director of Community Development
Re: Supplemental Information for 10/15/25 Work Session

Hello, Planning Commission Members. Late yesterday, I received additional edits for CCC 31.02.115 Agricultural Resource Land Inventory and Issues, from the Extension Agent's office. The re-write provided was substantial, but in my opinion, worth the wait. My recommendation in light of this new information is that you disregard the earlier version of these changes that was provided for our 9/17/25 work session, and as discussed during last work session.

My hope is we can include this draft for discussion next Wednesday (10/15/25). In discussing this matter through, the Extension Agent feels that the policies enumerated under the following Section 31.02.120, CCC, will provide the future Agricultural Advisory Board an opportunity to review and make further recommendations at a later date. I concur that this is a good idea.

Thank you again for all the hard work you are doing. If you have any questions regarding this information, please contact me at 360-417-2323 or at.

Sincerely,

A handwritten signature in blue ink that reads "Bruce W. Emery". The signature is stylized with a large, sweeping "B" and a long, horizontal stroke at the end.

Bruce Emery, Director
Clallam County DCD

31.02.115 **Agricultural resource land inventory and issues.**

(1) Agriculture in Clallam County has played a vital role in the heritage, culture, and economy of the area. The County's temperate climate, good USDA-classified prime agricultural soils, and extensive irrigation system network, and varied microclimates for diversified production of crops provide a strong basis for commercial agriculture. Clallam County was once a major producer of a wide variety of agricultural products such as milk and butter, potatoes, apples, and vegetables. At its peak in 1950, Clallam County had over 75,000 acres in agricultural production; the current acreage is much lower. Echoing national trends, the amount of farmland in Clallam County declined sharply in the later half of the 20th Century. The extremely rapid rate of farmland conversion has slowed since then, but the downward trend of land in agricultural production continues. However, while total farm acreage continues to decline, the number of small farms in the County has increased since 2002.

98 percent of farms in Clallam County are categorized by the USDA Economic Research Service as "small family farms," or farms reporting an annual gross cash farm income of less than \$350,000. This is not unusual, and follows national figures, where in 2023, 86 percent of all farms in the country were classified as small family farms. Small farms are an important part of the fabric of rural America, and Clallam County is no exception. Clallam County's small farms play a vital role in both its identity and economy.

Farms in Clallam County include commercial enterprises focused on wholesale production to local or regional distributors, as well as smaller scale, diversified operations producing high value crops such as organic vegetables, cut flowers, and berries, primarily sold by direct marketing to the consumer at farms stands, farmers markets, or through CSA (Community Supported Agriculture) subscriptions.

In the 2002 USDA Census of Agriculture, Clallam County's agricultural production was valued at \$17.8 million. This production value was based on 455 farms including 22,372 acres. (The USDA definition of farm being "any place from which \$1,000 or more of agricultural products were produced and sold, or normally would have been sold during the census year" (USDA 2002).) These farms employed 1,190 persons with a payroll of \$4.6 million.

During the period of March to September 2006, the Clallam Conservation District partnered with the County to perform an inventory of farms throughout the County. Conservation District personnel drove all County roads to visually inventory and characterize farms, using aerial photographs and parcel maps to determine parcel size. For the purpose of this inventory, land was classified as a farm not by value of products produced or sold as defined by the USDA but whether horses or livestock were present (even if at limited numbers) or whether an agricultural product was produced (hay, grain crops, wineries, produce, nursery crops, etc.). Small backyard operations were not inventoried unless there was evidence that they were selling an agricultural product. A total of 1,252 farms were inventoried, totaling approximately 22,224 acres: 805 farms had horses; 404 farms had livestock such as cattle, goats, pigs, sheep, and llamas; and 232 farms produced an agricultural product.

This latest inventory shows the continued decline of farms in Clallam County. Factors contributing to this decline include, but are not limited to:-

- (a) Regions of larger-scale agriculture with lower unit costs have developed, such as in Eastern Washington, against which Clallam County is not competitive;
- (b) Developments in transportation, storage, refrigeration, and processing technology allow remote producers to service local markets that small local farms used to dominate;
- (c) Changes in USDA regulations and policies have favored large-scale industrial agriculture to the detriment of small-scale agriculture commonly found in Clallam County. For example, there is no USDA-approved slaughter and processing facility near enough to Clallam County to make marketing local beef viable;
- (d) As farming has declined, so too have agricultural suppliers, processors, and other agricultural infrastructure needed to maintain a healthy agricultural industry;
- (e) Global agricultural corporations have dominated agriculture and the food industry to the exclusion of areas like Clallam County;
- (f) Clallam County has become a highly desirable place to retire, vacation and live, and the residential real estate market has driven farm land prices beyond the point of financial viability for most farming activities; and
- (g) Effective public policies needed to support the significant change in local agricultural industry from large commercial farms to more high-value, unique agricultural products and services on smaller farms.

In 2022, Clallam County had 15,789 acres in farm production. 44 percent of Clallam County farms are 9 acres or less in size. The 2022 USDA Census of Agriculture values Clallam County's annual agricultural production at \$17 million, a 41 percent increase from the value five years earlier in 2017.

37 percent of farmers in Clallam County are classified as "New and Beginning Farmers," which includes those who have been operating their farms for 10 years or less. This percentage has increased from 29 percent in the last agricultural census for Clallam County in 2017, again, reflecting national trends. More beginning producers are entering the agricultural sector, helping to mitigate a population of farmers who are aging out. Beginning farms tend to be smaller in both acreage and sales.

Finding affordable land is the top challenge for beginning farmers, according to the 2022 National Young Farmer Survey. Therefore, land protection programs that help make farmland affordable, such as the County's Conservation Futures Program established in 2019 and North Olympic Land Trust's successful Buy-Protect-Sell model, are critical to smooth the transition of farmland to the next generation of farmers and help ensure that Clallam County maintains its viable agricultural land base.

Innovations in the last few decades such as online shopping platforms, food hubs, increased interest in agritourism, and a reinvestment in value-added processing infrastructure, mean new opportunities for small farms in Clallam County to grow and thrive. For farming to continue to thrive in Clallam County, land use policies and regulations should be regularly evaluated and updated to respond to farmers' unique needs and crafted not only to support existing agricultural land base, but also to disincentivize conversion to non-agricultural uses.

(2) Benefits provided to Clallam County residents by farms and farmland include:

- Improved food security;
- Preservation of the rural character, local cultures, and quality of life;
- Preservation of valuable historic and cultural resources;
- Preservation of biodiversity and wildlife habitat;
- Improved watersheds/reduced likelihood of clouding compared to development;
- Economic diversification of rural communities;
- Attraction of tourists and tourism dollars to the County; and
- Preservation of options for future generations.

(3) Clallam County is committed to support for and conservation of its agricultural land base with the following measures:

- (a) Designated Agricultural Resource Lands. The Washington State Growth Management Act (GMA) requires counties to designate agricultural lands of long-term significance for the commercial production of food or other agricultural products (RCW 36.70A.170). Clallam County has designated and zoned approximately 6,194 acres of land as Agricultural Retention (AR), as the County's GMA designated agricultural lands of long-term significance. All of this acreage is located in the Sequim-Dungeness Planning Region. The AR designation is intended to conserve and maintain agricultural lands through limitations on allowed residential density and uses, and incentives for new development that conserves a minimum of 75 to 88 percent of the property as an agricultural reserve. Clallam County has adopted disclosure provisions that designate agriculture within the AR zone as a favored land use that will not be considered a nuisance when conducted consistent with current best management practices and other applicable regulations.*
- (b) Rural Zoning. Clallam County supports agriculture as an allowed land use within all zoning categories. Much of the agriculture in Clallam County happens outside AR zoning, on parcels of all sizes. These small farms are an important part of the County's rural character and economy. While the lot size of AR is critical to maintain, parcels of this size are largely unaffordable for beginning farmers, therefore, allowance for agriculture in other rural zones beyond AR is imperative for the viability of agriculture in the future.*

- (c) Tax Incentives. Clallam County continues to support agricultural land conservation, whether designated for long-term commercial significance or not, through property tax incentives (current use assessments). Participation in this program can provide landowners with lower property taxes.*
 - (d) Conservation Futures program. In 2019, Clallam County Commissioners passed Ordinance 958 establishing the Conservation Futures program, which imposes a property tax levy to create a fund for the purpose of acquiring interest or rights in real property in order to maintain, preserve, conserve and otherwise continue in existence adequate open space lands for the production of food, fiber and forest crops, and to assure the use and enjoyment of natural resources and scenic beauty for the economic and social well-being of the County and its citizens. All monies collected during the initial 10-year period shall be expended for the conservation of farm and agricultural land.*
 - (e) Partnerships with Resource Providers. Clallam County recognizes the importance of partners working to support farm viability in the region, including the Clallam Conservation District, WSU Extension and the North Olympic Land Trust (NOLT) and will continue to support and collaborate with these partners to strengthen Clallam County's community food systems and working agricultural lands.*
- (2) Agricultural Land Protection Programs. Clallam County has demonstrated its willingness to provide for long-term preservation of agricultural resource lands through several agricultural land protection programs:*
- (a) Designated Agricultural Retention Lands. The Washington State Growth Management Act (GMA) requires counties to designate agricultural lands of long-term significance for the commercial production of food or other agricultural products (RCW 36.70A.170). Clallam County has designated and zoned approximately 6,194 acres of land as Agricultural Retention (AR), as the County's GMA-designated agricultural lands of long-term significance. All of this acreage is located in the Sequim-Dungeness Planning Region. The AR designation is intended to conserve and maintain agricultural lands through limitations on allowed residential density and uses, and incentives for new development that conserves a minimum of 75 to 88 percent of the property as an agricultural reserve. Clallam County has adopted disclosure provisions that designate agriculture within the AR zone as a favored land use that will not be considered a nuisance when conducted consistent with current best management practices and other applicable regulations.*
 - (b) Rural Zoning. Outside of designated and zoned agricultural retention lands, exist numerous small to moderate size farms scattered throughout the County that are involved in raising livestock, crops, and/or other agricultural activities. These farms are an important part of the County's rural character and economy. Clallam County supports agriculture as an allowed land use within rural designated and zoned lands. It is estimated that*

approximately six percent of the County's 103,000 acres of designated rural lands is associated with agricultural land uses.

(c) *Purchase of Development Rights.* Conservation of agricultural land through private and/or public purchase of development rights (PDR) is a tool being used to preserve local farmland. An agricultural PDR program acquires all or some of the development rights attached to a particular property, while the owner maintains the right to utilize the land for agricultural purposes. The value of a development right is generally the difference between the market value for development versus farmland. Clallam County and other project partners have purchased the development rights on 44 acres of farmland through a combination of County, private, and federal funds. As of 2006, approximately 170 acres of eastern Clallam County farmland have been protected through private and/or public PDRs.

(d) *Transfer of Development Rights (TDR).* The County has had a TDR program in the Sequim-Dungeness region since 1998, but to date no one has chosen to participate. The TDR program allows for transfer of development rights from land designated and zoned Agricultural Retention (AR), or TDR sending area, to designated TDR receiving areas within the unincorporated Sequim Urban Growth Area. Receiving area landowners can obtain higher residential densities through acquiring development rights from AR lands. Similar to PDR program, the value of a development right is generally the difference between the market value for development versus farmland. Although not yet utilized, Clallam County should monitor economic conditions and promote the use of the TDR program once conditions emerge conducive to its success.

(e) *Tax Incentives.* Clallam County continues to support agricultural land conservation, whether designated for long-term commercial significance or not, through property tax incentives (current use assessments). Participation in this program can provide landowners with lower property taxes. In 2006, there were 1,366 parcels in the tax incentive program, equating to approximately 12,333 acres.

(f) *Other.* Clallam County supports the efforts of the Clallam Conservation District, WSU extension and 4-H programs, Master Gardeners, and the North Olympic Land Trust (NOLT). These agencies and organizations support agriculture. For example, NOLT has arranged for approximately 400 acres of land to be conserved by agricultural easements. The County also supports continued agricultural activities and education at the Robin Hill Farm County Park.

(3) Benefits provided to Clallam County residents citizens by farms and farmland include:

- Improved food security, selection, and quality through diversified local production geared to local markets;
- Preservation of the rural character, local culture, and quality of life;
- Creation and maintenance of a visually pleasing landscape;
- Preservation of valuable historic and cultural resources;
- Preservation of biodiversity and wildlife habitat;
- Improved watersheds/reduced likelihood of flooding (compared to development);
- Recharging of aquifers through irrigation;
- Economic diversification;
- Attraction of tourists and tourism dollars to the County; and
- Preservation of options for future generations.

Despite the problems faced by our agricultural industry, Clallam County retains many attributes that can support continued agriculture:-

- A moderate, temperate climate that is ideal for the production of caneberries (e.g., raspberries, blackberries) and brassica crops (e.g., cabbage, cauliflower), and which makes year-round production of some vegetable crops possible;
- Excellent agricultural soils, some of them unique to Western Washington;
- An irrigation system that mitigates impacts to production in drought years;
- Unique microclimates – varied rainfall patterns, elevations, and temperatures across the County make crops such as mushrooms, rhubarb, and artichokes ideal for the West End of the County, while the East End has microclimates suitable for other types of crops such as caneberries and brassica crops;
- High tourism draw from the combination of farms, mountains, and sea, all in close proximity; and
- Access to a large progressive market in the greater Puget Sound that is receptive to high quality, high value products that can be grown here.-

Most importantly, Clallam County still has many resilient, innovative, and committed farmers and farm families who want to retain their agricultural lifestyle and livelihoods. These farms include both traditional, large-scale commercial enterprises and new small-scale, intensive agricultural ventures producing alternative farm products such as high value vegetable seeds, lavender, flowers, berries, and organic vegetables.-

(4) *Family Farms, Local Food Systems, and Food Security.* The ability of an area to maintain access to enough healthy food to sustain its population through economic upheavals, natural disasters, wars, and other emergencies is referred to as food security. The concept of food security is based on sound, sustainable farms and local food systems, which have ecological, social and economic components that are in balance and that are self-renewing. Systems based on local, family farms, with access to local or regional processing and marketing of food are far more resilient to large-scale disruptions that could paralyze the international flow of food, fuel, and other resources. Maintaining at least a modicum of local family farms and agricultural infrastructure for locally produced food is critical to enhancing local food security. Additionally, locally produced and processed food can be sold to local schools and other institutions, which would further enhance the future of agriculture and food security in Clallam County.-

(5) *Models of Local Agricultural Success.*-

(a) *Organic Fruits and Vegetables.* The demand for organic fruits and vegetables is growing rapidly in America. Clallam County, with its temperate, mild climate, as well as some excellent soils, is an ideal area to grow a wide variety of organic fruits and vegetables. One local organic farmer who started growing and selling organic vegetables over 30 years ago in Clallam County is now one of the largest organic vegetable farmers in the State, and currently sells organic produce throughout the region and into California. Many of these vegetables can be grown and harvested essentially year-round in eastern Clallam County due to its mild climate and relatively low rainfall.-

(b) *Agritourism.* Clallam County's lavender industry is another example of the market niches farmers can identify and develop to make their farms profitable and sustainable. Our lavender farmers produce a wide array of value-added lavender products and have developed an agritourism industry to complement the sales of lavender products by selling the experience of visiting lavender farms and the region through festivals, farm tours, and

other events. Other types of farming can also benefit by cultivating tourists on the farm such as U-pick berry farms and corn mazes that are popular with locals as well as tourists, farm stays in which visitors pay to work on farms, and farm educational events. Agritourism also benefits other local businesses such as lodging and food service, thus multiplying its economic impact.

(c) *Dairy.* Clallam County was once one of the major dairy farming regions in the State, but there are now only two remaining commercial dairy farms in the County, milking fewer than 500 cows between them. One of these dairies now processes and sells certified raw milk directly from their farm and in Puget Sound markets, and no longer ships milk out of the County for processing. It also supplies to local cheese producers. Other small dairy farmers around the nation are turning to organic milk production for local markets, processing their milk into artisan, farmstead cheese, yogurt, butter, and other products, or are selling certified raw milk like the Clallam County farmer. This type of dairy farming may be an option for other local farmers.

(d) *Seed Production.* Clallam County has a major presence in production of vegetable seeds, especially seeds in the brassica family such as cauliflower, cabbage, and Brussels sprouts. In fact, two Western Washington counties, Clallam and Skagit, collectively produce most of the brassica seeds grown in the world.

(6) *Changes in Local Agricultural Industry.* For farming to survive and thrive in Clallam County, how we view agriculture and how we develop local land use policies and implement development regulations needs to be continuously evaluated and updated. In the past our County policies have been driven by a view of agriculture as largely a producer of farm commodities such as milk, beef cattle, barley, hay, potatoes, or apples. These commodities were either processed locally or shipped out of the County as raw commodities. Clallam County can no longer compete in most of these markets. For farmers to succeed here they need to be innovative and entrepreneurial and to find markets that are not satisfied by the industrial agricultural and food industry. Products such as organic baby salad greens, gourmet lavender barbecue sauce, or farmstead gouda cheese are the high-value, niche products that many small farmers are turning to in order to make a profit.

This will require enhanced capacity to perform local processing and increased efforts to effectively brand and market Clallam County farm products. These and other new agricultural opportunities can continue and expand in the County if supported by local land use policies and regulations that allow farm entrepreneurs to explore and exploit these types of farming niches. There are a few large, commercial farms left in Clallam County that have adapted to changing economic conditions, but the future of agriculture in Clallam County will largely be determined by operators who produce high-value, unique products and agricultural services on relatively small farms.

The need to redefine and broaden what we mean by the term "farm," and in so doing develop policies and programs that support this new vision of agriculture, exists in many places, not just in Clallam County. The Washington State Legislature passed legislation in 2004, which was amended in 2006, that essentially redefined what agriculture is; including references to "agriculturally related experiences, or the production, marketing, and distribution of value-added agricultural products, including support services that facilitate these activities" (RCW 36.70A.177). The State of Washington now recognizes that the needs of many farmers are much broader than in the past, and that small, innovative, entrepreneurial farmers require the ability

to sell everything from high-dollar, value-added products to farm experiences on agritourism-oriented farms.