



DEC 12 2025

BOARD of CLALLAM COUNTY COMMISSIONERS

MINUTES for the week of November 24-28, 2025

WORK SESSION – 8 a.m.

The work session convened at 8 a.m., Monday, November 24, 2025. Present were Commissioners Johnson, Ozias and French and Administrator Mielke.

Items of discussion per the agenda published November 20 were:

- Calendar/Correspondence
- Resolution reappointing Ian Miller to the North Olympic Library System Board of Trustees
- Resolution reappointing Marsha Melnick and Joseph Sharkey to the Olympic Area Agency on Aging Advisory Council O3A
- Resolution reappointing Steve Gale and Warren Billups to the Planning Commission
- Resolution reappointing Brooke Nelson and Rochelle Blankenship to the Sheriff's Citizens Advisory Committee
- Resolution reappointing Nancy Stephanz, Ed Bowlby, Mike Doherty and Alan Clark AND appointing Rob Casey and Tim Cochnauer to the Marine Resources Committee
- Resolution reappointing Alice Ryan to the North Pacific Coast Marine Resources
- Resolution reappointing Anne Grover and Kristine Johnson to the Behavioral Health Advisory Board
- Resolution reappointing Charlie Commeree, Christy Smith, Cheri Tinker and John DeBoer to the Homelessness Task Force
- Resolution reappointing Steve Johnson, Arleen Jenson and Anthony Stovall to the Solid Waste Advisory Committee
- Resolution reappointing various members to the Trails Advisory Committee
- Resolution appointing Cassandra Wendy Peterson to the Civil Service Commission
- Open County position review
- Memorandum of understanding amendment 1 regarding Recompete
- Letter of support for the Port of Port Angeles application regarding Essential Air Service EAS designation at the William R. Fairchild International Airport
- Discussion regarding Clallam 2 Fire-Rescue request regarding Payment in Lieu of Taxes PILT funding
- Agreement with Department of Ecology for the Clean Water District Pollution Identification and Correction Program
- Request approval of allocation of \$50,000 Opioid Settlement Funds to support the Harm Reduction Health Center
- Request approval of allocations for 2026-2027 Behavioral Health RFP recommendations
- Call for hearing to be held on Tuesday, December 16, 2025 at 10:30 a.m. regarding an Ordinance amending the Clallam County Code Chapter 5.100 Consolidated Fee Schedule – Fairgrounds Fee Schedule 215-A
- Call for hearing to be held on Tuesday, December 16, 2025 at 10:30 a.m. regarding an Ordinance amending the Clallam County Code Chapter 5.100 Consolidated Fee Schedule – Parks Department Fee Schedule 205-A
- Call for hearing to be held on Tuesday, December 16, 2025 at 10:30 a.m. regarding a Resolution to approve the 2025 Clallam County Comprehensive Parks Master Plan Amendment
- Agreement with Jefferson County for the North Pacific Coast Marine Resources Committee
- Indemnification of lost original note and/or deed of trust and request for full reconveyance for Bret and Deborah Hendren for Housing Rehabilitation Grants Program – Parcel # 073002 210200
- Ordinance amending and adding Title 33 Zoning: Amending Chapter 33.03 Definitions, 33.50 Accessory Housing, 33.51 Vacation Rentals, and 33.40 General Requirements and adding Chapter 33.58 Recreational Vehicles AND Title 21 Building and Construction: Amending 21.06 Park Model Placement
- Dungeness Off-Channel Reservoir Project update
- Highland Irrigation District Main Canal Pipeline Project update
- Highland Irrigation District WaterSMART Grant update
- Letter amending the employment agreement for the County Administrator Todd Mielke
- Resolution authorizing expenditures from the Hotel / Motel Tax Fund for approved 2026 Lodging Tax Funding applications

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- Approval of Lodging Tax Bylaw changes
- Discussion on proposed budget reductions to be considered on December 9
- Discussion on proposed budget revisions to be considered on December 9
- Discussion of proposed supplemental appropriations to be considered on December 9
- Discussion of proposed debatable emergencies to be considered on December 9
- Resolution establishing the 2026 levy rates for Veteran's Relief, Developmental Disabilities and Land Assessment Funds for Clallam County

Meeting concluded at 12:44 p.m.

REGULAR MEETING OF THE BOARD OF CLALLAM COUNTY COMMISSIONERS

Chair French called the meeting to order at 10 a.m., Tuesday, November 25, 2025. Also present were Commissioners Johnson and Ozias and Administrator Mielke.

REQUEST FOR MODIFICATIONS/APPROVAL OF AGENDA

- 6g Resolution calling for a hearing to be held December 9 at 10:30 a.m. to consider adopting the following debatable emergencies was amended to add an additional debatable emergency to the Resolution for Superior Court.

ACTION TAKEN: CRJm to adopt the agenda as modified, CMOs, mc

PUBLIC COMMENT

- Karin Cummins, Sequim, commented on item 1a, harm reduction
- Ed Bowen, Clallam Bay, commented on 5a, 1f, 6c, reports and presentations, Coffee with Collen
- Chris Niclas, Clallam County, commented on item 4a
- Gayle Baker, Sequim, commented on item 4a (see attached)
- John Worthington, Sequim, commented on item 2a
- Clark, Joyce, commented on harm reduction, item 4a
- Shara Smith, Port Angeles, commented on item 4a, code enforcement properties
- Randy Simmons, Freshwater Bay, commented on item 4a
- Robert Wissolik, Sequim, commented on item 4a
- Lyle Hagen, Sequim, commented on item 4a
- Carrie, Joyce, commented on item 4a

HEARING(S)

- 7a Consideration of resolution adopting the following debatable emergencies:
- Sheriff-Operations – Increased budget necessary for implementation of recently ratified Patrol Deputies labor contract/\$263,517
- District Court II – Funding needed due to unexpected increase in demand for interpreter services/8,000
- Assessor – Repair to fleet vehicle due to a deer jumping the guardrail and into the vehicle while traveling around Lake Crescent/\$4,786
- Hearing Examiner – Funding is needed due to an increase in Planning cases involving multiple permits and/or critical areas/\$20,000
- Auditor - Remaining HAVA 3 election security grant funds (\$9,037.47) will be used for replacement ballot box banner flags, GPS sensors for ballot transport, and election night security services/\$6,689
- NonDepartmental-Emergency Communication Tax – Additional funding needed to fulfill contractual payment obligations to the City of Port Angeles/\$105,320

- Mark Lane, Chief Financial Officer, provided a staff report

ACTION TAKEN: CRJm to open the public hearing, CMOs, mc

- The following provided testimony:
 - Karin Cummins, Sequim
 - Denise Lapio, Sequim

ACTION TAKEN: CRJm to close the public hearing and adopt, CMOs, mc

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7b Resolutions on proposed Levies for the General Purpose Property Tax, The Road Fund Property Tax and Conservation Futures Property Tax

- Mark Lane, Chief Financial Officer, provided a staff report

ACTION TAKEN: CRJm to open the public hearing, CMOs, mc

- The following provided testimony:
 - Gayle Baker, Sequim
 - Ed Bowen, Clallam Bay
 - Eric Fehrmann, Sequim
 - Denise Lapio, Sequim
 - Karin Cummins, Sequim
 - Pepai Whipple, Sequim
 - Dr. Sarah Huling, District III
 - Karen Parker, Sequim
 - John Worthington, Sequim
 - Jeff Tozzer, Sequim
 - Kim Butler, Port Angeles

ACTION TAKEN: CMom to close the public hearing, CRJs, mc

ACTION TAKEN: CMom to approve the 2026 General Purpose Property Tax Levy for Clallam County, CRJs, mc

ACTION TAKEN: CMom to approve the 2026 Road Fund Property Tax Levy for Clallam County, CRJs, mc

ACTION TAKEN: CMom to approve the 2026 Conservation Futures Property Tax Levy for Clallam County, CRJs, mc

CONSENT AGENDA

1a Approval of vouchers for the week of November 17

The Following warrants and electronic payments are approved for payment:

Accounts Payable:	Total
Warrant numbers: 9946389-9946398; 9946400-9946547	\$794,088.17
Electronic payments dates: n/a	\$0.00
Total Accounts Payable:	\$794,088.17

1b Approval of minutes for the week of November 17

1c Resolution reappointing Skye Eastman and Christine Motokane to the Developmental Disabilities Advisory Committee

1d Resolution reappointing John Robinson to the Clallam Bay / Sekiu Sewer Advisory Committee

1e Resolution reappointing Don Corson to the Boundary Review Board

1f Letter amending the employment agreement for the County Administrator Todd Mielke

ACTION TAKEN: CRJm to adopt the consent agenda, CMOs, mc

REPORTS AND PRESENTATIONS

- CRJ reported on Olympic Area Agency on Aging, Economic Development Council, The Rockefeller Foundation, rural vs urban divide
- CMO reported on Washington State Association of Counties WSAC nomination, WSAC Leadership Conference update, Salish BHO
- CMF reported on Olympic Region Clean Air Agency ORCAA, burning in Clallam County,

CONTRACTS AND AGREEMENTS

2a Agreement and application resolution/authorization form for Recreation and Conservation Office for the North Olympic Lead Entity for Salmon

ACTION TAKEN: CRJm to approve, CMOs, mc

2b Contract amendment 4 with Public Works for 2022 Lodging Tax Funds – Olympic Discovery Trail Forks to La Push segment

ACTION TAKEN: CRJm to approve, CMOs, mc

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- 2c Contract amendment 3 with Public Works for 2023 Lodging Tax Funds – Olympic Discovery Trail Forks to La Push segment

ACTION TAKEN: CRJm to approve, CMOs, mc

ADMINISTRATION

- 3a Funding approval form with Department of Enterprise Services to have Millig, LLC for Energy Services Project

ACTION TAKEN: CRJm to approve, CMOs, mc

COMMUNITY DEVELOPMENT

- 4a Ordinance amending and adding Title 33 Zoning: Amending Chapter 33.03 Definitions, 33.50 Accessory Housing, 33.51 Vacation Rentals, and 33/40 General Requirements and adding Chapter 33.58 Recreational Vehicles AND Title 21 Building and Construction: Amending 21.06 Park Model Placement
- The following provided written testimony: Corrine Reed, Orlando Talamante, Tina Rocheleau, Brittney Farrow, Annie Blossom, Brittney Hales, Holly Jangula, Susan Nichols, Linda Campbell, Rose Crawford, Linda Falcone, Terralyn Dokken, Robert Murphy, Linda Murphy, Bonnie Piety, Jacob Seegers, Trey NewDay, Jim Randall, Renee Paradis, Chris Niclas, Valerie Hentzschel, Alan Brackney, Gayle Baker (see attached)

ACTION TAKEN: CRJm to continue to January 20, 2025, CMOs, mc

PUBLIC WORKS

- 5a Resolution adopting the Annual Construction Program for 2026

ACTION TAKEN: CRJm to adopt, CMOs, mc

BUDGET

- 6a Resolution for consideration to adopt the following budget reductions:

Juvenile Services –

- Funding for the Truancy, At-Risk Youth, and Child in Need of Services program (Chapter 13.32A RCW) was reduced statewide due to Washington's budget deficit/\$20,025
- The budget reduction reflects the end of the HHS HCA CPWI (Health & Human Services Health Care Authority Community Prevention & Wellness Initiative) contract on June 30, 2025, and the resulting loss of revenue and services from July through December 2025/\$31,432

ACTION TAKEN: CRJm to adopt, CMOs, mc

- 6b Resolution for consideration to adopt the following budget revisions:

Health & Human Services-Environmental Health – The HHS Environmental Health budget is being adjusted to fund homeowner septic system repair incentives, with about \$8,000 in current applications and an additional \$7,000 expected. This supports the onsite septic system program that assists with inspections, pumping, and minor repairs/\$15,000

Prosecuting Attorney - Funds initially for staff salaries and benefits will be redirected to cover contracted attorney services for the civil division/\$50,000

ACTION TAKEN: CRJm to adopt, CMOs, mc

- 6c Resolution for consideration to adopt the following supplemental appropriations:

Parks & Facilities-Capital Projects – Recreation and Conservation Office (RCO) grant funding received to offset costs expended for the restroom repair project at Salt Creek Recreation Area/\$22,217

Sheriff-Animal Control – County code requires owners of dangerous dogs to cover all confinement and control costs; if the county pays the humane society for holding a seized dog, the owner must reimburse the county/\$3,000

Sheriff-Nine-One-One Enhanced – Additional state grant revenue for PenCom dispatcher training requires increasing both the revenue and corresponding expenditure lines/\$29,000

Sheriff-Search & Rescue - The Commissioners approved \$10,350 in Title III funds, based on the Revenue Advisory Committee's recommendations, to help Search & Rescue buy new equipment—

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including radios, battery-powered chainsaws, and metal detectors—to improve search efficiency and enhance team safety/\$10,350

ACTION TAKEN: CRJm to adopt, CMOs, mc

- 6d Notice that the following budget reductions will be considered for adoption on December 9:
Multiple Funds – 2024 Shared services cost allocation true up/\$24,239

ACTION TAKEN: CRJm to issue notice, CMOs, mc

- 6e Notice that the following budget revisions will be considered for adoption on December 9:
Parks & Facilities-Capital Projects – Actual Clallam Bay Park Beach Ramp project costs exceeded the amount budgeted/\$1,769

HHS-Environmental Health

- The HHS Environmental Health budget is being adjusted to fund septic-system–related projects, including materials for public meetings, a countywide mailing on inspection requirements, and rain and safety gear for field staff/\$17,100
- The HHS Environmental Health budget is being adjusted to fund a capital purchase of a venting unit for the water lab to safely process chemical-based samples/\$9,500
- The HHS Environmental Health budget is being adjusted to fund about \$7,000 in pending homeowner septic system incentive applications/\$7,000

ACTION TAKEN: CRJm to issue notice, CMOs,

- 6f Notice that the following supplemental appropriations will be considered for adoption on December 9:
Superior Court – Superior Court amended its contract with Salish Behavioral Associated Health Services Organization to receive an additional \$3,000 in CJTA funds (Criminal Justice Treatment Account) for therapeutic court improvements from July–December 2025/\$3,000

ACTION TAKEN: CRJm to issue notice, CMOs,

- 6g Resolution calling for a hearing to be held December 9 at 10:30 a.m. to consider adopting the following debatable emergencies:

Law Library – Additional funding needed as online subscription costs were higher than anticipated following transition of Law Library resources to fully online/\$5,000

Sheriff-Animal Control – Earlier this year, 8 llamas with babies and 89 poultry were seized in a neglect case, and their care costs exceeded the Sheriff's Animal Control budget/\$13,665

Sheriff-Operations – The aging livescan fingerprint system used for background checks and registrations is failing and no longer supported, so capital funding is needed for a one-time replacement of the hardware and software/\$8,000

General Fund Reserves

- 2024 Shared services cost allocation true up/\$24,239
- 2024 Shared services cost allocation true up/-/\$413,697

Multiple Funds – 2024 Shared services cost allocation true up/\$413,697

Superior Court-Dispute Resolution – Additional funding is requested due to higher than anticipated costs/\$3,500

ACTION TAKEN: CRJm to issue notice, CMOs,

PUBLIC COMMENT

- Karin Cummins, Sequim, commented on ORCAA, generators, Commissioner Forum, septic fees
- Ed Bowen, Clallam Bay, commented on PILT, Elwha Watershed Study
- Mark Curtis, Sequim, commented on Harm Reduction, Makah Tribe, Tribal lands
- Clark, Joyce, commented on fascism, septic
- Denise Lapio, Sequim, commented on Clallam County League of Women Voters, water position
- Jeff Tozzer, Sequim, commented on Commissioner Ozias WSAC President, budget items
- Eric Fehrmann, Sequim, commented on budget, burn permits, Bureau of Indian Affairs responses
- Carrie, Joyce, commented on definitions, RV Ordinance, vacation homes, short term rentals, writing codes
- Pepai Whipple, Sequim, commented on rush to spend money, roads, security
- John Worthington, Sequim, commented on Jimmy Come Lately, Dungeness, science

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FINAL ITEM – Commissioner Forum

The Commissioner Forum session was not held.

The meeting concluded at 12:40 p.m. and continued until Monday, December 1, 2025, at 9 a.m.

The Board of Commissioners attended a WSAC Virtual Update, William Shore Memorial Pool District Meeting and Coffee with Colleen Meetings during the week of November 24, 2025.

PASSED AND ADOPTED this 2nd day of December 2025

BOARD OF CLALLAM COUNTY COMMISSIONERS

Mike French, Chair

Randy Johnson

Mark Ozias

ATTEST:

Loni Gores, MMC, Clerk of the Board

KEY TO ABBREVIATIONS:

ATM Administrator Todd Mielke
CMO Commissioner Mark Ozias
CRJ Commissioner Randy Johnson
CMF Commissioner Mike French

m moved
mc motion carried
s seconded



Clallam County Commissioners Meeting
November 25, 2025
Gayle Baker, Sequim

Public Comment
Gayle Baker
11/25/25

Calls and complaints to law enforcement about homeless RVs littering our streets, our community parks, and private and public vacant lots go unanswered and unreconciled. But rather than address that problem, Clallam County thinks it a good idea to go after RVs that are used as dwelling units on private property; RVs that can help alleviate the housing crisis; RVs that have such a low carbon footprint that it's almost as if they don't exist.

Instead of going after an alternative to the housing crisis, why don't you go after those highly visible derelict RVs, cars, boats and trucks sitting as eyesores in people's yards? The derelicts that belong in junk yards as scrap metal. I would wager that nearly everyone in the peanut gallery here has at least one such property in their neighborhood. The one where they call and complain but nothing gets done about it. The one that Code Enforcement is supposed to handle, but doesn't have the manpower to inspect or act upon?

As an example, there's a property on Old Olympic Highway by the Dungeness River bridge (6992 Old Olympic Hwy). Numerous complaints from adjacent neighbors about the burning of trash, the six to nine cars at any one time in various degrees of dismantling, the ongoing daily logging operation, the huge piles of metal debris strewn along the south boundary, the garbage bags full of trash that get dumped at the bridge, not to mention the trash burns with fire soaring 20 feet into the air during a burn ban (I witnessed that several times on my walks about the neighborhood). That mess has been there for years, since 2017 at least—a blight on the neighborhood, highly visible from the road, no fence, with no corrective action.

So, instead of addressing those kinds of property messes, your plan is to add to the burden of code enforcement, prohibit or limit useable, livable, clean RVs as dwellings and, let me guess, hike our taxes to pay for it.

Instead of prohibiting or limiting RVs as dwellings, why don't you stand down and let the community help with the homeless problem and be thankful that some property owners are in a position to do so. Instead of sticking them with outrageous regulations and paperwork to satisfy some need for you to control every aspect of our lives, why not trust that most property owners don't want to overburden their septic systems or drain their aquifers—they know how to take care of their property and want their property to look nice, even with an RV on it. Most property owners will mask the presence of an RV dwelling with hedges or other greenery—for their own aesthetic and for privacy of all occupants on the property. They're not addicts, mentally ill, or homeless looking for a place to park for the night—they are responsible taxpayers looking to help a family member or someone in need of inexpensive housing and good for them if they can make a few bucks doing so.

I can't help but wonder: what's the real reason that suddenly and out of the blue, our county commissioners are going after private property RV dwellings? Something smells fishy about the whole thing. Could it be that private RV dwellings might compete with RV parks, current and future?

6992 Old Olympic Highway, Sequim



BOCC Comments

Item 4a

RV Ordinance

Gores, Loni

From: Corrine Reed <corrinereed1078@gmail.com>
Sent: Tuesday, November 11, 2025 2:09 PM
To: Gores, Loni
Subject: Opposition to Proposed Restrictions on RV/Trailer Dwelling on Private Property

You don't often get email from corrinereed1078@gmail.com. [Learn why this is important](#)

Dear Clallam County Commissioners,

My name is Corrine Reed, and my family and I are residents and business owners here in Clallam County. I am writing to express my strong opposition to the proposed ordinance changes that would prohibit families from living in RVs or trailers on their own private property, and further restrict the use and long-term placement of RVs and park model homes.

My husband and I currently live in two trailers on our private property with our children. This arrangement allows us to remain stable, local, and financially responsible while we work toward the long-term goal of building a permanent home. Like many families in our county, we are not in a position to immediately afford new construction. For us, this isn't a temporary lifestyle—it's the only financially realistic path that keeps our family together and keeps us contributing to the community.

As small business owners, we provide services, pay taxes, support other local businesses, and are raising our children here. Restricting or eliminating the ability to live in a trailer on our own land would directly threaten our stability and our ability to stay in Clallam County. This is especially concerning given the well-documented housing crisis and shortage of affordable options in our region. For many families—ours included—living in an RV or trailer is the only feasible avenue to homeownership and upward mobility.

These proposed changes unintentionally target the very people who are doing their best to build a life here: working families, young parents, veterans, caregivers, and small business owners who are simply trying to survive while costs continue to rise. We are not causing harm, blight, or safety concerns. We maintain our property, respect our neighbors, and live responsibly. Forcing families into homelessness or out of the county entirely is not a solution.

I urge the Commission to reconsider these amendments and to instead work toward policies that prioritize safety and sanitation without punishing families who are working hard to build a better future. Reasonable regulation makes sense—but outright banning or severely limiting the ability to live in an RV on private property removes one of the only remaining affordable options for Clallam County residents.

As you continue to accept written testimony until November 25th and prepare for the next meeting, I ask that you consider the real human effects of this decision. Our family, like many others, will be directly and deeply impacted.

Thank you for your time and for your service to our community. I appreciate the opportunity to be heard and hope you will reconsider these proposed measures in a way that protects families and respects private property rights.

Sincerely,
Corrine Reed

Gores, Loni

From: Corrine Reed <corrinereed1078@gmail.com>
Sent: Tuesday, November 11, 2025 2:14 PM
To: Gores, Loni
Subject: Opposition to Proposed Restrictions on RV/Trailer Dwelling on Private Property

You don't often get email from corrinereed1078@gmail.com. [Learn why this is important](#)

Dear Clallam County Commissioners,

My name is Corrine Reed, and my family and I are residents and business owners here in Clallam County. I am writing to express my strong opposition to the proposed ordinance changes that would prohibit families from living in RVs or trailers on their own private property, and further restrict the use and long-term placement of RVs and park model homes.

My husband and I currently live in two trailers on our private property with our children. This arrangement allows us to remain stable, local, and financially responsible while we work toward the long-term goal of building a permanent home. Like many families in our county, we are not in a position to immediately afford new construction. For us, this isn't a temporary lifestyle—it's the only financially realistic path that keeps our family together and keeps us contributing to the community.

As small business owners, we provide services, pay taxes, support other local businesses, and are raising our children here. Restricting or eliminating the ability to live in a trailer on our own land would directly threaten our stability and our ability to stay in Clallam County. This is especially concerning given the well-documented housing crisis and shortage of affordable options in our region. For many families—ours included—living in an RV or trailer is the only feasible avenue to homeownership and upward mobility.

These proposed changes unintentionally target the very people who are doing their best to build a life here: working families, young parents, veterans, caregivers, and small business owners who are simply trying to survive while costs continue to rise. We are not causing harm, blight, or safety concerns. We maintain our property, respect our neighbors, and live responsibly. Forcing families into homelessness or out of the county entirely is not a solution.

I urge the Commission to reconsider these amendments and to instead work toward policies that prioritize safety and sanitation without punishing families who are working hard to build a better future. Reasonable regulation makes sense—but outright banning or severely limiting the ability to live in an RV on private property removes one of the only remaining affordable options for Clallam County residents.

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Thank you for your time and for your service to our community. I appreciate the opportunity to be heard and hope you will reconsider these proposed measures in a way that protects families and respects private property rights.

Sincerely,
Corrine Reed

Gores, Loni

From: O Talamante <crankycaster@gmail.com>
Sent: Wednesday, November 12, 2025 1:05 AM
To: Gores, Loni
Subject: Public Comment Regarding RV Use and Other amendments

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

To the Board of Commissioners,

I am writing this correspondence hoping that it has a favorable effect causing the Board to realize they are becoming tyrants, and are using their position to negatively impact many individuals and families lives. I urge each of you to really stop and think about that. What is your end goal with the proposals you are wanting to be enacted. Stop and think about the implications it poses to anyone who chooses not to comply if it does in fact become codified.

First of all I am of the belief that many such regulations, edicts, policies, rules, codes, and laws are in fact not only unconstitutional they violate the most basic aspects of natural law.

Everyone on the board is human and as such each of you bleeds red just as does everyone else identifying themselves as a human being. We each as individuals have a moral duty to be self regulating regarding the most basic concepts of right and wrong. Most have a moral compass that keeps them mostly on a path that causes little to no harm to themselves or others. Most humans choose peace rather than conflict.

There are those that are of the belief that they have the answers to the many minute aspects of what we consider life. They choose for themselves positions of oversight, placing themselves in a ruling class of individuals whom try to assert their belief systems, their ideologies, their morals above the considerations of those they see as individuals of lesser importance and value. Most individuals who hold these positions are so narcissistic in nature they cannot understand how threatening they appear or impose themselves towards others. Such individuals have a severe lack of empathy and compassion.

Being in positions of authority and power is the "natural" place for such minded individuals to gravitate towards. Its where they feed their ego. I ask each of you, do you feel as if you are a narcissist? How does it make you feel to be in a position making decisions that affects others? Does it matter to you the opinions and thoughts that others may express that are in contrast to those that you may hold? Are you able to look beyond yourself, be open minded and objective, using reason and logic to help guide the decision making process?

This ordinance on its face is in direct contrast to the constitutional guarantees we have as free americans. It violates what is supposed to be the supreme law of the land. Such thinking has eroded the most basic of aspects of the constitutional and natural law that we are supposed to enjoy living our lives by. Take a step back, each of you, quit being so narrow minded, so driven towards whatever agenda you may have.

We are not free in this country. At least not as free as to what freedoms our founding fathers strived to ensure for future generations. They warned about government, they identified and new how those in power could abuse such power and turn that power into oppression and tyranny. Over the course of time that progress has continued towards that dangerous end, where we are finding ourselves today.

We are to have the absolute right to Life, Liberty, and the Pursuit of happiness. Free from government oppression to lead our morally upright lives as free americans able to move about freely enjoying the great country we reside in. Each of us doing our part to ensure the happiness and freedom for all. Each being accountable to ourselves as well as to the collective.

It does not take much time to make a few queries and see that we have in fact become a police state and nation. Authoritarianism is quickly becoming the guiding belief systems for those whom are in power. Regardless of the majority, the minority continue to push their ideologies, desires, and beliefs upon everyone else. They do so with impunity and have little regard as to whom these actions may negatively affect.

I believe that this board of commissioners are falling into that same trap and now mindedness usurping the will of the people. Each of you have no problem wielding the power of the state towards any one of us whom may choose to not adhere to the decisions of the board that get written into law. The power of the state comes with the implied threat of physical violence, revocations of freedom, and financial burden to ensure that the will of the minority will be adhered to. Thats disgusting.

Really. Think about that. Anyone that chooses to oppose your desires is subject to physical harm up to death, can be stripped from their right to freely move about, locked in a cage for whatever duration of time. They can be financial burdened by fines, up to the point to where their property can be seized for non-compliance. If you have no problem with having such things done to your fellowman you are a tyrant. You have become the domestic terrorists our founding fathers warned about.

That is the very reason we have the 2nd amendment. To ensure that each of us have the right to defend ourselves from those whom want to oppress us. Those who limit, sanction or strip our liberties. A well regulated militia of individuals keeping such people in power in check. Also presenting themselves with the same implications as to consequences that the state wants to enforce.

The founding fathers tried to establish checks and balances to ensure that no entity or individual becomes too powerful that they use such power to the detriment of the republic. Unfortunately due to the erosion of our constitutional guarentees the protections provided by the 2nd amendment have created an unbalanced shift of power, and such power is now being wielded with no to little consequence to those whom choose wield such power negatively.

I hope that each of you prove to be otherwise. I hope that each of you have the ability to look inside yourselves and find some compassion, some empathy, some measure humility understanding that we all deserve to live less restricted. Less taxed. Less stressed. It is my hope that each of you can see how much more difficult it will make it for many many people residing in Clallam county to live. How the decisions you make can destroy lives, how it takes away from our liberties, our pursuit of happiness.

I acknowledge and realize that each of you may be of the belief that you are doing what you are doing for the greater good. With that in mind, ask yourself, what really is the greatest good that should occur for all of us. Live and let live, cause at the end of the day it is ourselves with whom we have to be alright with.

Work at encouraging others rather than discouraging. I urge others to keep love in all things, so what would be the most loving thing you as a board of commissioners could do for the majority of everyone else, especially thinking of those whom your decisions would impact. Because the majority whom it doesn't or wouldn't impact would likely choose the most humanitarian option to take.

Thank you for taking the time to read and consider my thoughts and feelings. I know that ultimately as a board you are going to do whatever you have the desire to do, and everyone else will be forced to either comply, or suffer the consequences. It's not really fair, but that's the reality of the world we live in.

Sincerely,

Orlando Talamante

Gores, Loni

From: noreply@civicplus.com
Sent: Wednesday, November 12, 2025 6:38 AM
To: Gores, Loni
Subject: Online Form Submission #8678 for Contact the Clerk of the Board

Contact the Clerk of the Board

First Name	Tina
Last Name	Rocheleau
Email	troch@olypen.com
Phone	360-461-0029
Subject	RV Ordinance
Comments	I am uncertain as to the appropriate manner in which to get a comment to the Commissioners concerning the RV Ordinance that is being considered, but I would like to weigh in on the decision to allow continued use of multiple RV's for long term living units on a property. I have a property in my neighborhood that has been a problem for many years, and the number of poorly maintained RV's with a constant stream of walkers and vehicles coming and going is not acceptable and should be stopped. The owner does not live there, and does not appear to care about the safety and value of the neighborhood. Please pass an ordinance that would at least restrict the number of RV's to perhaps one, with appropriate hookups required. Thank you! Tina Rocheleau

Please Note

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Gores, Loni

From: Emery, Bruce
Sent: Wednesday, November 12, 2025 7:10 AM
To: Gores, Loni
Subject: FW: BOCC Hearing on RV Use Ordinance

RV Use Ordinance comments, below.

From: Brittney Farrow <farrowconsultingllc@gmail.com>
Sent: Monday, November 10, 2025 10:27 AM
To: Emery, Bruce <Bruce.Emery@clallamcountywa.gov>
Subject: Re: BOCC Hearing on RV Use Ordinance

Good morning Mr. Emery,

I just noticed that there is a 180 day limit for living in Park Models as a part of this new ordinance. I strongly oppose this as I would like the freedom to retire there as well as this will greatly reduce the value of my property due to the lamination on use. It makes no sense to me why this is needed as long as RVs aren't allowed to be lived in for more than 180 days. There is a housing crisis and many people could be made homeless. Many people would lose great value in their investments.

Please reconsider including this in this ordinance.

Thank you,
Brittney Farrow

On Tue, Oct 14, 2025 at 1:25 PM Emery, Bruce <Bruce.Emery@clallamcountywa.gov> wrote:

Good afternoon, Brittney,

It took quite a while, but Legal finally finished their review of the proposed RV Use Ordinance, that includes changes allowing use of Park Models for vacation rentals. The public hearing will be held on Monday, November 10th at 11:30 AM in the Commissioners Meeting Room at the Courthouse. There doesn't seem to be much controversy over making the change allowing Park Models for STRs. There are a few key points to the Ordinance that may garner more interest, but I am hopeful it will be adopted with minimal change. Please let me know if you have any questions.

Bruce Emery, DCD

--

Thank you,

Brittney

Gores, Loni

From: Emery, Bruce
Sent: Wednesday, November 12, 2025 1:23 PM
To: Gores, Loni
Subject: FW: BOCC Hearing on RV Use Ordinance

From: Brittney Farrow <farrowconsultingllc@gmail.com>
Sent: Monday, November 10, 2025 10:27 AM
To: Emery, Bruce <Bruce.Emery@clallamcountywa.gov>
Subject: Re: BOCC Hearing on RV Use Ordinance

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Bruce Emery, DCD

Thank you,
Brittney

Gores, Loni

From: annie blossom <annieblossomm@gmail.com>
Sent: Wednesday, November 12, 2025 2:27 PM
To: Gores, Loni
Subject: Regarding RV/Park Model for Living

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

Hi Loni,

I only just found out about the meeting that was held yesterday, so was not able to attend.

I wanted to voice my concern as a Clallam county resident. I vote NO to the RV ordinance.

The lack of affordable housing here is a real issue. I know people who have had job offers here but have had to turn them down due to lack of housing.

As long as the RV is parked on a person's personal home and is kept clean and is not an obvious drug/party house, what is the harm?? Why shouldn't property owners be able to rent a small home and help someone in need. We do pay taxes to live here!

It's a complete short-sighted and overreach by the commissioners to restrict affordable housing for those in need.

I think it's harmful for the community as it really restricts affordability and pushes more people to become homeless. Everything is getting more and more expensive these days and you should be trying to HELP people out, not make it harder!

Signed,
A Concerned Citizen

Gores, Loni

From: Brittney Hales <brittney.hales@gmail.com>
Sent: Wednesday, November 12, 2025 7:49 PM
To: Gores, Loni
Subject: Draft RV Use Ordinance

You don't often get email from brittney.hales@gmail.com. [Learn why this is important](#)

We've owned a home on a rural property of 2.5 acres of woods in Port Angeles for 11 years. I don't have a tiny home/rv/airbnb BUT I want the right to put one on my personal property as I deem necessary for a child, friend, parent, or income AND I want every neighbor I have to have the same right!

We have a housing and economic crisis and we should be innovating and sharing space, not telling people that they can't use their own property to help themselves or others. Please represent the majority of the people on this issue with compassion, and then the minority who are trying to dictate to others on the issue can work on a change of heart.

Thank you,
Brittney Hales

Gores, Loni

From: Holly Jangula <bugawug7@yahoo.com>
Sent: Wednesday, November 12, 2025 8:33 PM
To: Gores, Loni
Subject: Rv living new law

You don't often get email from bugawug7@yahoo.com. [Learn why this is important](#)

I find it appalling that clallam county would restrict this when we have paid for our own property. With the housing shortage so many will be on the streets if this is passed ! I absolutely oppose this law ! What will the elderly do that can only afford to live in a rv type setting? Where will they go ? There is not enough places or housing to support the housing issues now! How can you restrict someone who worked to buy property and not be able to utilize it ? With this law you will not support our local families to be able to live and work here . That means no local income to go back into all of our small businesses! That means stress to an already struggling local economy. What about nurses and physicians that can't find housing ?! This effects the level of medical care that is also already struggling here ! Please do not pass this law !

Gores, Loni

From: noreply@civicplus.com
Sent: Wednesday, November 12, 2025 8:45 PM
To: Gores, Loni
Subject: Online Form Submission #8690 for Contact the Clerk of the Board

Contact the Clerk of the Board

First Name	Susan
Last Name	Nichols
Email	susieotwa@gmail.com
Phone	3603176474
Subject	RV ordinance proposal
Comments	When I came to Port Angeles there was no housing to buy. So I lived in my trailer at Elwha RV. My neighbor to the left was a doctor, the neighbor to the right was a mechanic, and beyond him a nurse. I don't know the doctor's story. But the mechanic had been trying to buy a house for 3 years. The nurse bought some acreage but figured it would be a year before he could build his house. Then I got lucky and found a house. I work at the hospital doing hand therapy. I have several patients living in their motorhomes and travel trailers. Elderly people who are on the list for housing, the wait is around 3 years right now. Another is a retired person trying to build their house. They have been jumping hoops for 2 years and have still not broken ground. They are hopeful that they will only need to live in the motorhome for another year. There are so many others living in trailers and trying to just get by on social security. Please do not pass this new rule, there are too few homes and too many needy people. It takes too long to build houses and there are not places to put all the people living in RV's.

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Gores, Loni

From: Linda Campbell <lcampbell@peak.org>
Sent: Friday, November 14, 2025 9:25 AM
To: Gores, Loni
Subject: Commissioners: do not outlaw RVs, please!

Dear Commissioners:

I was totally shocked to hear about the proposed ban on RVs, 5th wheels, campers, etc. as dwellings.

The reality of these times is that many people, through no fault of their own, are losing their houses & property along with their jobs. We MUST accommodate these folks by allowing such dwellings on private property to be legal for as long as they are needed, not for just 180 days per year.

If you need to create a permit system to screen out people associated with drug related activities - do it!

We cannot just abandon victims of this vicious federal regime for the sake of optics.

I trust you will make the compassionate choice.

Thank you.

~Linda Campbell
180 King St
Port Angeles, WA 98363

Gores, Loni

From: Rose Crawford <rcraw359@gmail.com>
Sent: Monday, November 17, 2025 7:21 PM
To: Gores, Loni
Subject: DCD RV USE ORDINANCE

You don't often get email from rcraw359@gmail.com. [Learn why this is important](#)

Loni,

I don't see how this RV ordinance thing you guys want to put in effect for Clallam county is going to be good. I feel it's just going to make homeless more of a problem. You will be pushing more people on the streets.

4PA just made a tiny home neighborhood for the homeless. My understanding is the people intended to live in those homes can't with this Rv ordinance.

I can say my family was affected when the port of Port Angeles changed there rules on how big a live on boat needed to be. Our cousin had to live his live on boat to his van. He just got a 5th wheel a mater of months ago. He was so thankful he had room to spread out and not feel so cramped like he was in his van. His van went to the junk yard. If this goes into effect he will be homeless and NO WHERE TO GO. 🙄 We have 2 other family members that live in 5th wheels. My mother in law just had her 5th wheel burn down that she was living in. She just got it replaced. I will also share the situation on our other family member living in a 5th wheel. My autistic son wants a place of his own. It gives him his own space and the independence he wants but he is still close enough to his family he can join us as needed. Our family members 5th wheels are not parked on the street they are on a family member's property. Not a burden to anyone.

I hope you guys work on helping the homeless people in the county instead. I will say I feel hesitant on where I feel comfortable to go in Port Angeles with homeless people just hanging out. I don't feel comfortable walking from my church by the fire department to Safeway anymore because there's homeless people on the streets by Safeway.

I hope you guys but all this in consideration before changing peoples living situations. It's hard enough to get housing in this county. 🙄

Thanks for your time,
Rose Crawford

Gores, Loni

From: Linda Falcone <speakfreely2me@gmail.com>
Sent: Tuesday, November 18, 2025 2:28 PM
To: Gores, Loni
Subject: Proposed RV Ordinance by the Department of Community Development

[You don't often get email from speakfreely2me@gmail.com.' Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

To Whom It May Concern:

Hands Off.

Clallam County currently has a housing crisis. I am a resident of Clallam County and would respectfully request you take my vote into consideration.

Linda Falcone
1010 Helen Court
Sequim, WA 98382

Gores, Loni

From: Terralyn Dokken <terralyndokken@gmail.com>
Sent: Thursday, November 20, 2025 2:30 PM
To: Gores, Loni
Subject: RV Use Ordinance

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

HANDS OFF!! We just went through the process to permit a tiny home placed on our property in 2020 that houses our disabled sister-in-law. My brother passed away and asked us to take care of her. It cost us \$16,000. What if we weren't able to pay that? Our sister-in-law would have been homeless. I lamented many times throughout the process how criminal it was, that it was because of all of these prohibitive rules and regulations that are contributing to homelessness. Shame on the county. It appears you are looking out only for the well-to-do members of our community who don't want to have to look at poverty or human struggles.

You should be making it EASIER for folks to have a roof over their heads instead of harder. Why give them only 180 days? There is not sufficient housing in this county to house those who are residing in RV's. They will be homeless and it will be YOUR FAULT.

If you do this and force folks out of RVs, you will then be faced with what to do about the many impending homeless encampments.

Terralyn Dokken
Sequim, WA

Gores, Loni

From: RobertLinda Murphy <ravenstealsthemoon@yahoo.com>
Sent: Thursday, November 20, 2025 8:19 PM
To: Gores, Loni
Subject: rv ordnance

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

Hi. Loni, this ordnance is a bad idea. if the rv has an acceptable water supply and waste disposal, there should be no time limit.

we are in a terrible time of unaffordable housing. low income housing here in Sequim has a four year waiting list. rental prices are unaffordable for a great percentage of our population.

i hope this idea is rejected.

robert l murphy

From: noreply@civicplus.com
Sent: Friday, November 21, 2025 12:49 PM
To: Gores, Loni
Subject: Online Form Submission #8760 for Contact the Clerk of the Board

Contact the Clerk of the Board

First Name	Linda
Last Name	Murphy
Email	ravenstealsthemoon@yahoo.com
Phone	3606837153
Subject	Proposed RV Ordinance change
Comments	Please consider a carve-out for vulnerable elderly who are restricted in housing options due to, limited, meager, fixed incomes. We risk a catastrophic increase in homelessness, just as winter is arriving among this age group. There are just no other options for these community members. I worked many years as a Home Health, Volunteer Hospice and Eldercare Nurse and am acutely aware of the potential for harm with a change of the type that is being proposed. Thank you for your consideration in this matter. Linda Murphy

Please Note

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Gores, Loni

From: Bobbie <bobbiep89@gmail.com>
Sent: Saturday, November 22, 2025 12:10 PM
To: Gores, Loni
Subject: RVs on private property

At a time when people are struggling, businesses are shut down, employment is down and taxes are high, why in the world would you want to remove this modicum of dignity for people down on their luck? What possible purpose could justify it? In these times? If anything, I would think that you would encourage people who have property, or who know property owners that will accommodate them, to allow them to be off the streets with a roof over their heads.

Please oppose any changes to our zoning laws to prevent people from living in RVs on private property. Afford them a modicum of dignity and keep them off the streets.

Bobbie Piety, Sequim

Gores, Loni

From: Jim Randall <oldcavalier@gmail.com>
Sent: Saturday, November 22, 2025 9:32 PM
To: Gores, Loni
Subject: Ordinance to ban RVs as dwellings

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

Dear Clallam County Commissioners

I strongly protest the action to ban or limit use of RVs as residences.
The county is critically short of affordable housing. This action will only worsen that situation.

In addition, you will create another impediment to people enjoying private property rights and criminalize an activity resulting in fines and loss of income.

Please reconsider taking this step.

Thank you.

Jim Randall
762 W Heritage Loop
Sequim

Gores, Loni

From: Jacob Seegers <seegers101@gmail.com>
Sent: Sunday, November 23, 2025 9:24 AM
To: Gores, Loni
Subject: 11/24 Work Session Comments

Commissioners,

Regarding item 2c, "Ordinance amending and adding Title 33 Zoning":

I object to these amendments and additions. Concerns do not rest with the 180-day RV living limit alone. Other concerns include:

1. The definition of RV park as "two or more recreational vehicles or two or more recreational park vehicles established for day use and overnight accommodations."
2. A more restrictive definition of "Vacation rental"
3. A more restrictive definition of "Structure type" regarding ADU's, including the addition of language including, "stick-built" and naming DCD and LNI.
4. More restrictive vacation rental standards including language, delineating criteria for how RV's and park models may be used as vacation rentals and the addition of language stating, "provided the principal residence is not also being utilised as a vacation rental" and "Under no circumstances shall there be more than one vacation rental on a parcel."
5. New restrictions on RV's after 30-days of placement, including, "The Recreational Vehicle must be placed outside of structural setbacks applicable to the subject property according to its zoning designation, as well as outside of Critical Areas and their associated buffers in accordance with Chapter 27.12 and Title 35, CCC."

What does make sense:

1. Eliminating the 90-day living restriction on ADU's and the expansion of ADU count within UGA's.

It is too soon to consider implementing these changes - especially during a shortened holiday work week. Just over 2 weeks ago, during the 11/10/25 hearing, hours of public comment in opposition to these changes were heard by Director Emery and the commissioners. It is clear that the citizens do not want further regulation on their private property.

Again, I urge you to reject the proposed changes by DCD and to start fresh with ordinance updates that enhance, instead or restrict, Clallam property rights.

Thank you for your consideration.

Jake Seegers

Gores, Loni

From: mister_newday@hotmail.com
Sent: Monday, November 24, 2025 5:58 AM
To: Gores, Loni
Subject: No on RV ordinance

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

I have been a Clallam County resident since the 70's. When I was young I could afford to go to Peninsula College, work part time cleaning hotel rooms and be a single parent because I could find affordable housing. I lived on the beach in Sequim Bay for \$105/month in the 90's. It was one of the most beautiful places I've lived. Now almost every place I've lived in this county is now a resort, Airbnb etc.

We don't need more ordinances against folks just trying to stay warm and safe. We need more housing. These folks in their RVs don't need to be kicked while they're down and certainly not during the holidays when the weather is cold. There are a thousand options for helping combat homelessness. This will only make things worse for those who abhorrently only care about aesthetics as well as those trying to stay alive.

RV dwellers are our citizens too. It's time for the county to stand up for their rights too.

I implore you to vote no and instead work to find a creative solution to our housing shortage instead of penalizing our most vulnerable struggling citizens.

Thank you
Trey NewDay
2399 E 3rd Ave
Port Angeles, Wa 98362

Date: Sunday, November 23, 2025

To: Clallam County Commissioners and Department of Community Development

Attn: Loni Gores, Clerk for the Commissioners and Bruce Emery, DCD

Re: Proposed RV Use Ordinance - Written Comments

Via: Email attachment

Summary: The County is about to create a housing crisis. I object to adoption of the proposed RV Use Ordinance, which only furthers the local housing shortage.

I have lived in Clallam County for 11 years and as I've watched the community-at-large embrace alternative housing, I've felt proud to be a part of a progressive community. Turns out, my pride was based upon ignorance. Now I'm learning the County lacks vision, and apparently also lacks heart, morality, and dignity.

Some of my oral comments on November 10, 2025, and thoughts I was unable to express at the time: I am flabbergasted. *Why* is this ordinance being pursued *now*? Many people in America, many people in Clallam County, cannot afford to live. Full stop. Unemployment is up. The cost of living is up. The cost of food is up. Food banks can't keep up with demand. Health care costs are up. People are losing health insurance. Wages and benefits have not kept up with inflation. Federal, state, and local resources are disappearing at an alarming rate. Availability of traditional housing inventory is low. There is no affordable housing. Yet, the County wants to penalize hundreds of people for being poor, choosing to live alternatively, and those providing solutions to alternative housing.

I request the County to re-revisit its Homeless Housing Plan and reflect. This Plan, which states that at the time of document publication in 2024, homelessness was up 25%, year over year. This is a startling figure.

According to the Plan, in 2024, there were 285 homeless people, 175 of whom were unsheltered, and since 2021, the homeless population of people 55 years of age and older rose by 65%. At the time of publication, Commerce estimated that in the following five years, the County needed to create 417 affordable housing units, with rent not to exceed \$500 per month based upon an annual median income of \$20,000. How is the County performing in meeting this housing need?

A recent Jefferson County social media post suggests (paraphrased) that housing affordability has a partial, and direct relationship with how government agencies have regulated the market, with overkill. Oversized minimum lot size, minimum square foot requirements, bans on ADUs, and permits and codes that exceed what's needed for health and safety are contributing to a shortage of affordable housing.

With zoning opened to smaller lots, ADUs, duplexes and triplexes, housing would become more available and more affordable. Regulating authorities need to return to the already safe standards of yesteryear without the code bloat of today.

One of the County's most significant, disappointing, and recent failures is the missed opportunity with the development of Carlsborg Village located at Carlsborg Road and W. Runion Road. This parcel, which is reported as the largest development here in at least 20 years, should have been developed at the maximum density allowed by zoning. Clallam County doesn't need more 2,000 SF homes on single family lots. It needs affordable, high-density housing. Small apartments, efficiencies, and one- and two-bedroom 250-800 SF options. Habitat for Humanity appears to be setting an example.

I have not studied the County's Comprehensive Plan in the detail required to make intelligent comments. However, I question if its outlined policies, goals, and implementation strategies for guiding future growth are in touch with reality.

Perhaps the County needs to re-evaluate its self-perception. Fact: Clallam County is a poor, rural county on the North Olympic Peninsula. It is not a county within the greater Puget Sound region. And I hope it's not a wannabe. Clallam is different, and hopefully proud to be so.

We need to eliminate the ridiculous code bloat that is occurring and being sold as health, safety, and environmental protections, when in fact the language of this proposal reeks of elitist, aesthetic regulation.

Folks moving into Clallam who are NIMBY might consider living in subdivisions with CC&Rs or landscape to screen themselves from the reality of where they've moved. Do not place the burden on people just trying to exist, even if they're housed differently than you.

One personal rub of mine is that non-decorative, six-foot, solid-wall fences are prolific and have an exceptionally negative, if not creepy, feeling to them. These barely belong in backyards, maybe side yards, but they are unfriendly and unsightly structures when constructed roadside. So please don't claim this is about maintaining "community character." I'd much rather look at RVs than an ugly wall screaming: Keep Out!

Question: If the County decides to impose occupancy restrictions upon people living in alternative dwelling units, I'm wondering if these people are free to move into a tent, next to the condemned dwelling unit, on said private property once they've exceeded the maximum occupancy duration permitted by law? If this is the case, I suggest that the 285+ homeless people, plus all the County's residents living full-time in alternative dwellings on private property who become evicted from their "homes" due to adoption of an out-of-touch law, pitch a tent at the Clallam County Courthouse. Budget for sani-cans now.

The County must continue to enforce health and environmental violations using existing agencies, ordinances, and codes, but “hands off” constituents doing a better job than their elected officials at meeting our growing housing needs.

The County should be encouraging small row houses, carriage houses, bunkhouses, tiny homes, park models and other alternative dwellings (RVs and buses, too!) with realistic, flexible codes and resign from discriminating against those who don’t live with privilege or who choose alternative dwelling options for personal safety and security. To repeat, it’s elitist to say everyone must live in a way that you approve. It’s also government overreach.

I’d like to learn about the success of the Conditional Use Permit for Regulated RV Parks program, which was designed to absorb the “problem.” Also, please clarify the “problem.” Is it “maintaining character” or enforcing health violations and negative environmental impacts?

On November 10, 2025, the Director of the Department of Community Development testified that the Department had been working on the proposed Ordinance since March 2025. How many manhours have been spent on this failed effort? At what cost?

The code revisions are not reflective of seven months’ work. The County needs to start with a blank whiteboard and fresh ideas—invite new, experienced people into the room. The County has failed to create fair and flexible, much less progressive code, which neither reflects nor embraces the truth of where we live and the times we live in.

I thank the County for its past and future efforts, but it must not consciously unhouse hundreds of residents living on private property, who are otherwise not creating “problems.” This ordinance is not the solution.

Respectfully submitted and electronically signed,

Renée C Paradis
Clallam County Resident

Gores, Loni

From: Terri DiMartino <girldog2007@gmail.com>
Sent: Monday, November 24, 2025 9:17 AM
To: Gores, Loni
Cc: Terri DiMartino
Subject: Private security for your friend Jim Stoffer?

Hi Loni,
Please forward my email with the 3 Commissioners.

I appreciate your confirmation replies. Wishing you a great Thanksgiving!

Thank you,
Terri DiMartino

Dear Commissioners,
Is it true Commissioner Ozias approved special tax payer paid security for charter member Jim Stoffer? Do all charter members get special tax payer paid security?

Commissioners, please explain to me in a reply email why Jim Stoffer requires tax payer paid security. How much does it cost per detail? How long will Stoffer need security? How much has been spent on Stoffer's security since it started? Who else receives tax payer paid security? What is the criteria to demand tax payer paid security? Does one need a medical condition to qualify?

Have any of you now or during your time as a Commissioner had any tax payer paid security? I guess my real questions surrounding my email is why is public safety not a priority for all Clallam County residents?

Please reply back to me this month, or allow Loni to do so.

Curious in Sequim,
Terri DiMartino

Gores, Loni

From: Chris Niclas <chrisfarrierservice@gmail.com>
Sent: Monday, November 24, 2025 10:11 AM
To: Gores, Loni
Subject: Request for Exception / Continued Allowance for Temporary RV Lodging on Rural Private Property
Attachments: Response to the proposed amendment to Title 33.pages

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

To:

Commissioner Mark Ozias
Commissioner Randy Johnson
Commissioner Mike French
Clallam County Board of Commissioners
223 E 4th Street, Room 160
Port Angeles, WA 98362

Re: Request for Exception / Continued Allowance for Temporary RV Lodging on Rural Private Property

Dear Mr Ozias, Mr Johnson, Mr French and Clallam County Board of Commissioners.
I have lived and worked in Clallam County for over 30 years as a self-employed small-business entrepreneur. I have consistently provided services and supported families, homeowners, and local businesses throughout the county. My work schedule is full and I am unable to attend the meeting in person, which is why I am submitting this written letter for your consideration. I am writing in response to the proposed amendment to Title 33 that would prohibit RVs as dwelling units on private property. I ask that the Board consider an exception, conditional allowance, or continuing lawful use provision for rural properties—such as mine—that provide *temporary, health-approved, essential-worker lodging* under safe and legal conditions.

1. My property provides short-term, temporary housing for essential workers

I want to be clear that I am **not operating long-term residential RV rentals**. Every individual who has stayed on my property has been a **temporary worker** with a short, defined need:

- A traveling nurse contracted by OMC, who needed 3 months of stable, quiet housing
- A general foreman currently working on the Highway 101 bridge and road improvements, requiring space for his equipment and rigs
- Prior short-term stays lasting only a few days to a few months

These individuals work **directly in service to Clallam County's health infrastructure, transportation safety, or have been friends needing a place to park there gig for few days**. They are part of our essential workforce, and without temporary housing options like mine, many would find it extra challenging to accept or continue these jobs.

2. My property is permitted, approved, and fully compliant

My property contains a **legally permitted RV hookup**, tied to an approved septic system. I have complied with the County's regulations, Clean Water Act requirements, and every standard placed on me. My use is:

- Environmentally compliant
- Inspected and approved
- Owner-supervised
- Connected to a legal septic system
- Safe, quiet, and rural

3. RV parks are not always a viable or safe alternative for these workers

Many essential workers—nurses, law-enforcement staff, contractors, and seasonal specialists—cannot safely or affordably stay in RV parks because:

- Tourist-oriented parks are can be prohibitively expensive for long stays
- Many cost hundreds more per month than rural RV pad hookups
- Smaller or cheaper parks are, by reputation and often by law-enforcement record, associated with drug activity, criminal activity, or unstable environments
- RV parks most often can not accommodate larger work rigs, tool trailers, or contractor vehicles
- Many RV parks limit length of stay, defeating the needs of essential workers sent here on multi-month assignments

For these reasons, temporary RV lodging on rural private property is not an alternative — it is an **irreplaceable housing option** that fills a gap the county's current housing market cannot meet.

4. Temporary RV lodging supports rural business uses already allowed in Title

The county already allows several uses that are nearly identical in purpose:

- Rural enterprises
 - Bed & Breakfast accommodations
 - Short-term rentals
 - Accessory lodging
 - Housing for caretakers or individuals supporting site operations
- My use—**temporary lodging for workers who serve community functions**—fits squarely within the spirit and intent of these permitted uses. The only difference is the structure they sleep in.

5. Request for reasonable solutions rather than outright prohibition

I respectfully request that the Board consider one or more of the following instead of an across-the-board ban:

- 1. A continuing lawful use exemption** for properties like mine already operating with permitted, septic-approved RV hookups.
 - 2. A conditional-use category** specifically for temporary workforce housing on rural lots.
 - 3. Allowing RVs as accessory lodging** when tied to septic approval, owner occupancy on site, and short-term use.
 - 4. A path to maintain or convert existing uses** rather than eliminate them.
- These options allow the County to meet health and safety goals without stripping housing from essential workers or penalizing responsible landowners who have done everything correctly.

Closing

My family has followed all rules required by the county, invested in full compliance, and provided safe, affordable temporary housing that directly supports essential community functions. I would like to continue offering this service to professionals and travelers who need short-term or longer-term stays—whether just a few nights or longer periods depending on their work or travel needs. I respectfully urge the Board to adopt a balanced approach that protects responsible rural property owners and the essential workers who rely on this type of temporary housing to serve Clallam County. Thank you for considering this request and for your service to our community. I am working on rescheduling my workday tomorrow so I can be present for the meeting and also and speak to share my thoughts as well

Cheerio Chris

Chris' Farrier Service Inc.

Chris Niclas R.J.F.

670 Parrish Rd. Sequim, WA 98382

Office: 360-582-0027 Cell: 360-461-6199

chrisfarrierservice@gmail.com

Gores, Loni

From: valhentz1 <valhentz1@protonmail.com>
Sent: Monday, November 24, 2025 11:13 AM
To: Gores, Loni
Subject: Letter to Commissioners
Attachments: Letter to Commissioners.docx

You don't often get email from valhentz1@protonmail.com. [Learn why this is important](#)

Hi Loni,

Please include my attached letter to the commissioners regarding comment on the amendment to Title 33 zoning.

Thank you,
Valerie Hentzschel
Property Owner, Sequim WA.

11/24/25

To: Clallam County Commissioners

Mike French

Randy Johnson

Mark Ozias

Dear Commissioners,

As a property-owning resident of Clallam County, I am concerned that you are considering disallowing the use of RVs on private property as housing units. My concern is twofold.

First, at a time when there is much emphasis on homelessness, and rightly so, how does it make sense to disallow something that could shelter and house people? The truth is it does not. With the commissioners' focus on "harm reduction and housing first" it seems to me that this would do little to help the situation and much to increase the problem.

Secondly, I ask the commissioners to remember who pays the bills for services in Clallam County. It is the property owner for the most part. If you pass this amendment, you will be further encroaching on the rights of property owners to use their land as they wish. With all due respect to the commissioners, I remind you that you were elected to serve the interests of ALL residents. I ask you; how does this change help any of your constituents?

Respectfully,

Valerie Hentzschel

Valhentz1@protonmail.com

Sequim, WA.

Gores, Loni

From: noreply@civicplus.com
Sent: Monday, November 24, 2025 5:08 PM
To: Gores, Loni
Subject: Online Form Submission #8778 for Contact the Clerk of the Board

Contact the Clerk of the Board

First Name	Alan
Last Name	Brackney
Email	windriver50@yahoo.com
Phone	3609122785
Subject	RV Ordinance Change
Comments	I am opposed the proposed changes to the RV use regulations. Then proposal will increase an already serious homeless problem in the county. The county should be taking steps to address the homeless problem not make it worst.

Please Note

This form is not for emergencies. If you have an emergency, please phone 911.

Email not displaying correctly? [View it in your browser.](#)



Gores, Loni

From: Chris Niclas <chrisfarrierservice@gmail.com>
Sent: Tuesday, November 25, 2025 7:27 AM
To: Gores, Loni
Subject: Re: FW: Request for Exception / Continued Allowance for Temporary RV Lodging on Rural Private Property

Good morning Loni,

Here is the revised version of my request for an exception that I would like to share at today's meeting. It fits within the 3-minute time limit.

Thank you,
Cheerio Chris

Good morning Chair, Commissioners, and members of our community.

My name is Chris Niclas. I've lived in Clallam County for 35 years and have been self-employed as a full-time farrier for the past 30, serving the equine community.

About five years ago, I purchased a rural property that needed significant repair. My goal was to create a second income stream for my family so I could be home more and not constantly on the road. When I bought the property, I inherited a failing septic system and another system serving an ADU that was already in violation. I hired professionals to design and install a fully compliant County-approved system, including a legal RV connection.

I built the RV area carefully—with proper drainage, fencing, a retaining wall, and an attractive, tidy layout that respects neighbors and the rural character of the area.

Since then, the RV site has served a very specific and important purpose. I provide a safe, clean, affordable space for essential workers and travelers who support our community. I've hosted traveling nurses serving OMC, and I'm currently hosting the lead foreman for the Highway 101 bridge restoration project—work that directly benefits our County. Many RV parks couldn't accommodate his trucks, were too expensive for long stays, or had unsafe conditions.

I screen every guest, enforce clear rules, provide trash service, limit occupancy, and maintain a quiet, sanitary environment. This use aligns with the goals of Title 33: public health, rural character, and responsible rural enterprise. I also operate a studio rental and an Airbnb, and the RV fills a needed gap for temporary workers and visitors who support our local economy.

The key point is this: **I am providing a service to people who provide a service to our community.** What I offer is a safe, responsible, and genuinely needed.

Many families in our County rely on RVs as their only affordable option—whether it's a mother-in-law needing a place to live, a young family priced out of rentals, or essential workers who help keep our community functioning. Private, RV sites on rural properties are one of the last frontiers of safe, affordable housing in Clallam County.

I am not asking for unrestricted RV use. I am asking for a balanced approach that does not punish the people doing it right. Enforce the rules against those who dump illegally, create hazards, or violate health standards. Please do not remove the option for responsible rural property owners who follow the rules and stay in full compliance

What I provide supports my family, yes, but it also supports the community. And the people staying with me give back even more.

If this option is removed, we eliminate one of the last remaining affordable housing choices in our Community

Thank you for your service and care for our town, and thank you for your time.

On Mon, Nov 24, 2025 at 12:00 PM Gores, Loni <loni.gores@clallamcountywa.gov> wrote:

Perfect! Thank you for confirming.

“My email address has changed! The new format is Loni.Gores@clallamcountywa.gov Please update my contact card as your earliest convenience, Thank you!”

Loni Gores

Clerk of the Board

Commissioners Office

223 East 4th Street, Suite 4

Port Angeles, WA 98362

Phone: 360-417-2256

From: Chris Niclas <chrisfarrierservice@gmail.com>

Sent: Monday, November 24, 2025 11:58 AM

To: Gores, Loni <loni.gores@clallamcountywa.gov>

Subject: Re: FW: Request for Exception / Continued Allowance for Temporary RV Lodging on Rural Private Property

Hey Loni , The attached file was the exact same email I sent you just in a PDF word format. So you have all the information if you read the email and forwarded that along. Thank you so much for your time, cheerio Chris.

Chris' Farrier Service Inc.

Chris Niclas R.J.F.

670 Parrish Rd. Sequim, WA 98382

Office: 360-582-0027 Cell: 360-461-6199

chrisfarrierservice@gmail.com

On Mon, Nov 24, 2025 at 10:30 AM Gores, Loni <loni.gores@clallamcountywa.gov> wrote:

Cheerio Chris,

I'm not able to open the attachment you sent (see error code below). If you wish the Commissioners to see the attachment, please resend so we can open it.

I did forward your email to them already.

Loni

Adobe Acrobat



Adobe Acrobat could not open 'Response to the proposed amendment to Title 33.pages' because it is either not a supported file type or because the file has been damaged (for example, it was sent as an email attachment and wasn't correctly decoded).

To create an Adobe PDF document, go to the source application. Then print the document to Adobe PDF.

OK

“My email address has changed! The new format is Loni.Gores@clallamcountywa.gov Please update my contact card as your earliest convenience, Thank you!”

Loni Gores

Clerk of the Board

Commissioners Office

223 East 4th Street, Suite 4

Port Angeles, WA 98362

Phone: 360-417-2256

From: Chris Niclas <chrisfarrierservice@gmail.com>

Sent: Monday, November 24, 2025 10:11 AM

To: Gores, Loni <Loni.gores@clallamcountywa.gov>

Subject: Request for Exception / Continued Allowance for Temporary RV Lodging on Rural Private Property

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

To:

Commissioner Mark Ozias

Commissioner Randy Johnson

Commissioner Mike French
Clallam County Board of Commissioners
223 E 4th Street, Room 160
Port Angeles, WA 98362

Re: Request for Exception / Continued Allowance for Temporary RV Lodging on Rural Private Property

Dear Mr Ozias, Mr Johnson, Mr French and Clallam County Board of Commissioners.

I have lived and worked in Clallam County for over 30 years as a self-employed small-business entrepreneur. I have consistently provided services and supported families, homeowners, and local businesses throughout the county. My work schedule is full and I am unable to attend the meeting in person, which is why I am submitting this written letter for your consideration.

I am writing in response to the proposed amendment to Title 33 that would prohibit RVs as dwelling units on private property. I ask that the Board consider an exception, conditional allowance, or continuing lawful use provision for rural properties—such as mine—that provide *temporary, health-approved, essential-worker lodging* under safe and legal conditions.

1. My property provides short-term, temporary housing for essential workers

I want to be clear that I am **not operating long-term residential RV rentals**. Every individual who has stayed on my property has been a **temporary worker** with a short, defined need:

- A traveling nurse contracted by OMC, who needed 3 months of stable, quiet housing
- A general foreman currently working on the Highway 101 bridge and road improvements, requiring space for his equipment and rigs
- Prior short-term stays lasting only a few days to a few months

These individuals work **directly in service to Clallam County's health infrastructure, transportation safety, or have been friends needing a place to park there gig for few days**. They are part of our essential workforce, and without temporary housing options like mine, many would find it extra challenging to accept or continue these jobs.

2. My property is permitted, approved, and fully compliant

My property contains a **legally permitted RV hookup**, tied to an approved septic system. I have complied with the County's regulations, Clean Water Act requirements, and every standard placed on me. My use is:

- Environmentally compliant
- Inspected and approved
- Owner-supervised
- Connected to a legal septic system
- Safe, quiet, and rural

3. RV parks are not always a viable or safe alternative for these workers

Many essential workers—nurses, law-enforcement staff, contractors, and seasonal specialists—cannot safely or affordably stay in RV parks because:

- Tourist-oriented parks are can be prohibitively expensive for long stays
- Many cost hundreds more per month than rural RV pad hookups
- Smaller or cheaper parks are, by reputation and often by law-enforcement record, associated with drug activity, criminal activity, or unstable environments
- RV parks most often can not accommodate larger work rigs, tool trailers, or contractor vehicles
- Many RV parks limit length of stay, defeating the needs of essential workers sent here on multi-month assignments

For these reasons, temporary RV lodging on rural private property is not an alternative — it is an **irreplaceable housing option** that fills a gap the county's current housing market cannot meet.

4. Temporary RV lodging supports rural business uses already allowed in Title 33

The county already allows several uses that are nearly identical in purpose:

- Rural enterprises
 - Bed & Breakfast accommodations
 - Short-term rentals
 - Accessory lodging
 - Housing for caretakers or individuals supporting site operations
- My use—**temporary lodging for workers who serve community functions**—fits squarely within the spirit and intent of these permitted uses. The only difference is the structure they sleep in.

5. Request for reasonable solutions rather than outright prohibition

I respectfully request that the Board consider one or more of the following instead of an across-the-board ban:

- 1. A continuing lawful use exemption** for properties like mine already operating with permitted, septic-approved RV hookups.
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- 3. Allowing RVs as accessory lodging** when tied to septic approval, owner occupancy on site, and short-term use.
- 4. A path to maintain or convert existing uses** rather than eliminate them.

These options allow the County to meet health and safety goals without stripping housing from essential workers or penalizing responsible landowners who have done everything correctly.

Closing

My family has followed all rules required by the county, invested in full compliance, and provided safe, affordable temporary housing that directly supports essential community functions. I would like to continue offering this service to professionals and travelers who need short-term or longer-term stays—whether just a few nights or longer periods depending on their work or travel needs. I respectfully urge the Board to adopt a balanced approach that protects responsible rural property owners and the essential workers who rely on this type of temporary housing to serve Clallam County. Thank you for considering this request and for your service to our community. I am working on rescheduling my workday tomorrow so I can be present for the meeting and also and speak to share my thoughts as well

Cheerio Chris

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Office: 360-582-0027 Cell: 360-461-6199

chrisfarrierservice@gmail.com

Gores, Loni

From: Gayle Baker <gaylebaker7458@gmail.com>
Sent: Tuesday, November 25, 2025 10:14 AM
To: Gores, Loni
Subject: Clallam County Commissioners Board Meeting 11.25.25
Attachments: RV Dwellings 11.25.25.pdf

Loni,

Please pass this along to the commissioners as a public record.

Thank you,

Gayle

Clallam County Commissioners Meeting
November 25, 2025
Gayle Baker, Sequim

Calls and complaints to law enforcement about homeless RVs littering our streets, our community parks, and private and public vacant lots go unanswered and unreconciled. But rather than address that problem, Clallam County thinks it a good idea to go after RVs that are used as dwelling units on private property; RVs that can help alleviate the housing crisis; RVs that have such a low carbon footprint that it's almost as if they don't exist.

Instead of going after an alternative to the housing crisis, why don't you go after those highly visible derelict RVs, cars, boats and trucks sitting as eyesores in people's yards? The derelicts that belong in junk yards as scrap metal. I would wager that nearly everyone in the peanut gallery here has at least one such property in their neighborhood. The one where they call and complain but nothing gets done about it. The one that Code Enforcement is supposed to handle, but doesn't have the manpower to inspect or act upon?

As an example, there's a property on Old Olympic Highway by the Dungeness River bridge (6992 Old Olympic Hwy). Numerous complaints from adjacent neighbors about the burning of trash, the six to nine cars at any one time in various degrees of dismantling, the ongoing daily logging operation, the huge piles of metal debris strewn along the south boundary, the garbage bags full of trash that get dumped at the bridge, not to mention the trash burns with fire soaring 20 feet into the air during a burn ban (I witnessed that several times on my walks about the neighborhood). That mess has been there for years, since 2017 at least—a blight on the neighborhood, highly visible from the road, no fence, with no corrective action.

So, instead of addressing those kinds of property messes, your plan is to add to the burden of code enforcement, prohibit or limit useable, livable, clean RVs as dwellings and, let me guess, hike our taxes to pay for it.

Instead of prohibiting or limiting RVs as dwellings, why don't you stand down and let the community help with the homeless problem and be thankful that some property owners are in a position to do so. Instead of sticking them with outrageous regulations and paperwork to satisfy some need for you to control every aspect of our lives, why not trust that most property owners don't want to overburden their septic systems or drain their aquifers—they know how to take care of their property and want their property to look nice, even with an RV on it. Most property owners will mask the presence of an RV dwelling with hedges or other greenery—for their own aesthetic and for privacy of all occupants on the property. They're not addicts, mentally ill, or homeless looking for a place to park for the night—they are responsible taxpayers looking to help a family member or someone in need of inexpensive housing and good for them if they can make a few bucks doing so.

I can't help but wonder: what's the real reason that suddenly and out of the blue, our county commissioners are going after private property RV dwellings? Something smells fishy about the whole thing. Could it be that private RV dwellings might compete with RV parks, current and future?

6992 Old Olympic Highway, Sequim

