

MINUTES

Clallam County Planning Commission

Meeting of December 3, 2025, 6:00 PM

- A. CALL TO ORDER: The meeting was called to order at 6:00 p.m.
- B. PLEDGE OF ALLEGIANCE.
- C. ROLL CALL: Members present were Chair Steve Gale, Vice-Chair Ron Long, Ken Reandeau, Katina Hester, Tom Butler, Jane Heilman, and Warren Billups. Bruce Emery, Director, Tim Havel, Deputy Director, and Donella Clark, Principal Planner, represented staff from the Department of Community Development.
- D. WELCOME: Chair Gale welcomed all in attendance.
- E. APPROVAL OF MINUTES: Commissioner Hester motioned to approve the minutes with Commissioner Long seconding. Motion passed.
- F. ANNOUNCEMENTS: Commissioner Reandeau talked about the RV Ordinance hearing at the Board of Commissioners. Director Emery explained the changes proposed by the Board, the removal of the 180 limitation, no need for storage of the second RV inside a garage or structure, allowance of a second occupied RV with approval of a Conditional Use Permit, and that public comment will be accepted until the reconvened BOCC meeting on January 20th.
- G. PUBLIC COMMENT PERIOD: John Worthington requested that the Jimmycomelately science be incorporated into the Comprehensive Plan along with provisions to encourage leafy greens to be farmed in the Sequim area.
- H. UNFINISHED BUSINESS: None.
- I. PUBLIC HEARING ITEM: Continued Public Hearing on the Comprehensive Plan will occur on December 17th.
- J. WORK SESSION ITEMS: Director Emery discussed the steps taken to notify people of the rezones within the Sequim and Clallam Bay/Seki Urban Growth Areas. A news release was placed on the County website, information was added to the Comprehensive Plan Update website specifically discussing the rezones, and notices were placed at the Sequim and Clallam Bay libraries. Commissioner Gale commented that these notices would have gone unnoticed by him, and though not advocating for mailers, would suggest placing signs or doing a spot on the radio or a press release to the newspaper. Conversation regarding the supplemental analysis provided for the rezones was started, and Commissioner Hester asked that they discuss this at the next meeting instead.

The Commission began discussion on proposed changes to 31.02, County-Wide Comprehensive Plan. Commissioners discussed Commercial Forest land limitations of 80 acres, the right Essential Public Facilities have, Master Planned Resorts and the long term effects of tourism on the economy, lighting, and leaving the Homelessness Plan as an appendix and not quoting it within the plan. The Commission then began discussion of 31.04 and making references to joint planning as a historical reference, and removing some sections that are outdated, like the realignment of roads that have already occurred in the Lee's Creek Neighborhood. Next month's meeting will continue the discussion of 31.04, the Transportation element, the proposed rezones, the Jamestown comments, and public comments.
- K. PUBLIC COMMENT PERIOD: John Worthington wanted to share maps and plans of the Jimmycomelately project. Rather than put money into a reservoir on the Dungeness River they

should be slowing it down. Mr. Worthington was instructed to send the maps and information he wanted to share to staff who would provide it to the Planning Commission.

- L. DISCUSSION OF PUBLIC COMMENTS: Commissioner Hester commented that the Comprehensive Plan has a lot of sections that talk about salmon and would like additional information regarding the Jimmycomelately project to see if this does need to be added. Commissioner Long commented that the details of the Jimmycomelately project may be too specific to fit within the Comp Plan.
- M. GOOD OF THE ORDER: Commissioner Gale asked staff to provide a copy of the modified RV Ordinance.
- N. ADJOURNMENT: The meeting adjourned at __8:10 p.m.___