

MINUTES

Clallam County Planning Commission

Meeting of December 17, 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, Ken Reandeau, Katina Hester, Tom Butler, Bonnie Booth, Dann May, and Warren Billups. Bruce Emery, 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 Reandeau seconding. Commissioner Booth abstained. Motion passed. *The agenda mistakenly noted the minutes being from November 19, but were the December 3, 2025 minutes in the packet that were reviewed and voted on.
- F. ANNOUNCEMENTS: Vacancy in District; Dann May is not renewing his term. Board of County Commissioners renewed Commissioners Gale and Billups terms. Reminder that the Commission will need to appoint a Chair and Vice Chair at the first meeting in January.
- G. PUBLIC COMMENT PERIOD: John Worthington requested that the Jimmycomelately science be incorporated, stating he has been struggling to get the County to adopt this in any form the last five years. This science could be used to restore Valley Creek, Tumwater Creek, Morse Creek, and the Dungeness River.

Andy Salee, Manager of the Sequim Valley Airport, asked that the Commission consider a change to the airport overlay district Zone 3 to allow use of short term rentals at the airport. This change would bring people to the airport to get maintenance, obtain training, or just visit the area by flying in. This change would better serve the aviation community.

Director Emery noted that there is no rule to say that the Commission could not consider this zoning change during the Comprehensive Planning Update. This change would better serve the airport and could be considered at the next meeting. A map of the airport overlay zone will be provided in the next packet.

- H. UNFINISHED BUSINESS: None.
- I. PUBLIC HEARING ITEM: No public was online during this portion of the agenda. It was suggested that the hearing be continued to the next meeting on January 7, 2025.
- J. WORK SESSION ITEMS: Director Emery began discussion of the Comprehensive Plan Update with the definition of Essential Public Facilities per RCW 36.70A.200. Local jurisdictions are allowed to expand allowances of these facilities, but must include the list. County relies on the Conditional Use Permit process to determine appropriate siting. County could come up with a process. Commissioner Hester suggested this may be more appropriate to take up as a work plan next year. Commissioner Gale stated that the language proposed is too ambiguous and a checklist of concerns should be added.

Director Emery provided the list of surplus property presented to the Board of Commissioners on Monday (attached). At best, the sale of the properties would create 14 housing units in accordance with zoning.

Also provided a report on the Jimmycomelately project from County Habitat Biologist Rebecca Mahan for the Commissioners to better understand the issues.

Commissioners discussed the proposed changes based on the Peninsula Regional Transportation Planning Organization (PRTPO) and the Jamestown S'Klallam Tribe. The language presented appears to create a conflict of interest. The County should not be abdicating their regulatory responsibilities. There was concern that the language may suggest a need for an MOA. It would be up to the Tribe to initiate an MOA if needed.

Commissioner Gale wanted the record to reflect that Dann May left at 7pm and being his last meeting was thanked by all for his service.

Commission discussed 31.04 Port Angeles Region. Questions regarding the road widths and if those are adopted by the County Commissioners. Also wondered if some of the projects, such as a light at Deer Park Road, should be removed.

At the next meeting Commission will focus on a discussion regarding the proposed changes to the airport and the public comments. Commissioner Hester moved to continue the public hearing on the Comprehensive Plan to January 7, 2025.

- K. PUBLIC COMMENT PERIOD: Dr. Sarah Huling commented that concurrency is important, making sure the plan clearly states the land use capacity and the Capital Facility Plans. Written comments will be provided following this meeting.
- 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.
- M. GOOD OF THE ORDER: There was a question about the changes to the Bylaws and if those changes had been adopted. Staff informed the Commissioner that they had since the process to change allows those to occur at any time.
- N. ADJOURNMENT: The meeting adjourned at __8:00 p.m.__