

CLALLAM COUNTY PLANNING COMMISSION

MEETING MINUTES

Wednesday, March 4, 2026 | 6:00 p.m.
Room 160, Clallam County Courthouse, 223 East Fourth Street, Port Angeles, WA 98362
Zoom Meeting No. 857 7304 5582 | Passcode: 12345

A. CALL TO ORDER / ROLL CALL

Vice-Chair Katina Hester called the meeting to order and presided in the absence of Chair Steve Gale.

Members Present:

Vice-Chair Katina Hester (presiding)
Commissioner Warren Billups
Commissioner Thomas Butler
Commissioner Jane Hielman
Commissioner Ron Long
Commissioner Kenneth Reandeau
Commissioner Janice Wilson

Members Excused:

Chair Steve Gale (excused absence)

Staff Present:

Bruce Emery, Department of Community Development (DCD) Director
Tim Havel, Chief Deputy Director

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

C. WELCOME

Vice-Chair Hester provided the welcome.

D. APPROVAL OF MINUTES — February 18, 2026

Commissioner Long moved to approve the minutes of February 18, 2026. Commissioner Wilson seconded the motion. The minutes were approved.

E. ANNOUNCEMENTS

There were no announcements.

F. PUBLIC COMMENT ON AGENDA ITEMS

Heather Cantua addressed the Commission, raising concerns about serious deficiencies in the public process related to the Comprehensive Plan Update (CPU). Her comments included the following:

Lack of early and continuous public engagement, as required under the Growth Management Act (GMA).

No email distribution list to notify the public of meetings or updates.

Insufficient opportunity for public input.

The deficiencies in the process warrant a more in-depth conversation.

Renee Paradis addressed the Commission as the second public commenter. Her comments included:

She seconded the comments of the previous commenter.

This meeting represents her first notice of the process.

Lack of preparation time to provide meaningful comment due to inadequate notice.

There was no Unfinished Business.

G. PUBLIC HEARING / COMMISSION ACTION: Continued Public Hearing — Comprehensive Plan Update

DCD Director Bruce Emery shared written testimony submitted by Heather Cantua and provided clarification regarding the notice deficiencies she had identified. He noted that the County website was not auto-generating update emails as expected; however, the website has since been updated and is now being consistently updated with new information and documents. He noted that legal notices have been published as required. Director Emery recommended keeping the public hearing open for the next two meetings. He also noted that Ms. Cantua had requested that she be added to the agenda to present to the Planning Commission.

Public Testimony — Heather Cantua: Ms. Cantua testified regarding the difficulty of distinguishing the CPU from the Grouse Glen Conditional Use Permit (CUP). She noted that her written testimony includes a facts section and a legal section. She stated that the Planning Commission's decision will be rendered based on Comprehensive Plan elements that have not been updated in 30 years. Her concerns for the Planning Commission begin on page 43 of her written comments. She stated that the GMA requires early and continuous engagement, and that extending the public hearing still fails to address the early and continuous engagement requirement. She referenced the 2019 process regarding the mineral resource lands consent order.

Renee Paradis: Expressed unfamiliarity with the details presented and echoed Ms. Cantua's comments.

Jake Seegers: Echoed Ms. Cantua's comments and recommended adding her request to the agenda. He noted that when there are separate elements with no local involvement, there is a disconnect. He added comments regarding the lack of timely notice for the RV Ordinance update, which has been referred back to the Planning Commission by the Board of County Commissioners (BOCC).

Arian Goodson — Western Region Committee / West End: Noted that the Western Regional Planning Committee (WRPC) has not met in 30 years. Director Emery came to the West End, and multiple people signed up to receive periodic notices of the updates that did not occur. He stated that placing a resort in the middle of a neighborhood is a violation of plans. He noted that in 2019, a Clallam County moratorium was imposed by the Growth Management Hearings Board (GMHB) in connection with the 2018 Comprehensive Plan update, and it was stopped until it could be proven that the public had participated.

Commissioner Butler: Stated that the Commission should hear more from the West End.

Commissioner Long moved to continue the public hearing to the next meeting. Commissioner Billups seconded the motion. Motion carried.

Commissioner Hester: Noted that Commission bylaws allow for a person to represent a group for 10 minutes. She invited Ms. Cantua to present at the next meeting for 10 minutes, with public comments to be limited to the CPU and not the CUP.

H. WORK SESSION: Comprehensive Plan Update

Director Emery addressed Table 3 of the Comprehensive Plan Update. He noted that Ms. Cantua's comments were not incorporated into the Table 3 document under review.

Table 3 Review:

Vice-Chair Hester presented a consent approach to Table 3.

Commissioner Butler raised a question regarding the definition on page 8.

Vice-Chair Hester noted that the word "science" was misspelled.

Commissioner Butler asked whether the definition of "Potable Water" could be changed.

Director Emery noted this had previously been rejected on 2/4.

All other previously voted items were uncontested. Table 3 review was completed.

Vice-Chair Hester suggested creating Table 3.1 for any new comments based on new testimony.

Table 4 Review — Commerce Section:

Director Emery noted that 5 of the 6 remaining items in Table 4 are transportation-related and not required by applicable RCW/WAC provisions.

Vice-Chair Hester recommended tabling item #1 due to the planned revisit of the Agricultural Accessory Use ordinance.

Commissioner Long noted that quite a bit had been heard about public outreach, to which Director Emery responded that the West End issue is not invalid — only the GMHB can invalidate it. He clarified that the West Regional Planning Committee was disbanded, and that the Planning Commission has the final word on recommendations. The absence of the WRPC does not invalidate this process.

Table 4:

Commissioner Butler: "Conventional Pollutants" language under Item 2 is vague and limiting. Staff agreed to remove the term "Conventional."

Commissioner Long: Language of the last sentence Item 5 — "Assistance programs should..." — was noted as clunky. Staff agreed to provide an edited version.

High risk areas for displacement item 6 were discussed.

Item 10 was recommended as not applicable since no UGA boundaries were being expanded or modified under the CPU. Items 11, 14, 15 and 26 were identified as exempt from any update requirements pursuant to RCW 36.70A.095(2) and WAC 365-196-443, Table 1.

Vice-Chair Hester concerning Item 4: Although the transportation element is not required, should language regarding bicycle routes be included?

Commissioner Butler: Questioned what the demographic profile of the population growth will be and whether/how that should influence the plans.

Commissioner Butler, Item #22: Why are religious organizations specifically identified?

Commissioner Billups, Item #18: What is the difference between the CWPP (County Wide Planning Policies) and the Comprehensive Plan?

Vice-Chair Hester, Item #25: Concern about the last sentence — could "specific strategies" create loopholes?

Vice-Chair Hester, Item #26: Supplemental — Exempt.

Consideration of proposed policy changes in February 24, 2026 Memorandum:

Director Emery presented the draft policy changes to the Western Regional Plan (Ch 31.06) included in the February 24, 2026 Memorandum to the Planning Commission.

Commissioner Billups recommended that the threshold for triggering water resource review under 31.06.080(2) be the requirement for a water right. Vice Chair Hester expressed concern that the language under 31.06.010(3) was too broad and requested staff to prepare more specific thresholds for considering new large-scale projects. It was also suggested that more specific strategies be considered for incentivizing use of local materials and labor under 31.06.100(13).

Work session concluded.

I. PUBLIC COMMENT

Renee Paradis: Expressed difficulty finding parts of the GMA Update on the County's website. Recommended that the proposed draft be presented in a comprehensive format rather than piecemeal. Stated that a comprehensive format is preferable and agreed that, regarding pollutants, lists are a bad idea. Noted that "Conventional" definition should come from a dictionary. Observed that the shifting older demographics in the area are likely due to a lack of jobs or affordable housing and encouraged focusing on that rather than RVs, codes, or other issues. Added comments regarding the use of reclaimed water for major developments.

Heather Cantua: Appreciated the invitation to present at the next meeting. Agreed that the WRPC is not currently invalid but stated that lack of public comment is grounds for invalidation. Noted that maps used to be printed and published at libraries. She appreciated the suggestions from oral comments and directed the Commission to Subsection 3 of her written testimony, with particular emphasis on wildfires, employment plans, and the lack of updates to the Western Regional Plan. She noted she plans to hold a public meeting and invited the County to attend.

Arian Goodson: Appreciated all who volunteer their time and understand the complexity of the changes. Appreciated Director Emery's understanding of West End water issues. Stated that entrenched citizens should be protected first. Noted that Grouse Glen has brought many people to this forum, and that to say nothing has changed in 30 years is inaccurate. Expressed concern that outside influences are consuming tourist resources.

J. DISCUSSION OF PUBLIC COMMENTS

Commissioner Wilson requested that staff determine whether it is possible to obtain a history of the Western Regional Planning Committee. She noted that concerns about communication methods had been raised repeatedly and suggested surveying the public to determine the best communication methods and what constitutes adequate notice in the community.

Commissioner Long: Stated that the Commission has met and exceeded the threshold required by the state. Acknowledged there may be more that could be done, but confirmed the Commission has done more than required.

K. GOOD OF THE ORDER

Director Emery: When representing the public, ensure it is clear that you are not representing the Planning Commission or any individual, without intention.

L. ADJOURNMENT

The meeting was adjourned at 8:06 p.m.

DRAFT — NOT APPROVED