

CLALLAM COUNTY PLANNING COMMISSION

MEETING MINUTES

Wednesday, March 18, 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

Chair Steve Gale called the meeting to order.

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

C. ROLL CALL

A quorum of five commissioners was established. Four members of the public were present.

Members Present:

Chair Steve Gale (presiding)
Vice-Chair Katina Hester
Commissioner Thomas Butler
Commissioner Kenneth Reandeau
Commissioner Janice Wilson

Members Absent:

Commissioner Warren Billups
Commissioner Jane Hielman
Commissioner Ron Long

Staff Present:

Bruce Emery, DCD Director
Tim Havel, Chief Deputy Director

D. WELCOME

Chair Gale provided the welcome.

E. APPROVAL OF MINUTES — March 4, 2026

Vice-Chair Hester moved to approve the minutes of March 4, 2026. Commissioner Reandeau seconded the motion. The minutes were approved with one abstention (Chair Gale).

F. ANNOUNCEMENTS

Vice-Chair Hester requested that the meeting conclude by 8:00 p.m. Director Emery noted for the record that Heather Cantua had been granted 10 minutes to present per the agenda. There were no other announcements.

G. PUBLIC COMMENT ON AGENDA ITEMS

Four members of the public provided comment.

Chad Wilkins addressed the Commission, highlighting deficiencies in the CPU process as they relate to the Grouse Glen Conditional Use Permit (CUP). His comments included:

The proposed development involves 32 mirrored cabins and a 10,000-square-foot event center located in a Western Regional Rural Low (RW5) zone.

It seemed unreasonable to place this type of development in a residential area, yet the CUP process appears to allow nearly anything.

The West Region should have limited uses. Commercial setbacks are 75 feet, but the CUP applied for only a 50-foot setback.

Judy Larson addressed the Commission as a rural landowner with a shallow well. Written testimony was submitted. Her comments included:

She attended a previous outreach meeting in Sequim and signed up for email updates, which the website did not generate as expected.

She participated in previous GMA update processes and feels that outreach for this process is deficient.

Not having publications available at libraries is a deficiency. Agency comments tend to be addressed, but individual comments have largely been dismissed.

She reached out to Sequim — outreach is still fluid. Findings have been forwarded to the BOCC for review even though the process is incomplete.

Virginia Shogren: Fully joined in support of other comments regarding the lack of updates from the County. She is unaware of any provisions to address Critical Aquifer Recharge Areas (CARAs) as they relate to piping irrigation districts. Sequim informed her that the lead entity is the County, even when on City property. She stated that government is dysfunctional — the GMA requires early and frequent updates and the County has failed to meet its statutory responsibility. Written comments were submitted.

Heather Cantua (10 minutes): Ms. Cantua noted she has been attending meetings virtually for several weeks and appreciates the depth and concern the Planning Commission takes to address this process. She will send an email in the morning with written comments. She requested that West Region residents have more opportunity to engage with the CUP process.. Her packet represents research on this topic. Her presentation covered the following:

West Region Topics of Concern:

Permitted development types

Density concerns and standards

Notice requirements — 600-foot notice radius is inadequate; the definition of "Affected Neighbors" based on this radius is insufficient.

What is a Master Planned Resort (MPR)? Described as an "all-inclusive resort."

The Hearing Examiner dismissed this concern.

West Region defined as the area west of Crescent Lake to La Push.

The State recognizes that MPRs use excessive resources — the CUP process circumvents this.

The progression from CUPs to MPRs to LAMIRDs (Limited Areas of More Intensive Rural Development).

Summary of Findings:

Facts of similar cases closely match the facts of this update.

Ms. Cantua noted that Director Emery had communicated to her that ex parte communication with the Planning Commission is prohibited. She disagrees with this position.

Commission Discussion of Public Comments:

Chair Gale: Acknowledged the many submissions received over many months. Recognized that this group may not have been aware of the process, but that does not mean the process has fallen short.

Director Emery: There is good testimony here that will take some time to address. The County followed Commerce Guidance for notification and will always have circumstances where people do not get notified. Picked up on the no density caps concern. Recommended not considering development standards in the CPU, but consider changes to the County Zoning Code after the CPU is complete. Consider policy language that will provide a framework for future development standards.

Commissioner Butler: Grouse Glen is unique and unanticipated — its details should be examined

H. UNFINISHED BUSINESS

There was no unfinished business.

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

Director Emery opened the public hearing by noting that new information had recently been received and that analysis would be provided at the next meeting. He reported the following follow-up items from the March 4 meeting:

- A review of the history of the West Region Planning Commission.

- Water region limits per parcel.

- A report on the CPU public engagement and outreach will be provided for next meeting. On Tuesday, the North Olympic Library System (NOLS) received delivery of 4 copies of the current draft of the CPU.

- Director Emery recommended keeping the County record and public hearing open until April 15, 2026.

Commission Discussion — Public Hearing:

Chair Gale: Dungeness Water Exchange payments are substantial. How are these funds dispersed?

Director Emery: Staff resources and critical aquifer recharge efforts.

Commissioner Wilson: Noted the temporal nature of the WRPC — what would be required to reconvene it?

Commissioner Wilson: This is not a one-and-done situation and should be considered over time.

Director Emery: Can be discussed with the BOCC.

Public Testimony

Heather Cantua: Ms. Cantua noted the interesting history of the Committee and stated that she attends the Western Business Meeting. Bruce Paul, owner of the local Thriftway, recalls the history of the WPC differently than presented in Director Emery's memo. He has retained files from the 1990s indicating the work was intended to continue beyond the plan's adoption.

Public Testimony — Judy Larson: Asked why advisory committees such as the WRPC cannot be reconstituted, noting they could assist the good work of this Planning Commission.

Commissioner Reandeau moved to continue the public hearing to April 1, 2026. Commissioner Butler seconded the motion. Motion carried.

J. WORK SESSION: Comprehensive Plan Update — Table 3.1 and Draft Changes to CCC 31.06

Policy 8(e) — New Development and Water (CCC 31.06.100(5)):

Commissioner Butler: What defines "New Development"? What happens when a new development causes an existing well to run dry?

Director Emery indicated he would craft amendment to CCC 31.06.100(5) For discussion at next meeting.

Vice-Chair Hester: Should language referring to lighting be included in the Regional Plan?

Director Emery indicated he would craft language for the Commission's consideration.

The Commission considered the new policy incentivizing the use of local materials and labor under 31.06.100(13).

Vice-Chair Hester expressed preference for incentive language but is uncertain on the will of the PC.

Chair Gale expressed that "Incentivize" could be ripe for abuse — better if the yellow section were removed. "Promotion" of local goods seemed preferable. Staff was instructed to make the change.

Item (7) — Parks and Recreation Language:

The Commission considered the proposed changes to 31.06.070(7), and concurred with the changes.

Chair Gale suggested the policies concerning agriculture be considered at the next meeting.

Director Emery: Recommend keeping the County record and public hearing open until April 1 and the following meeting on April 15. On Tuesday, NOLS received delivery of 4 copies of the current draft of the CPU, which includes instructions. A report on periodic updates and outreach has been started.

Commissioner Reandeau moved to continue the public hearing. Commissioner Butler seconded the motion. Chair Gale: So moved.

K. PUBLIC COMMENT

Judy Larson: Glad to hear there will be hard copies available. Finding new ways of providing notification — perhaps using tax documents to publish information. Suggested radio announcements regarding the CPU, especially at local libraries.

Heather Cantua: Enjoyed the discussion. Noted that Grouse Glen is entirely on private wells. Regarding local labor and materials — the Grouse Glen entire business plan is to import everything and export all profits. She expressed that there should be a requirement to come to the region to discuss local projects. It is economic, but more importantly it is about local knowledge. She expressed appreciation for the Dark Sky queries.

Chad Wilkins: The Grouse Glen CUP was breezed past the Comprehensive Plan. Even Rural Character was not prohibitive of the mirrored finish. If Grouse Glen goes through, it would be the largest resort on the West End.

L. DISCUSSION OF PUBLIC COMMENTS

Chair Gale suggested it was worth considering improvements to the CUP notification process to improve outcomes.

Director Emery: Changing the notice component of the CUP can be considered and should be used as an opportunity to improve the process. MPRs are on a larger scale than even the Luminary project.

M. GOOD OF THE ORDER

There was nothing under Good of the Order.

N. ADJOURNMENT

The meeting was adjourned at 8:01 p.m.