

MINUTES

Clallam County Planning Commission

Meeting of Wednesday, April 1, 2026, 6:00 p.m.

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 Katina Hester, Commissioner Ron Long, Commissioner Kenneth Reandeau, Commissioner Janice Wilson, Commissioner Warren Billups, and Commissioner Thomas Butler. Commissioner Jane Hielman was absent. Bruce Emery, DCD Director, and Tim Havel, Deputy Director, represented staff from the Department of Community Development.

D. WELCOME: Chair Gale welcomed all in attendance.

E. APPROVAL OF MINUTES: Vice-Chair Hester moved to approve the minutes of March 18, 2026. Commissioner Reandeau seconded the motion. The minutes were approved with one abstention (Commissioner Long).

F. ANNOUNCEMENTS: None.

G. PUBLIC COMMENT ON AGENDA ITEMS: John Worthington asked whether this is the appropriate time to comment on Section I.

Heather Cantua submitted written comments regarding the West Region Comprehensive Plan. She expressed disagreement with Director Emery regarding Master Planned Resorts (MPRs) and their treatment and definition within the Growth Management Act (GMA). Reference was made to written testimony submitted.

Chad Wilkins commented regarding MPRs, requesting clarification from the County on how MPRs are defined. He expressed appreciation for West Region hearing input on this matter.

H. UNFINISHED BUSINESS: None.

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

John Worthington commented on the authority of the Planning Commission, noting that RCW, SEPA, SMA, CAO, and Zoning all apply to the submitted written testimony. He stated that the Comprehensive Plan needs this level of detail. He noted that no one signed off on the Dungeness plan. He stated that the current model is not working and that the Jimmycomelately Science (JCL) model works and should be utilized.

Virginia Shogren submitted written testimony regarding irrigation ditches being piped. She noted that established water rights are based on seniority. She requested that the County establish a moratorium to end the piping of ditches to preserve existing water rights. Chair Gale sought clarification, confirming that Ms. Shogren's request was to stop the piping of ditches, not the ditching itself. Ms. Shogren confirmed this was correct.

Commissioner Long moved to continue the public hearing to April 15, 2026. Vice-Chair Hester seconded the motion. Motion carried.

J. WORK SESSION ITEMS: Continued work on the changes to the Comprehensive Plan Update.

Director Emery presented the Public Engagement Report, detailing the efforts made to generate public engagement in the CPU process.

Director Emery reported that public testimony has been received. Table 3.2 summarizes new testimony and update of Table 3, as of March 25, 2026. The following items from Table 3.2 were discussed:

Testimony was received regarding development at Miller Peninsula State Park (items #32–35, #37, #39–44), including requests for removal of policy 31.03.195(10(d) supporting the development of Miller Peninsula State Park. Staff recommends adopting language recommended in Testimony #36(c), with minor modifications. The Commission concurred.

The Commission considered whether to remove provisions for Master Planned Resorts. After discussion, it was agreed to retain the current policy.

Regarding Testimony #45, the Commission agreed with reexamination of use tables with the West Region, and establishment of policies regarding smaller-scale resort facilities. For the time being, it was agreed to consideration would apply only to the West End. The Commission also considered creation of a West End Advisory Council.

Director Emery noted the following additional work session items:

Night Sky — Draft language prepared and included as part of 31.06.100(5)(f).

Agricultural Accessory Use — Include language referencing WSDA. Discussion on the intent of the language followed.

Harvest Host — Discussion held.

K. PUBLIC COMMENT: John Worthington commented on the following: (1) The Elwha also needs Jimmycomelately Science — water is moving too fast and is too far downstream; (2) Lane mile taxes; (3) NODC, resorts, and economic development; (4) Nightshade issue — cannot have both mirrors and night sky.

Heather Cantua expressed appreciation for the deliberation and careful thought, especially around resorts. She noted that Under Canvas is another example of a resort company operating on Commercial Forest (CF) zoned land. She stated that a study shows only 1 in 10 counties make money off MPRs and encouraged limiting the rate of growth of resorts.

Darlene Schonfald expressed appreciation for the discussion regarding Miller Peninsula State Park, noting that development is not just housing but also includes commercial and other growth.

L. DISCUSSION OF PUBLIC COMMENTS: Vice-Chair Hester noted John Worthington's comments and asked whether there is an ask that the Commission should be addressing. Discussion followed.

Commissioner Butler agreed with Heather Cantua's comments, noting that all the small resorts are a problem. He also noted that economic development may not come from MPRs as expected.

M. GOOD OF THE ORDER: Commissioner Reandeanu noted comments regarding warm, dry conditions continuing.

Vice-Chair Hester noted Virginia Shogren's comments regarding pipelines and asked whether staff can provide context.

Chair Gale agreed with the comments regarding the moratorium on piping and expressed appreciation for the written testimony.

Commissioner Reandeau noted that this is a water issue across eastern County and asked where we are headed.

N. ADJOURNMENT: The meeting adjourned at 8:13 p.m.