

AGENDA

Clallam County Planning Commission

Planning Commission Meeting of Wednesday, May 6, 2026

The Planning Commission will conduct a regularly scheduled meeting in Room 160 of the Clallam County Courthouse, 223 East Fourth Street, Port Angeles, WA 98362 and by Zoom, meeting number 857 7304 5582 with passcode 12345. Materials regarding past and upcoming meetings are available at: <https://clallamcountywa.gov/meetings>

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. WELCOME

E. APPROVAL OF MINUTES: April 15, 2026

F. ANNOUNCEMENTS

G. PUBLIC COMMENT ON AGENDA ITEMS – Please limit comments to three minutes

H. UNFINISHED BUSINESS

I. PUBLIC HEARING/COMMISSION ACTION

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

K. PUBLIC COMMENT – Please limit comments to three minutes

L. DISCUSSION OF PUBLIC COMMENTS

M. GOOD OF THE ORDER

N. ADJOURNMENT

Members:

Chair Steve Gale and Vice-Chair Katina Hester;
Warren Billups; Thomas Butler; Jane Hielman;
Ron Long, Kenneth Reandeau; Janice Wilson; Dist. 1 Vacancy

Department of Community Development Staff:

Donella Clark, Principal Planner; Bruce Emery, DCD Director

MINUTES

Clallam County Planning Commission

Meeting of April 15, 2026, 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 Vice Chair Katina Hester, Ken Reandeau, Tom Butler, Ron Long, Warren Billups, and Janice Wilson. Bruce Emery, Director and Donella Clark, Principal Planner, and Enrique Valenzuela, Planner II, represented staff from the Department of Community Development.
- D. **WELCOME:** Vice Chair Hester welcomed all in attendance.
- E. **APPROVAL OF MINUTES:** Commissioner Reandeau motioned to approve the minutes and Commissioner Long seconded. Motion passed.
- F. **ANNOUNCEMENTS:** None.
- G. **PUBLIC COMMENT PERIOD:** Judy Larson commented that she had tried to join by phone last meeting, but could not figure out how to provide comment.

Mariann McElravy spoke on the phone on behalf of herself and MariAnn Lovitt. Both live at Bullman Beach. They discussed short term rentals and water usage, and the water system.

- H. **UNFINISHED BUSINESS:** None.
- I. **PUBLIC HEARING ITEM:** Staff presented an overview of the Open Space code and explained the two applications. The tax shift for these two applications would be over \$5000 to the tax payers in the County. One of the properties is applying for Farm and Ag Conservation and one is applying due to a conservation easement diminishing development rights. The public hearing was opened and Jon Worthington provided comment that he disagrees with everything about the open space program. This was the only comment and the public hearing was closed. Commissioner Reandeau asked questions regarding the infrastructure existing on the property with the conservation easement. Commissioner Long asked staff to clarify the difference between the Open Space Farm and Ag and RCW Farm and Ag program. The commission discussed the public benefit of farm and ag conservation and the idea behind preserving farmland. Commissioner Long motioned to recommend the applications be forwarded to the Board of County Commissioners to take action and approve the applications. Commissioner Wilson seconded. Motion passed.

The continued public hearing of the Comprehensive Plan Update was opened. Director Emery introduced 6 written comments received since Monday. Public in the room and online was called to comment. Judy Larsen, Virginia Shogren, and Robert White testified regarding the piping project in Sequim. Jon Worthington commented about the property buy-back program and the County's obligation to consider his plan provided previously. Discussion regarding continuation of the hearing until next session was deferred to later in the meeting.

- J. **WORK SESSION ITEMS:** Next Director Emery went through the April 8 memo provided regarding the Comprehensive Plan Update. Commission discussed the definition proposed for resorts and discussed the difference between master planned resorts. Changes will be made and brought back to the commission. Discussion regarding Agricultural language will be brought back also. Review of Table 3.3 was started. Language was added regarding the concerns around Miller Peninsula. April 6 memo was discussed, recommending the Planning Commission suggest to the Board of County Commissioners to write to the Department of

Ecology to generate a dialogue regarding the piping project in Sequim. Will continue the discussion until next meeting.

Director Emery recommended wrapping up the public hearing portion of the Comp Plan Update and continue working on the table and agency comments at the next meeting. Commissioner Long motioned to close the public hearing of the Comprehensive Plan Update with Commissioner Butler seconding. Motion passed. Commission will continue their review of the testimony received to date at the next meeting.

- K. PUBLIC COMMENT PERIOD: Judy Larson informed the Commission that she has copies of materials and excerpts from the EIS related to the piping project. No monitoring has been done. Virginia Shogren made comment regarding the Bureau of Reclamation funding being removed. Robert White made additional comments on the piping project. Jon Worthington commented regarding the Jimmycomlately Science.
- L. DISCUSSION OF PUBLIC COMMENTS: Commissioner Billups asked for clarification regarding how piping is affected the requirement for land owners to deepen their existing wells.
- M. GOOD OF THE ORDER: Commission Wilson asked if everyone had seen the AirBnB had noted Seiku as the #1 "Under the Radar Hidden Gem". Commissioner Hester asked if comments should be held until the next meeting instead of emailed up until the meeting. It was decided the emails when sent should differentiate if the comments will be discussed at the upcoming meeting.
- N. ADJOURNMENT: The meeting adjourned at __8:22 p.m.___



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Memorandum

Date: April 29, 2026
To: Clallam County Planning Commission
From: Bruce Emery, Director of Community Development
Re: Planning Commission work session on the CPU, 05/06/2026

Hello, Planning Commissioners. Excellent work on getting through the public hearing! We still have some items to cover as detailed below.

Packet Items. Your packet includes the following:

- Supplemental Memorandum concerning the Irrigation Improvement project, dated 4/29/2026.
- Excerpt from Land Capacity Analysis (p. 28-31) with new edits addressing capacity issues.
- Addendum 1, 2, & 3, Appendix C, addressing issues raised in comment letter from Department of Commerce, April 13, 2026 (Testimony #69).
- Proposed edits to the Comprehensive Plan and Zoning Code to address issues raised by Commerce.
- Excerpt Table 3.4, which includes Letters of Testimony, #57 (discussion not completed on 4/15/26) through #81.
- Letters of Testimony, #57 through #81.

Although you have received testimony letters through # 67, discussion from the 4/15/26 meeting concluded at #57. Your packet includes Testimony #57 through #81, including testimony received following the April 15, 2026, public hearing. This include several late submittals (following the close of the public hearing) based on the allowance of testimony that summarizes and supports oral testimony as allowed by the Vice Chair. A summary of comments and policy recommendations is also provided in Table 3.4, enclosed.

New Policy Edits from 4/15/26 Discussion. In follow up to the discussion on 4/15/26, the following new language is proposed for your consideration:

To address the challenge of differentiating cabin-type recreational development from that of a master planned resort, the following changes are being proposed:

CCC 31.06.120(4139) "Small-scale Resort" means a rural commercial establishment consisting of tourist lodging facilities, such as cabins or similar units, ~~building or group of buildings under unified ownership or control~~ that provides overnight accommodations, activities and amenities, primarily for outdoor recreation and typically sited in an area with significant natural attributes. This definition does not mean, and is distinguishable from, a bed & breakfast inn as defined by CCC 33.03.010(13), or master planned resort as defined by RCW 36.70A.360(1) and CCC 31.02.050(25).

New policy under CCC 31.06.100(5)(e): "Consider the establishment of density or frequency limits to avoid uncontrolled proliferation of small-scale resort development throughout the county's rural communities, natural settings and resource lands."

Amend 31.06.130, Table 6 to include:

Use	Rural Center	Tourist Commercial	Quillayute Residential	Rural Neighborhood Conservation
<u>Small-scale Resort Facility</u>	Conditional	Conditional	Prohibited	Conditional

Amend CCC 31.02.115(3)(c) to incorporate need to establish appropriate scale for the area devoted to accessory uses:

- (c) *Agricultural Accessory Uses.* Clallam County supports the inclusion of agricultural accessory uses that assist local farms to maintain profitability and sustainability. Uses that assist with storage, distribution and marketing of locally produced agricultural products, including support services that facilitate these activities, will be allowed within agricultural operations. Non-agricultural accessory uses and activities that are related to and consistent with the size, scale and intensity of the existing agricultural use, that also support the economic viability of the agricultural operation, including new buildings, parking, and supportive uses, will be allowed within the intensively developed portion of the agricultural property and shall not otherwise convert more than one acre of agricultural land, or 15% of the net property acreage not to exceed two acres in total, to nonagricultural uses, and Non-agricultural accessory uses shall be focused on the least agriculturally productive portion of the property.

Provide definition for "Fully-Integrated and self-contained." I did not find where other jurisdictions had provided this definition. In relying on the scope of uses wallowed under the MPR Standards (CCC 33.25), I came up with the following, which could be included under *Definitions* 31.02.050(21):

"Fully-integrated and self-contained," as used in the context of a Master Planned Resort (MPR) as also defined herein, refers to the completeness of development in which all aspects of a large-scale resort community has been considered and

provided in order to address nearly all needs of its clientele, including but not limited to: cabins, condominiums, lodges, motels, rental homes, and other short-term occupancy accommodations; accommodations adequate to house caretakers, groundskeepers, service personnel and others needed for the logistic operations of the resort community; indoor and outdoor recreation facilities such as golf courses, clubhouses, pro shops, spa facilities and undeveloped recreational areas; commercial facilities such as restaurants, barber shops, beauty salons, specialty shops, real estate and other professional offices, grocery stores, pet boarding and care facilities, and other services; open space areas such as lakes, wetlands, green belts, buffers, and wildlife preserves; facilities necessary for public safety such as fire and security stations, waste disposal, utilities (within the MPR), emergency medical facilities, and storage structures; transportation facilities; cultural community and entertainment facilities such as theaters, amphitheaters, galleries, arts and crafts centers, and interpretive centers.

Thank you all again for your dedication and hard work. If you have any questions regarding this information, please contact me at 360-417-2323 or at bruce.emery@clallamcountywa.gov.

Sincerely,

A handwritten signature in cursive script that reads "Bruce W. Emery". The signature is written in dark ink and is positioned above the printed name and title.

Bruce Emery, Director
Clallam County DCD



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Memorandum

Date: April 29, 2026
To: Clallam County Planning Commission
From: Bruce Emery, Director of Community Development
Re: Public Testimony concerning the tightlining of irrigation ditches in the Sequim-Dungeness Valley, Supplemental Response

The Planning Commission received additional oral and written testimony concerning the Clallam Conservation District (CCD)-sponsored irrigation tightlining project. The Memo includes additional information from the April 6, 2026, Memorandum to the Planning Commission on this issue in response to testimony received.

Permit Authority. In their December 9, 2021, *Sequim Prairie-Tri Irrigation Association Irrigation Efficiencies and Improvement Project*, the Association and CCD identified that the project:

“...will require a hydraulic project approval permit from the Washington Department of Fish and Wildlife (WDFW), consultation with the Army Corps of Engineers, and possibly a certificate of compliance from Clallam County (p. 25).”

Presently, Clallam County is unaware of any hydraulic project approval application (HPA) approved for the current tightlining project.

In accordance with RCW 77.55.181(1)(c)(iii) and (v), the irrigation improvement project is both a Department of Fish & Wildlife-sponsored restoration project, and a Clallam Conservation District-sponsored restoration project. As such, the permitting procedures for the project are limited under RCW 77.55.181(4), which preempts the County from requiring a separate permit, especially if an HPA will be required.

Adjudication. The April 6, 2026, Memorandum included analysis on the authority of the National Marine Fisheries Service to impose restrictions to avoid a “take” under Section 9.a of the Endangered Species Act. As noted, this was one impetus that motivated the Dungeness Agricultural Water Users Association to create a water conservation plan and set out to create substantial conservation improvements to the irrigation ditch network. In accordance with RCW 90.03.110, the Department of Ecology has the authority concerning water use and allocation. Specifically, by petition, Ecology may adjudicate the lawful rights to water and file such adjudication with the Superior Court of the County in which the determination has been issued. Such adjudication has occurred within Yakima and Whatcom Counties.

Also as noted in the April 6th Memo, RCW 90.14.220 specifically preempts any claim to rights to ground (and surface) water "...acquired by prescription or adverse use." The water flowing through the open irrigation ditches is there by rights conveyed to the irrigators. The conditions present in the shallow aquifer resulting from the illicit ditch leakage cannot be claimed as an adjudicated right. The argument that those conditions should be required to be maintained is not supported by and in fact conflicts with the law.

Adequacy of SEPA. Based on testimony received, concerns have been expressed that the original FEIS issued for the project (November 2003), is dated and a new environmental assessment should be performed. The review provided under the 2003 FEIS was extensive and evaluated most of the concerns raised with respect to reducing tailwaters and ditch leakage and their impacts on local surface and groundwater resources. More to the point, in accordance with WAC 197-11-390, following all appeal periods, the final determination of the Lead Agency is final. This fact was iterated in the FEIS document on Contents p. 3, which reads "[t]his EIS covers both programmatic and project elements for the Conservation Plan: therefore, no subsequent State Environmental Policy Act (SEPA) review for individual project elements will be needed."

Concerns were also expressed regarding the lack of a Federal Finding of No Significant Impact (FONSI) from the Bureau of Reclamation when the irrigators sought federal WaterSMART grant funds to help assist with the project. Under the state's SEPA rules, use of National Environmental Protection Act (NEPA) documents is possible as SEPA documentation. Unfortunately, the reverse is not true. The "FONSI" determination concerning the WaterSMART grant application was issued because a NEPA review had not been completed and had nothing to do with the adequacy of the FEIS. Hence, the grant application was dismissed. The FEIS still meets SEPA requirements for environmental review.

Irrigation Easements. Testimony received purported that the irrigation districts do not have easements for the irrigation ditches. While most irrigation lines are required to be shown the face of subdivision plats, there are properties throughout the Sequim-Dungeness Valley that were not created by subdivision, and actual documentation of easements is not on file with the Auditor's office.

Attached is a fact sheet from CSD Attorneys at Law (4/29/2025) that analyzes the legal standing the irrigators and the Conservation District possess concerning established or prescriptive easements that exist along all irrigation lines used for greater than 10 years. Also included is a *Fact Sheet Regarding Irrigation Projects* that summarize these findings as well as other issues regarding the irrigation improvement project. In short, the irrigators are fully within their rights to complete the improvements.

Conclusion. The information provided herein and in the April 6, 2026 Memo, supports that Clallam County and other local jurisdictions are preempted from requiring individual permit review and approval for the irrigation improvement projects. The risks of further preemption by state or federal agencies is substantial when you consider the

adjudication process authorized under RCW 90.03.110, and the authority for issuing a determination of “take” under Section 9.a of the Endangered Species Act—actions that have occurred in Washington State concerning irrigation water.

The County, in conjunction with other local entities and state agencies, embarked on a cooperative effort to address the issue of limited water resources, dwindling salmon stocks, the needs of local farmers, and the needs of domestic development, back in the mid 1990’s. From that effort, the Dungeness Quilcene Plan, the Dungeness River Agricultural Water Users Association Comprehensive Water Conservation Plan, the WRIA 18 Plan, the Dungeness Water Exchange Agreement, and other plans and studies have been developed and adopted, making the Dungeness watershed one of the most studied systems in the state. If further environmental assessment or agreement is needed to address concerns raised, it will require a meeting of stakeholders in a spirit of collaboration. For these reasons, the Department of Community Development is adamantly opposed to any policy supporting or any action proposed to implement a moratorium on further ditch tightlining. The risks to the agricultural community, the restoration of salmon, partnering stakeholders and the community at large is too great for such a unilateral action that, as noted in the April 6, 2026, Memo, runs the risk of eliminating irrigation distribution altogether, with dire consequences. We do not support the proposal as articulated in testimony.

If you have any questions regarding this information, please contact me at 360-417-2323 or at bruce.emery@clallamcountywa.gov.

Sincerely,

A handwritten signature in cursive script, reading "Bruce W. Emery". The signature is written in dark ink and is positioned above the printed name and title.

Bruce Emery, Director
Clallam County DCD

Attachments: CCD Fact Sheet Regarding Irrigation Projects
Memorandum from CSD Attorneys at Law, dated April 29, 2025



FACTS REGARDING IRRIGATION PROJECTS

1. Clallam Conservation District (CCD) has supported irrigation efficiencies and water conservation since 1959.
2. CCD facilitates state and federal grants to help irrigation districts convert open ditches to enclosed pipes.
3. The CCD has a clear legal right to implement and fund water conservation projects including ditch to pipe conversions.
4. The funding agency oversees any EIS, SEPA, and NEPA requirements if they are required. For example, if the Bureau of Reclamation is the main funding agency they will oversee and run the NEPA process.
5. The CCD will verify that all required local, state, and federal permits are in place before any project implementation.
6. Irrigation Districts and Companies clearly and legally hold prescriptive easements where they have openly used ditches for 10+ years, even without written agreements.
7. Irrigation Districts and Companies have the authority to convert open ditch to pipe.
8. Washington State law allows prescriptive easement's use to evolve over time, for example: converting open ditch to buried pipe.
9. Landowners do not have legal rights to ditch seepage, even if seepage has historically benefited their property.
10. Landowner permission is not required to perform upgrades or maintenance in Irrigation easements. All efforts will be made to notify landowners when an upgrade, "piping project" will go through their property.
11. Piped systems reduce water loss, improve water quality, and increase streamflow for endangered salmon in the Dungeness River.
12. CCD does not own ditches but legally partners with Irrigation Districts and Companies to deliver conservation-focused best management practices.
13. Water conveyed through irrigation ditches is controlled by the Irrigation Districts and Companies under legally recognized water rights and prescriptive or written easements.
14. Aquafer recharge is not the purpose or intended use of irrigation water, nor is it considered a beneficial use under irrigators water rights.
15. Permit exempt well recharge is not the purpose or intended use of irrigation water, nor is it considered a beneficial use under irrigators' water rights

MEMORANDUM

TO: BOARD OF SUPERVISORS
KIM WILLIAMS

DATE: APRIL 29, 2025

FROM: SETH A. WOOLSON 
SARA B. FRASE

RE: PRESCRIPTIVE EASEMENTS AND WATER SEEPAGE

I. FACTS

The Clallam Conservation District ("CCD") was created in 1959 "to help land users conserve natural resources" and also helps to "provide information and technical and financial assistance to help [land users] achieve [their] land use objectives in an environmentally sustainable manner."¹

Beginning in approximately 1999, CCD has actively assisted various irrigation districts (collectively the "Districts") in their efforts to install solid irrigation pipes (the "Pipes") in place of open irrigation ditches (the "Ditches").² The Districts' conversion of Ditches into Pipes (collectively the "Projects") helps reduce the loss of water from evaporation and seepage, thus benefitting instream flows for critical salmon habitat, and helps eliminate the risk of contamination, such as fecal coliform, from getting into the irrigation water and ultimately cycling back into the Dungeness River.³ CCD is eligible to obtain federal and/or state grants for the Projects. CCD does not own or control any Ditches, so CCD partners with the Districts to pass through federal grant funds to the Districts to help fund the Projects.

The Ditches were built well-over ten (10) years ago, and often as far back as one hundred (100) years ago. The Ditches run through private property (the "Private Property" or "Private Properties") owned by various individuals (the "Owners"). In some locations, the Districts received express written irrigation easements. In other locations, there is no record that the Districts have express written easements; however, the Districts have openly used the Ditches for well over ten (10) consecutive years.

Some of the Owners do not like the idea of having the Ditches converted to Pipes and have argued, among other things, that (i) the Districts do not have easement rights for the Projects; and (ii) converting the Ditches to Pipes will violate the Owners' water rights because their

¹ Clallam Conservation District, *About Clallam Conservation District*, <https://clallamcd.org/about-the-district>.

² Clallam Conservation District, *Irrigation Water Management: Irrigation in the Dungeness Valley – Past Present & Future*, <https://clallamcd.org/irrigationwatermngt>.

³ *Id.*

A use is “adverse” if it is without the owner’s express revocable permission and is the type of use normally reserved for an owner of the property. A use is “open and notorious” if it is capable of being observed by the owner in the ordinary course of their use of the property.

For example, if John, without permission, drives across property owned by Julia to access his property for ten (10) consecutive years, John would be entitled to a permanent prescriptive easement to access his property over that same section of Julia’s property. If, however, John asked and received permission from Julia to drive across her property, then his use of Julia’s property cannot “ripen” into a prescriptive easement without her withdrawing her permission and then John continuing to use the property for ten (10) years after her permission is withdrawn.

Based on the facts as we know them, the Districts have prescriptive easements for the Ditches over those Owners’ Private Properties that have not previously granted express easements. The Ditches are clearly “open and notorious” as they are visible to anyone and they have been in use for well in excess of the ten (10)-year requirement. While the current Owners may *like* the Ditches, absent the Owners being able to prove that their predecessors in interest gave the Districts express revocable permission to install the Ditches when they were first constructed (i.e., upwards of one hundred (100) years ago), the Ditches will meet the “adverse” requirement.

B. Conversion of Ditches to Pipes in Prescriptive Easements.

1. Washington Law Permits Changing the Scope of a Prescriptive Easement.

The “purpose” or “scope” of a prescriptive easement defines the (i) area of another person’s property that can be used by the adverse user; and (ii) the activities for which that area can be utilized by the adverse user. Washington law holds that “the extent of the rights acquired through prescriptive use is determined by the uses through which the rights originated.”⁸ In other words, the scope of the prescriptive easement is defined by the uses it was put to during the ten (10)-year prescriptive period. For example, if John established a prescriptive driveway easement over a ten-foot (10’) wide portion of Julia’s property to access his property, John would not later be entitled to widen the driveway to fifteen feet (15’) or install utilities within the easement because widening the driveway or adding utilities to it are not consistent with the ten-foot (10’) wide driveway easement John established during the ten (10)-year prescriptive period.

That said, Washington case law allows the way a prescriptive easement is used to evolve over time, holding that “the use under which a prescriptive interest arises determines the general outlines rather than the minute details of the interests.”⁹ To determine if a particular use is permitted under a prescriptive easement, the courts compare the use during the prescriptive period to the new use regarding (i) their physical character; (ii) their purpose; and (iii) the relative burden caused by the uses upon the burdened property.¹⁰

Using our example, if John established a ten-foot (10’) wide prescriptive driveway easement across Julia’s property in the early 1900’s when he only owned a horse and buggy, John would

⁸ *Id.* at 187.

⁹ *Id.* at 187 (holding that a prescriptive easement for “recreational purposes” did not limit use of dock to specific proven recreational uses by each holder of the easement).

¹⁰ *Id.* at 188.

irrigated its family farm utilizing water from an open earth irrigation ditch running through Papa's property for seventy-five (75) years. Flake replaced the open earth ditch with a concrete lined irrigation ditch in the same location, and same size, as the open earth ditch.

Papa sued, arguing that the concrete irrigation ditch was, essentially, a brand-new ditch, separate and apart from the earthen irrigation ditch, therefore Flake had no right to construct or use the concrete irrigation ditch. The *Papa* court held that Flake was entitled to replace (or line) the open earth irrigation ditch with the concrete irrigation ditch because the replacement ditch was in the same location and was the same (or smaller) size as the original ditch. In Arizona, all easements, including prescriptive ones, include the right to "upkeep and repair" the easement and to "do all acts necessary and proper in order to obtain full enjoyment of the easement."¹³

While *Papa* court's rationale is not identical to Washington's test, it is similar. In *Papa*, a modification of the way water was transmitted through Papa's property was permitted in order to reduce water loss (i.e., to get full enjoyment of the easement) as part of the "upkeep and repair" of that easement, in part because there was no increased impact or burden on Papa's property. This is similar to Washington's three (3)-prong test regarding an expanding "scope" of the easement use. Washington courts would likely look at *Papa* as persuasive authority that Washington's prescriptive easement laws permits conversion of Ditches into Pipes.

C. Washington Does Not Recognize a Third Party's Right to "Seepage."

1. General Water Law Overview.

Under Washington law, waters of the State belong to the public and, therefore, cannot be "owned" by any individual or group of individuals. Instead, people interested in using waters of the State must apply to Ecology for a right to use a certain volume of water, for a defined purpose, and in a specific location.¹⁴

Washington follows what is called the "prior appropriation" or "first in time, first in right" principle when it comes to determining a person's right to water. This means that, when looking at two (2) or more parties who have certificates of a water right, their respective priority dates attached to that right determines whether they are "senior" or "junior" to one another. The junior water right may not impair the senior water right.

A water rights certificate perfects that water right, which then attaches to the land identified in the certificate. In addition to listing the priority date of the water right, the certificate will outline how much water can be used and from where; during what time of year the use may occur (i.e., during irrigation season or year-round); and the beneficial use the water must be put towards (i.e., irrigation or domestic).

¹³ *Id.* at 498.

¹⁴ Washington Department of Ecology, *Water Rights*, <https://ecology.wa.gov/Water-Shorelines/Water-supply/Water-rights>.

come to intermingle with naturally occurring groundwater due to irrigation with water "made available by the Grand Coulee Dam."

Jensen argued in part that "the Bureau abandoned the water" and that the "commingling with public water causes artificially stored water to become public water." Applying the Supreme Court's holding in *Idé* and the Washington court's test for abandonment of a water right, the court rejected both of Jensen's arguments. First, Jensen "offered no evidence that the Bureau intended or in fact relinquished control of its water." Second, the court, applying both statutory and judicial precedent, upheld the standard that the commingling of artificial and naturally occurring groundwater does not cause the stored water to lose its separate identity.¹⁹

Furthermore, on the issue of abandonment, under Washington law, a "relinquishment" of a water right occurs when a water user abandons or "voluntarily fails, without sufficient cause, to beneficially use all or any part of said right to divert or withdraw for any period of five successive years after July 1, 1967."²⁰ The relinquished portion of the water right then goes back to Washington State and becomes available for appropriation by another water user.²¹ The fact that the Bureau's artificially stored water at times comingled with naturally occurring groundwater did not constitute as abandonment, as the Bureau at all times intended to use and preserve its water rights.

Here, the Districts' Ditches are similar to the Bureau's storage of water in *Jensen*. The Ditches are an artificial method utilized to store and transport surface water withdrawn from the Dungeness River for irrigation purposes. The resulting seepage from the Ditches feeds into the existing groundwater supply, but the Districts have not voluntarily abandoned or relinquished the seepage; therefore, the seepage does not alter the identity of that water as being part of the Districts' water rights, nor does it qualify as an intentional abandonment of their water rights. The seepage remains part of the District's water rights and is not naturally occurring groundwater, or water that has been abandoned or relinquished by the Districts; therefore, that seepage is not subject to appropriation by the Owners despite any historic use of the seepage. In other words, the Owners have no legal right to continued use of the seepage. The Owners have no claim against the Districts for loss of the seepage if the Pipes are installed just like the Owners would have no claim against the Districts for loss of the seepage if the Districts decided to stop running water through the Ditches altogether.

ii. *Routine Collection of Seepage Does Not Result in Prescriptive Water Rights for the Owners.*

Unlike the Districts' prescriptive easements for irrigation purposes, the Owners have not established a "prescriptive" right to use seepage from the Ditches regardless of how long they have utilized that seepage. Washington courts do not recognize prescriptive rights to groundwater.

¹⁹ *Jensen*, 685 P.2d at 1072.

²⁰ RCW 90.14.160.

²¹ *Id.*

as personalty, but does not thereby secure or acquire the right to the continuous flow of such water.²⁷

In other words, the mere fact that Dodge benefitted from seepage, or EWC's other intentional releases of its waters, did not vest Dodge with any future right to receive that seepage nor did it require EWC to continue to intentionally release water for Dodge's benefit. The water rights were, and remained, EWC's despite the fact that Dodge had historically received incidental benefits from EWC releasing some of that water.

The facts surrounding the Projects are similar to those in *Dodge*. The water being diverted through the Ditches is "foreign," meaning that it is not natural to the Ditches but is purposefully being diverted there from another water body—in this case, the Dungeness River. Furthermore, the Districts possess the water rights for the water being diverted through the Ditches, and those Districts own and operate the Ditches. The Districts are the "first takers" of the diverted water and, therefore, are entitled to retain their original right to the water diverted from the Dungeness River in its entirety. The Owners, just like Dodge, do not have any continued right to receive and use the seepage even if they have historically benefitted from seepage from the Ditches, so the Owners do not have any right to demand, or receive, future seepage from the Ditches.

IV. CONCLUSION

The Districts have long-established prescriptive easements for the Ditches. Washington law allows the Districts to convert the Ditches to Pipes because the location and purpose of the prescriptive easements remain the same and the Owners are not further burdened by these conversions. Furthermore, the Districts have the water rights to use all of the water running through the Ditches and the Owners have no legal right to receive seepage from the Ditches regardless of how long they have inadvertently benefitted from that seepage.

Seth
Sara

²⁷ *Dodge*, at 634 (quoting *Stevens v. Oakdale Irr. Dist.*, 90 P.2d 58, 61-62 (Cal. 1939)).

Clallam County Land Capacity Analysis

May 30, 2025, Amended April 22, 2026

Excerpt on Capacity after Zoning Changes

NOTE: The below information was obtained from the Land Capacity Analysis Report as amended 04/22/2026, as it appears starting on page 28, thereof.

Findings and Recommendations

The information contained in this analysis produced key findings and recommendations for future decision-making concerning the 2025 periodic update of the Clallam County Comprehensive Plan, including the following:

1. Per Commerce guidance, data showed nominal shortfall in fully accommodating very low and extremely low-income segments in the Sequim and Clallam Bay/Sekiu UGAs. Specifically, the unincorporated Sequim UGA shows a need for an additional 147 units in the *High-Density* category, and the Clallam Bay/Sekiu UGA shows a need for an additional 24 units also in the *High-Density* category. Changes are needed to current zoning in order to correct these deficiencies.
2. A reallocation of approximately 120 units in the *Moderate-Density* category is needed from rural County to unincorporated UGAs. Sufficient capacity exists in all UGAs to accommodate this need. All other areas of unincorporated Clallam County are shown to have sufficient capacity under existing zoning to accommodate growth over the 20-year planning horizon.
3. The lack of successful implementation of the Transfer of Development Rights (TDR) program as set forth under CCC 33.26, is proving to be a barrier to achieving housing and agricultural preservation objectives. Without an economically attractive program design, the requirement is merely proving to be a barrier to higher-density residential growth in the unincorporated Sequim UGA. Consideration should be given to adjusting the program to improve its attractiveness, or its removal as a requirement.
4. The analysis shows a lack of opportunity for the development of emergency shelters and emergency housing within the Sequim UGA. It is recommended that the zoning for the Sequim UGA be amended to incorporate opportunity for emergency shelter development for a minimum of 0.23 acres in order to address the projected need over the 20-year planning horizon. Per Department of Commerce guidance, a new analysis should be applied to any subsequent zoning changes, once completed, to demonstrate adequate capacity for future emergency housing needs.
5. The Clallam County Zoning Code should be amended to incorporate provisions specific to emergency housing and emergency shelters. Standards should be

considered regarding the placement, spacing, or other operational and nuisance controls for the appropriate siting of such facilities.

6. Per Commerce guidance, the analysis concerning employment allocation shows that existing zoning is adequate to accommodate projected and allocated employment needs based on the capacity of lands within existing commercial and industrial zoning categories according to demonstrated employee per acre (EPA) assumptions.
7. This analysis considered only the minimum conditions required to accommodate projected and allocated housing and employment needs according to Commerce guidelines and the requirements of the GMA (RCW 36.70A). Arriving at final recommendations for meeting future housing demand and employment growth will require further analysis and considerations under the Housing and Economic Development Elements of the Comprehensive Plan.

Actions to Address Capacity Deficiencies

The following describes the specific actions to be taken for the County to address the capacity deficiencies identified in the preceding section.

Sequim UGA High-Density Zoning. Current Zoning within the Sequim UGA has shown to create a capacity shortfall for fully accommodating very low and extremely low-income segments. To address this shortfall, an additional capacity of 147 high-density residential units will be needed. The Planning Commission considered 18 areas of S(R-II) zoning within the unincorporated UGA for increasing density sufficient to accommodate this need. The Planning Commission considered parcel vacancy and additional capacity, presence of utilities and services, critical areas, and proximity to transit and the urban core. After consideration, they arrived at the recommendation for changing the zoning from the aforementioned S(R-II) designation to the S(R-III) designation for approximately 46.7 acres in two discrete neighborhoods of the unincorporated UGA. The following Table 19 summarizes the resulting net capacity after existing development, critical areas, application of a market factor and other considerations were applied:

Table 19: Summary of Development Potential from S(R-II) to S(R-III)

Neighborhood Reference Number	Neighborhood size (acres)	Net Developable Acres	Net Res. Units (capacity)	% Dev. Capacity	Capacity per Gross Acre *
5: Priest & W. Bracket	16.6	6.7	67	40%	4
16. Miller North	<u>30.1</u>	<u>15.3</u>	<u>153</u>	51%	5.1
Totals	<u>46.7</u>	<u>22</u>	<u>220</u>		

(* Units potential per acre)

Clallam Bay/Seki UGA High-Density Zoning. The Clallam Bay/Seki UGA was assigned a very small growth allocation (0.5% projected growth) for the 20-year

planning horizon primarily because it has seen slow to negative growth over the past two decades. Despite this slow growth trend, the need for very low to extremely low housing options still exists. Per Findings #1 above, there is a need for accommodating **24 units** within the high-density category over the next 20 years.

Residential zoning within the UGA (Urban Residential High (URH), allows a density of one unit per 12,500 square feet, which is not sufficient for the construction of housing for very low and extremely low-income households. To address this need, Planning staff considered several existing zone designations used elsewhere in the County and arrived at a recommendation for the Urban Moderate Density (MD) designation. The Planning Commission has considered and concurred with the recommendation. The MD Zone has a residential density of 15 units per acre. The resulting capacity for the high-density category of this change is summarized in Table 20, below:

Table 20: Summary of Development Potential, URH to MD

Income Level (% AMI)	Projected Housing Need (HAPT C)	Zone Categories Serving Need Level	Aggregated Housing Needs	Total Capacity	Capacity Surplus or Deficit
0-30% Non PSH	10				
0-30% PSH	5	High Density	24	3125	3101
>30-50%	9				

The increase in residential capacity for the Clallam Bay/Seki UGA is substantial. However, it must also be considered in the context of projected growth, geographic isolation, and challenges facing the community with respect to economic development. As noted in the Technical Memorandum under Exhibit L, the expectation of growth in the Clallam Bay/Seki UGA exceeding 1% is unlikely. However, the opportunity presented by the proposed change in zoning will allow the community reasonable opportunity to address its housing needs through the 20 year planning horizon and beyond.

Medium Density Accommodation in Rural Clallam County. Finding #2 identified a deficit in the projected housing needs for low and moderate-income households, corresponding to the moderate density category of 120 units. Specifically, Table 12-B identified a need of 202 units, with 82 units projected to be provided by Accessory Dwelling Unit (ADU) development, leaving the 120-unit deficit. Zoning within the rural and resource portions of the County, including its LAMIRDs, is not adequate to accommodate moderate-density housing.

As noted in Finding #2, the objective is to allocate this housing need to existing UGAs with sufficient low- and moderate-income housing capacity (moderate density). As per Table 2 above, the allocation of housing needs provides a guide as to which UGAs are likely to experience the highest level of proportionate growth. The reallocation of the rural moderate-density housing need involves assuming each UGA receives its proportionate share of this allocation based on its expected growth allocation and

available capacity. A summary of the capacity of each UGA to receive its weighted share of the low- and moderate-income housing need is provided in Table 21, below:

Table 21: Summary of Capacity for Reallocation of Moderate Density to UGAs

UGA	Percent Growth Allocation	Weighted Factor	Reallocation of Moderate Density	Moderate Density Capacity *	Surplus (Deficit)
Sequim UGA	5%	0.357	43	1876	1833
Carlsborg UGA	3%	0.214	26	330	304
Port Angeles UGA	5%	0.357	43	1655	1612
Joyce UGA	0%	0	0	250	250
Clallam Bay/Sekiu UGA	0.50%	0.036	5	260	255
Forks UGA	0.50%	0.036	5	1278	1273
(* Per Tables 6-B through 11-B)					

Emergency shelters in Sequim UGA. Pursuant to the allocations assigned by the HAPT Method C document (Attachment B), the unincorporated Sequim UGA was assigned 27 emergency shelter beds. However, when considering suitable areas for assigning this allocation, it became clear that such accommodation was not possible without substantial disruption to existing neighborhoods. The City of Sequim enjoys a robust commercial core. As such and with the establishment of residential neighborhoods throughout the remainder of the unincorporated UGA, there are no commercially designated areas within the unincorporated UGA appropriate for the siting of temporary emergency shelters.

In response to this matter, the City of Sequim and the County collaborated on a solution in which the 27-emergency shelter beds originally allocated to the unincorporated UGA per the HPAT Method C, would be reallocated to the city within its commercial zoning districts. The issue was considered by the Sequim City Council on November 24, 2025, who responded with a Letter of Concurrence to the County. The Board of County Commissioners formalized the reallocation of the 27-emergency shelter beds capacity to the city on December 9, 2025, under Resolution Number 94, 2025.

The City of Sequim's 2025 Land Capacity Analysis (SLCA) includes capacity information on emergency shelters. Specifically, Figure 25 of the SLCA shows a total capacity for emergency shelter beds of 5,397 within the available commercially zoned areas of the incorporated city limits. With an estimated need of 164 beds per those allocated under the HAPT C document to the city, and the 27 additional beds reallocated from the county to the city, total emergency shelter bed capacity is expressed as: $5,397 - 164 - 27 = 5,206$ **beds**, thus demonstrating that the estimated need can comfortably be accommodated within the incorporated city limits.



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Memorandum

Date: April 28, 2026

To: Public

From: Bruce Emery, Director of Community Development

Re: Addendum 1, Housing Element Technical Analysis (Appendix C), Response to Barriers to Housing Availability

In accordance with RCW 36.70A.070(2)(ii), the Growth Management Act (GMA) requires Clallam County to document "programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations." The Housing Element Technical Analysis (Appendix C) identified several potential barriers to affordable housing, and prescribed actions that could be considered in response under Section 6.3. To meet the County's obligation articulated under the GMA, the following provides a summary of how the County has responded to the barriers identified in Appendix C.

Barrier	Actions proposed to address barrier	Actions implemented concurrent with the CPU
Low maximum densities or low maximum FAR	- Exploring alternatives to TDR program and encoding higher density standards into base zoning. - Since URH is considered to be a zone that allows multi-family dwellings, the County should consider development regulation changes that allow higher maximum density in zones for multi-family dwellings.	- Changes made to temporarily suspend TDR and expand usable density in S(R-II), S(R-III) and S(R-IV) zones. See CCC 33.07.010(10), 33.13.030(9), 33.13.050(7), 33.13.070, 33.19.030, and 33.19.050(2)(A) & (3). - See proposed Generalize Zoning and Land Use Map change (Exhibit A) for area to be changed from URH to MD. - Increased densities as bonus for multi-family developments (see 33.13.010, 33.13.030, and 33.13.040).
Large setback requirements	County should consider reduced front setbacks for zones that allow multi-family dwellings.	Definition of "Setback" (CCC 33.03.010(97)) includes: "the distance...between a lot line or the center line of a street right-of-way and the foundation of a building..." Although some zones show a front yard setback of "45-feet," this

		accounts for a presumed 30-feet of a standard 60-foot right-of-way. The functional setback from the property line is 15 feet, consistent with or less than city jurisdictions.
Environmental Constraints	County is proposing redesignation of all area currently zoned URH in Clallam Bay/Seki to MD, increasing capacity on the 208.3 acres of developable land not encumbered by critical areas. This will create plentiful capacity at much higher potential densities (and therefore lower income brackets) in a UGA with a shortage of low-rise multifamily capacity.	See proposed Generalize Zoning and Land Use Map change (Exhibit A) for area to be changed from URH to MD.
Arbitrary limits on number of occupants (in conflict with RCW 35A.21.314)	County is working on code changes as part of this plan update that includes a more expansive definition of household and corrects references in other definitions as appropriate.	Specific edits can be found under CCC 33.03.010(49) "Household," (86) "Permanent supportive housing," (106) "Single-family dwelling," and (118) "Transitional housing." Also, elimination of "Group homes" as treated differently than other residential developments (CCC 33.19.040(A) and CCC 33.20.040(A)).
Gaps in local funding	No additional funding streams anticipated.	Addendum 2 to the Housing Element Technical Analysis (Exhibit C) concluded an annual shortfall of identified local public funding of \$8,918,694 annually for funding subsidized housing needs in Clallam County. The State's Housing Trust Fund is identified as a primary source for obtaining grant funding for meeting subsidized housing needs. Other sources are periodically available and should be sought to meet this financial need.
Must allow two ADUs on each lot in UGAs; May not require owner	County is working on code changes that adopt updated	Changes have been made to Chapter 33.50 applicable to ADUs consistent with RCW 36.70A.681.

to occupy the property, and may not prohibit sale as independent unit, but may restrict the use of ADUs as short term rentals; Must allow an ADU of at least 1,000 SF; Must set parking requirements based on distance from transit and lot size; may not charge more than 50% of the impact fees charged for principal unit; must permit ADUs in structures detached from principal unit; may not restrict roof heights to less than 24 feet, unless that limitation applies to the principal unit; May not impose setback requirements, yard coverage limits, tree retention mandates, restrictions on entry door locations, aesthetic requirements, or requirements for design review for ADUs that are more restrictive than those for principal units; must allow detached ADUs to be sited at a lot line if the lot abuts a public alley, unless the city or county routinely plows snow on the public alley; must allow conversions from existing structures, even if they violate current code requirements for setbacks or lot coverage; and may not require public street improvements as a	ADU requirements in tandem with the periodic update.	There are no functional alleyways in unincorporated Clallam County that would trigger requirements under RCW 36.70A.681(1)(i). Clallam County already allows the conversion of existing structures through the building permit process to convert existing structures into habitable dwellings, including ADUs. Lawfully established, nonconforming setbacks do not limit this ability.
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condition of permitting ADUs.		
Unclear development regulations	Unclear how "satellite bedroom" applies to ADUs. County is working on code changes that adopt updated ADU requirements in tandem with the periodic update.	A new Section CCC 33.50.060, "Satellite bedrooms," has been added to provide clarity and reasonable conditions on the inclusion of satellite bedrooms as part of single-family development, including development parameters.
Off-street parking requirements	County is working on code changes that adopt updated ADU requirements in tandem with the periodic update.	ADU standards proposed to be amended in accordance with 36.70A.681. Changes amending 33.19.060(4)(a) & (c) and 33.20.060(4)(a) & (c) to reduce parking space from 1.5 to one per unit for five-unit and greater developments, and eliminating parking area landscaping requirement except for 5 units and greater.
Other issues identified: High or no maximum lot sizes.	Reduces land use efficiency and fails to encourage multi-family housing, which is needed to address needs in all income segments.	Established or increased maximum lot sizes in 33.13.040(6), 33.13.060(6). Also incentivized multi-unit housing by allowing expansion of maximum lot size and density over certain unit thresholds (see 33.13.010(4)&(5), 33.13.030(4), 33.13.040(4)
Other issues identified: Zero Lot Line	Allows for conservation of developable space and cost savings through reduced costs per square foot of construction.	Allowance of zero lot line setbacks (common wall/roof) (see 33.13.010(7)(b), 33.13.030(8)(b), 33.13.040(7)(b), 33.13.050(6)(b), 33.13.060(6)(b), 33.16.050(2)(A), 33.20.050(2)(A).

The changes cited herein will help address identified barriers to affordable housing and meet the County's obligation articulated under RCW 36.70A.070(2)(ii). If you have any questions, please feel free to contact me at 360-417-2323 or by email at bruce.emery@clallamcountywa.gov.

Sincerely,



Bruce Emery, Director
Clallam County DCD



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Memorandum

Date: April 28, 2026

To: Public

From: Bruce Emery, Director of Community Development

Re: Addendum 2, Housing Element Technical Analysis (Appendix C), Affordable Housing Funding Gap Analysis

In accordance with RCW 36.70A.070(2)(d)(ii), the Growth Management Act (GMA) requires Clallam County to document "gaps in local funding" needed to achieve housing availability to all income segments. Section 6.4 of the *Housing Element Technical Analysis* (Appendix C) identified a series of public funding programs available for affordable housing development and included some recommendations for programs that might provide additional resources towards the provision of affordable housing. This Addendum to Appendix C considers the number of units needed to meet future affordable housing needs, the costs of constructing said units, and the funding available to meet the construction demanded by the projected need.

As noted on Page 7 and Table 5 of the Land Capacity analysis (Appendix B), accessory dwelling units (ADUs) do play a role in meeting some of the affordable housing needs of the 50-80% AMI income segment. In particular, modular, manufactured and tiny homes meeting residential Building Code standards provide affordable housing opportunity. Since the County was conservative in estimating future production of ADUs, it is assumed that 50% of the projected ADU growth will be accessible to the 50-80% AMI income bracket households. With this information in mind, the following depicts the projected affordable housing needs for the four lowest household income segments:

Table 1: Projected 20-year housing needs by household income

Unincorporated UGA	0-30% Non-PSH	0-30% PSH	30-50% AMI	50-80% AMI *
Sequim	100	45	91	25
Carlsborg	60	27	55	15
Port Angeles	100	45	91	25
Joyce	0	0	0	0
Clallam Bay/Seki	10	5	9	3
Forks	<u>10</u>	<u>5</u>	<u>9</u>	<u>3</u>
Totals:	<u>280</u>	<u>127</u>	<u>255</u>	<u>71</u>

(* Excludes 50% proportionate allocation of ADUs)

In their August 2023 *Guidance for updating Your Housing Element* publication, the Department of Commerce identified the inflation-adjusted average cost per unit for the construction of new

subsidized housing units in Clallam County at **\$359,266**. The following Table 2 calculates the total, and estimated annual, project costs for meeting the housing demand for units identified in Table 1 above:

Table 2: Total and annualized cost for subsidized housing demand

Unincorporated UGA	0-30% Non-PSH	0-30% PSH	30-50% AMI	50-80% AMI
Sequim	\$ 35,926,600	\$ 16,166,970	\$ 32,693,206	\$ 8,981,650
Carlsborg	\$ 21,555,960	\$ 9,700,182	\$ 19,759,630	\$ 5,388,990
Port Angeles	\$ 35,926,600	\$ 16,166,970	\$ 32,693,206	\$ 8,981,650
Joyce	\$ -	\$ -	\$ -	\$ -
Clallam Bay/Sekiu	\$ 3,592,660	\$ 1,796,330	\$ 3,233,394	\$ 1,077,798
Forks	\$ 3,592,660	\$ 1,796,330	\$ 3,233,394	\$ 1,077,798
Subtotal:	<u>\$ 100,594,480</u>	<u>\$ 45,626,782</u>	<u>\$ 91,612,830</u>	<u>\$ 25,507,886</u>
Annualized estimate:	<u>\$ 4,023,779</u>	<u>\$ 1,825,071</u>	<u>\$ 3,664,513</u>	<u>\$ 1,020,315</u>
Total Annual Cost:	<u>\$ 10,533,679</u>			

(Assumes per unit project cost of \$359,266, with a 25-year planning horizon)

Funding available to assist with the cost of subsidized housing is limited and competitive. Section 6.4 of the *Housing Element Technical Analysis* (Appendix C) listed most of the programs available to unincorporated Clallam County for meeting its subsidized housing needs. Currently, the primary sources for affordable housing revenue include: the Affordable Housing Sales Tax Funds under HB 1406 (RCW 82.14.540) and HB 1590 (RCW 82.14.530). Several of the NGOs serving unincorporated Clallam County also rely heavily on grants issued by the State's Housing Trust Fund (HTF). As "first-in" moneys, the Affordable Housing Sales Tax Funds are critical for creating matches for the HTF and other state or federal grant sources. With six and four years of revenue data respectively, the 1406 and 1590 funds have shown to generate, on average, the following annual revenue:

- HB 1406 average annual revenue: \$ 144,097
 - HB 1590 average annual revenue: \$ 1,470,888
- Total: \$ 1,614,985**

When compared to the annual estimated total needed to meet subsidized housing project costs, there remains a shortfall: \$10,533,679 - \$1,614,985 = **8,918,694**, annually.

The competitive nature and volatility of the HTF funds make them difficult to predict or rely on from year to year. Other state and federal programs do appear from time to time, and Clallam County should work hard to obtain additional funding to help close the funding gap identified above. Clallam County has researched the feasibility of selling surplus land but given the

constraints and encumbrances present (e.g. zoning, wetlands, buffers, road and highway rights-of-way), this option does not appear to hold significant promise. Other steps could include application fee waivers and incentives; however, these alternatives are not likely to provide any substantial impact with respect to the funding gaps that must be addressed.

If you have any questions, please feel free to contact me at 360-417-2323 or by email at bruce.emery@clallamcountywa.gov.

Sincerely,

A handwritten signature in cursive script, reading "Bruce W. Emery".

Bruce Emery, Director
Clallam County DCD



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Memorandum

Date: April 28, 2026

To: Public

From: Bruce Emery, Director of Community Development

Re: Addendum 3, Housing Element Technical Analysis (Appendix C), Racially Disparate Impacts Analysis

In accordance with RCW 36.70A.070(2)(e) & (f), the Growth Management Act (GMA) requires Clallam County to identify policies and regulations that result in racially disparate impacts, displacement, and exclusion (RDI); and implement policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing. This Addendum to Appendix C provides the results of the County's review of its Comprehensive Plan policies and development regulations in the context of racially disparate impacts, displacement and exclusion potential.

Background. The Washington Department of Commerce compiled demographic data for Clallam County, dating back to 2020.¹ Although this information is slightly different from that contained in the Land Capacity Analysis (Appendix B) and the Housing Element Technical Analysis (Appendix C), it is useful for highlighting trends and providing RDI analysis. Based on this information, the following depicts the racial demographic profile of Clallam County as shown in Table 1, below:

Table 1: Racial Demographic Profile of Clallam County

Ethnicity	2015 Population	2020 Population	5-Year Change	Percent Change	2020 % of total
American Indian and Alaskan Native	3,198	3,580	382	11.9%	4.7%
Asian	1,046	1,065	19	1.8%	1.4%
Black or African American	612	708	96	15.7%	0.9%
Hispanic or Latino (of any race)	4,119	5,147	1,028	25.0%	6.7%
Native Hawaiian and Other Pacific Islander	43	26	-17	-39.5%	0.0%
Other Race	154	114	-40	-26.0%	0.1%
Two or more races	2,564	3,003	439	17.1%	3.9%
White	60,661	62,839	2,178	3.6%	82.2%
Totals:	72,397	76,482	4,085		100%

¹ Washington Department of Commerce, Obtained October 16, 2025, from:
https://www.ezview.wa.gov/site/alias__1976/38930/2025_periodic_updates.aspx

The information highlights that that Clallam County is not a widely demographically diverse region. However, growth in certain demographics, especially Hispanic or Latino, Black or African American, and American Indian and Alaskan Native, indicate that the demographic makeup is changing. With the exception of tribal members residing on tribal reservation land, there is generally no local or regionally identified areas fostering ethnically concentrated neighborhoods and the populations are generally intermixed and integrated throughout. This suggests that segregation is not evident in the communities across the County. The racial demographics between the County and its three Cities, with few exceptions, are generally consistent. One exception is the Hispanic or Latino ethnic group, which comprises around 19% of the population within the City of Forks, compared to 7% for the rest of the County. Although data specific to the unincorporated Forks Urban Growth area is not available, the Hispanic or Latino demographic within the City of Forks would suggest that a higher-than-County average also exists within the unincorporated UGA and vicinity. The population data is consistent with known economic trends related to the forest products industry.

According to the US Census Bureau, the County currently has a population of 78,550 (adjusted for 2024 by OFM), and employment rate of 46.3%, a median household income of \$73,993, a total of 39,993 housing units with 35,453 total households, and a college education rate (bachelor's degree or greater) of 33.2%. It has an older population (65 years and older) of 33.8% compared to a state average of 17.3%. Approximately 9.7% of the County's population is considered within the poverty level. The median gross rent in Clallam County is estimated at \$1,189 per month.

When considering Housing affordability, one key metric is the number of households within their own home verses households within rental units. Rentals include a higher degree of risk of price change impacting the ability of certain households to remain housed. According to the 2020 Commerce data, there were 32,953 households in Clallam County (less than OFM-adjusted 2024 data, above), including 23,194 owner households and 9,759 renter households. Based on the Commerce data, the following Table 2 includes details on home ownership and rental data by ethnicity:

Table 2. Home Ownership Households and Rental Households by Ethnicity

Ethnicity	Owner Households	Percent Owner	Renter Households	Percent Renter
American Indian or Alaskan Native	745	58%	535	42%
Asian	185	47%	210	53%
Black or African American	25	7%	340	93%
Hispanic or Latino (of any race)	800	60%	540	40%
Other Race	545	62%	330	38%
Pacific Islander	4	50%	4	50%
White	20,890	73%	7,800	27%
Total:	23,194		9,759	

The information in Table 2 indicates trends that could be considered exclusionary. The White ethnic category represents just over 82% of the population, yet accounts for 90% of all household home ownership and 73% home ownership within its own category. In contrast, Black or African American represents just 0.9% of the population, and only accounts for 0.1% of overall home ownership, including only 7% within its own category. Aside from these two extremes, Hispanic or Latino households account for 6.7% of the County's population, and 3.5% of overall home ownership, and 60% home ownership within its own category.

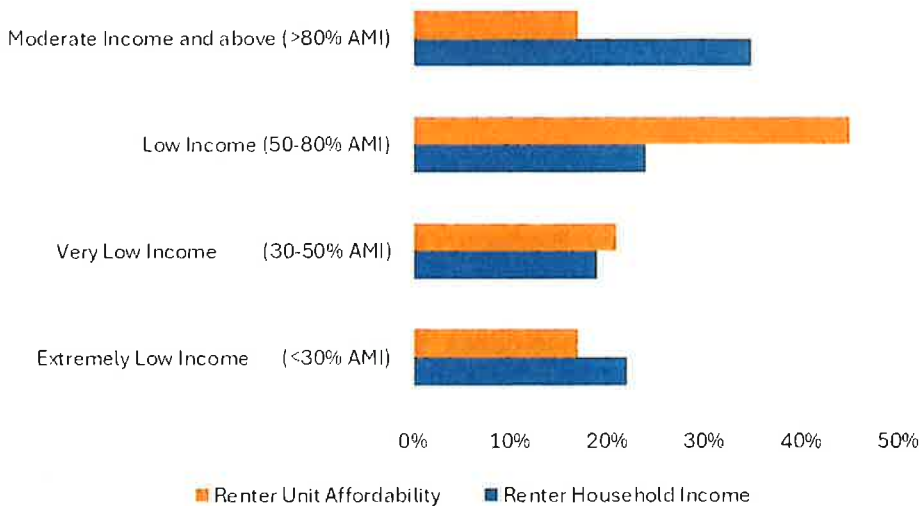
There are several factors contributing to these trends. The Coast Guard in Port Angeles maintains a significant staff level that could be considered transitory; as such, unlikely to purchase a home given the short duration of stay. Similarly, Olympic Medical Center and other are medical service facilities, frequently supplement staffing by travelling healthcare professionals on a medium-term basis. Again, these personnel are unlikely to purchase a home given the brief nature of their housing needs. In these cases, the recruitment pool for these staffing needs is often significantly more diverse than the general population of Clallam County.

Clallam County is also unique in its setting and economic history. The County is largely geographically isolated from the rest of Western Washington due to the Puget Sound and the Olympic Mountains. Historically, the economy for Clallam County was driven by timber, agriculture and fishing industries. Although these industries have substantially curtailed in recent decades, identifiable new industries have not clearly taken their place. Coupled with the geographic setting, there has been little to attract new wage earners to the region and immigration has largely been fueled by retirees. The result has been a slow progression towards increases in ethnic diversity.

The lack of clear causation of racially disparate impacts does not mean that exclusion is not taking place. As a retirement destination, competition for limited housing stock is increased by individuals migrating to the region from other locations with more robust real estate markets. The sale of a comparable home in the Seattle/Tacoma area would net 60 to 70% more than the same dwelling within Clallam County, giving the prospective seller an advantage when it comes to purchasing in Clallam County's housing markets. In contrast, a local family of four wishing to purchase has to compete for housing in which the median house prices is presently \$427,000. To afford the home purchase without being cost-burdened, the local family would have to be making \$108,121, annually, and cover a minimum monthly payment of \$2,703.03. However, the median household income within Clallam County is just \$94,000. This means the local family would only be eligible to purchase a home of around \$380,000, or \$47,000 under the current median price.

The challenges this hypothetical "median-income family" faces is made substantially more challenging when we consider those household incomes that are below the median average. In most cases, renting is the only viable option but still suffers from a similar high demand market that artificially elevates the market price. To illustrate this impact, Figure 1 (below) shows the breakdown of renter households within the Extremely low (0 to 30% AMI), very low (30-50% AMI), Low (50-80% AMI) and moderate income (>80% AMI) households:

Figure 1: Renter Household Income and Rental Unit Affordability



(Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 8))

The information in Figure 1 sets forth on a market-wide basis the percent of the market within each income segment, and the percent of housing stock within the market that is available within the affordability range of each segment. Based on the information, substantial housing stock is needed in the Extremely low and moderate-income segments to meet current demand. What is also clear is that most of these housing segments require some level of supplemental funding to assist with rent costs to be affordable to the household income segment noted. The overall annual funding needed to assist income segment households with rental costs is identified in Addendum 2, Appendix C.

Policy and Regulation Analysis. The current land use and housing policies of the Comprehensive Plan and development regulations were analyzed to identify those policies and regulations that may be approaching, or are creating, challenges with respect to potential racially disparate impacts, displacement or exclusion. Recommendations were also developed for addressing the potentially impactful policy or regulation. The results are provided in Table 2, below:

Table 2: Land Use and Housing RDI Policy Review

Existing Policy/Regulation	Proposed Amendment	Explanation
Several passages referencing "citizens"	Amend to include "residents"	"citizens" excludes residents who may not be citizens but are members of the community.
Lacking policy to address displacement due to effects of climate change.	31.02.820(3)(b): "Align with the County's Climate Action Plan to collaborate with partners to incentivize building improvements and retrofits for residential and commercial buildings in the	Climate change can render residential structures marginal for habitation and increase displacement, especially to vulnerable populations. New policy

	County to improve energy efficiency, resilience, and justice... Specific activities to support energy justice may include upgrading cooling infrastructure in facilities serving vulnerable populations, and implementing alternatives like preserving and increasing tree cover, shade structures, and other passive cooling and heating designs. Prioritize incentives and assistance programs for cost burdened communities and ensure outreach is targeted towards and benefits vulnerable populations, such as those who live in multifamily and affordable housing units."	works to mitigate these impacts.
Lacking policy to address displacement due to effects of climate change.	31.02.820(5)(a): "Encourage the development and implementation of culturally relevant educational programs to communicate and provide targeted, accessible engagement around immediate and future climate change threats and methods... Equitably distribute funds for climate resilience engagement opportunities in the most affected communities, with a focus on equity and underrepresented groups.	Cost-burdened communities are typically more susceptible to the impacts of climate change and are more at risk of displacement as a result. Proactively providing information and assistance on methods for improving resilience can reduce this risk.
Lacking policy to address displacement due to effects of climate change.	31.02.820(8)(d) "Integrate climate impacts into the planning and coordination of operations for preparedness, response, and recovery activities among County departments, Tribes, first responders and partners, including public health, law enforcement, fire, school, and emergency medical services (EMS) personnel. This may include... assessing and improving the adaptive capacity of people who are most vulnerable to climate change-exacerbated	Focusing on the most vulnerable populations to instill climate resilience with further safeguard against climate-induced displacement.

	hazards, such as Elders or people living in high-risk areas.	
Lacking policy to address displacement due to effects of climate change.	31.02.820(9)(a): "Promote health impact assessments and other tools to address health, equity, and climate change impacts on vulnerable communities in the County such as Tribal communities, the elderly, residents who are cost-burdened, those with existing health conditions, and mobile home communities."	Policy to address proactively safeguarding vulnerable populations against climate-related impacts and related displacement potential.
Lacking policy to address environmental justice.	31.02.100(3): "Clallam County shall give special consideration to achieving environmental justice when implementing land use goals and policies, including efforts to avoid creating or worsening environmental health disparities in accordance with RCW 36.70A.070."	General policy to proactively address and implement environmental justice with the implementation of land use goals and policies, to help avoid displacement from adverse conditions.
Lacking policy to address economic displacement.	31.02.280(3)(f): The Department of Commerce provided a <i>Draft Displacement Risk Map</i> and supporting data in 2023 to assist jurisdictions in determining areas potentially at risk of displacement with increased community development. The Map identified two key areas within Clallam County that may meet the high-risk threshold for displacement potential... Standards, techniques and resources should be developed that address the risk of housing displacement as these and other areas within Clallam County develop.	General policy to proactively address displacement risks tied to economic conditions of two subareas of the County.
Lacking policy to address gentrification.	31.02.281(2): Development regulations within urban growth areas should focus on adequate provisions for affordable housing opportunities, especially for moderate, low, very low, and extremely low-income	General policy to proactively address displacement risks related to changes from economic growth.

	households... [M]easures should be developed to avoid displacement of existing low, very low, and extremely low-income households as local communities develop and improve, resulting in a commensurate increase in property values. Assistance programs and continued monitoring should be established to evaluate and respond to avoid active displacement.	

Conclusions on Racially Disparate Impacts. The information contained in Appendix C and further analyzed herein does not support the existence of racial disparity in housing. Specific policies or circumstances that could have the potential to create racially disparate impacts were identified and addressed under Table 2 above. The historic and current demographic profile of the County coupled with changing economic conditions has created an exclusionary environment based on economics, not race. The County should carefully consider the potential for racially disparate policies into the future as changes in the demographic makeup of the County, such as increases in the Hispanic or Latino population experienced recently, occur in the future. As for the need currently demonstrated by the data, it is apparent the County should take steps to increase opportunity for higher-density housing options to broaden the range of affordable housing stock, such as those identified Addendum 1, Appendix C. Such efforts will begin to address the affordability gap and reduce the exclusionary barriers created by lack of affordable housing options.

If you have any questions, please feel free to contact me at 360-417-2323 or by email at bruce.emery@clallamcountywa.gov.

Sincerely,



Bruce Emery, Director
Clallam County DCD

Propose Development Regulation and Policy Amendments to address Concerns Raised by the Department of Commerce

April 28, 2026

The Department of Commerce provided a written response, dated April 13, 2026, to the Draft Periodic Update documents submitted on behalf of Clallam County. The Commerce review letter included constructive suggestions for improving the Draft documents and supporting documentation with respect to the requirements of the Growth Management Act. The following Comprehensive Plan policy and development regulation amendments are being suggested as changes to the County Code in response to suggestions provided by Commerce.

Recommended changes to the Zoning Code

33.13.010 Urban Residential High Density (URH).

- (4) *Maximum Residential Density.* One dwelling unit per 12,500 square feet, provided this density may be increased to 10 dwelling units per acre for multiple-family dwellings.
- (5) *Maximum Lot Size.* 21,500 square feet, unless the remaining lot in a subdivision is greater than five (5) acres and capable of being redivided, provided further that the maximum lot size may be increased 4,800 square feet for every unit over five total units for multiple-family dwellings.
- (6) Minimum Lot Size: 7,000 square feet.
- (7) Setbacks:
 - (a) Front yard – forty-five (45) feet from the centerline of the right-of-way of a local access street, fifty (50) feet from the centerline of an arterial street, sixty (60) feet from the centerline of a highway, or 15-feet from the property line, whichever is greater.
 - (b) Side yard – ~~six~~eight (68) feet (forty (40) feet from the centerline of the right-of-way of a side street). A zero-side yard setback may be allowed provided a covenant is filed with the Clallam County Auditor that, at a minimum, addresses agreement on maintenance schedules, material selection and color choice for the roof and exterior of the building.
 - (c) Rear yard – fifteen (15) feet (forty (40) feet from the centerline of the right-of-way of a rear street).

33.13.030 Urban Very Low Density (VLD).

(4) *Maximum Residential Density.* One dwelling unit per 21,500 square feet, provided this density may be increased to 6 dwelling units per acre for multiple-family dwellings.

(5) *Minimum Lot Size.* 12,500 square feet.

(6) *Minimum Lot Width.* Fifty (50) feet.

(7) *Maximum Width to Depth Ratio.* 1:5 (0.20).

(8) *Setbacks.*

(a) Front yard – forty-five (45) feet from the centerline of the right-of-way of a local access street, fifty (50) feet from the centerline of an arterial street, sixty (60) feet from the centerline of a highway, or 15-feet from the property line, whichever is greater.

(b) Side yard – ~~sixeight~~ (68) feet (forty (40) feet from the centerline of the right-of-way of a side street). A zero-side yard setback may be allowed provided a covenant is filed with the Clallam County Auditor that, at a minimum, addresses agreement on maintenance schedules, material selection and color choice for the roof and exterior of the building.

(c) Rear yard – fifteen (15) feet (forty (40) feet from the centerline of the right-of-way of a rear street).

(9) *Open Space Overlay:* When Urban Very Low Density zoning districts contain contiguous critical areas they are identified by an Open Space Overlay/(OS) designation which identifies them as an area from which development rights may be transferred.

(10) *Land Divisions.* Divisions of land are subject to the following additional requirements:

(a) *Connection to Public Water Supply.* All new lots shall be connected to a public water supply. Land divisions of two (2) lots or less located more than 200 feet from a public water system, as measured along existing public right-of-way or utility easement, are not required to connect to a public water supply, except where necessary to comply with State and County health code requirements for potable water.

(b) *Connection to Public Sanitary Sewer.* All new lots shall be connected to public sanitary sewer services, if available within 200 feet of the land division, as measured along existing public right-of-way or utility easement.

33.13.040 Urban Low Density (LD).

(4) *Maximum Residential Density.* Nine (9) dwelling units per acre, provided this density may be increased to 15 dwelling units per acre for multiple-family dwellings.

(5) *Minimum Lot Size.* 4,840 square feet.

(6) *Maximum Lot Size.* 10,000 square feet, provided that the maximum lot size may be increased 4,800 square feet for every unit over 3 total units for multiple-family dwellings.

(7) *Setbacks.*

(a) Front yard – forty-five (45) feet from the centerline of the right-of-way of a local access street, fifty (50) feet from the centerline of an arterial street, sixty (60) feet from the centerline of a highway, or 15-feet from the property line, whichever is greater.

(b) Side yard – sixty (60) feet (forty (40) feet from the centerline of the right-of-way of a side street). A zero-side yard setback may be allowed provided a covenant is filed with the Clallam County Auditor that, at a minimum, addresses agreement on maintenance schedules, material selection and color choice for the roof and exterior of the building.

(c) Rear yard – fifteen (15) feet (forty (40) feet from the centerline of the right-of-way of a rear street).

(8) *Land Divisions.* Divisions of land are subject to the following additional requirements:

(a) *Minimum Residential Density.* Five (5) dwelling units per acre with the following exceptions:

(i) Land divisions where each lot is five (5) acres (or 1/128 of a standard section) or larger.

(ii) Land divisions creating four (4) lots or less located more than 200 feet from a public sanitary sewer, as measured along an existing public right-of-way or utility easement.

(b) *Connection to Public Water Supply.* All new lots shall be connected to a public water supply. Land divisions of two (2) lots or less located more than 200 feet from a public water system, as measured along existing public right-of-way or utility easement, are not

required to connect to a public water supply, except where necessary to comply with State and County health code requirements for potable water and sewage disposal.

(c) *Connection to Public Sanitary Sewer.* All new lots shall be connected to public sanitary sewer services, if available within 200 feet of the land division, as measured along existing public right-of-way or utility easement.

33.13.050 Urban Very Low Density/Low Density (VLD/LD).

(4) *Maximum Residential Density.*

~~(a) Two (2) dwelling units per acre without purchase of development rights.~~

~~(b) Nine (9) dwelling units per acre with purchase of development rights.~~

(5) *Minimum Lot Size.* 4,840 square feet.

(6) *Setbacks.*

(a) Front yard – forty-five (45) feet from the centerline of the right-of-way of a local access street, fifty (50) feet from the centerline of an arterial street, sixty (60) feet from the centerline of a highway, or 15-feet from the property line, whichever is greater.

(b) Side yard – ~~six~~eight (68) feet (forty (40) feet from the centerline of the right-of-way of a side street). A zero-side yard setback may be allowed provided a covenant is filed with the Clallam County Auditor that, at a minimum, addresses agreement on maintenance schedules, material selection and color choice for the roof and exterior of the building.

(c) Rear yard – fifteen (15) feet (forty (40) feet from the centerline of the right-of-way of a rear street).

(7) *Transfer of Development Rights.* [NOTE: in accordance with policy 31.02.283(3)(i), the Transfer of Development Rights (TDR) program is currently suspended, pending the monitoring and emergence of economic conditions that are conducive to its success. The provisions of this subsection related to the TDR program are also hereby suspended.]

(a) Development rights may be transferred from any urban property located within an Urban Very Low Density/Open Space Overlay zone or any rural property located within an Open Space Overlay Corridor. Development rights may be utilized to increase densities in

the VLD/LD zoning district utilizing the transfer of development rights process of Chapter [33.26 CCC](#).

(b) The base density of the VLD/LD zoning district shall not be increased above nine (9) dwelling units per acre.

(8) *Land Divisions*. Divisions of land are subject to the following additional requirements:

(a) *Minimum Residential Density*. ~~Five~~ [four \(54\)](#) dwelling units per acre with the following exceptions:

(i) Land divisions where each lot is five (5) acres (or 1/128 of a standard section) or larger.

(ii) Land divisions creating four (4) lots or less located more than 200 feet from a public sanitary sewer, as measured along an existing public right-of-way or utility easement.

(b) *Connection to Public Water Supply*. All new lots shall be connected to a public water supply. Land divisions of two (2) lots or less located more than 200 feet from a public water system, as measured along existing public right-of-way or utility easement, are not required to connect to a public water supply, except where necessary to comply with State and County health code requirements for potable water and sewage disposal.

(c) *Connection to Public Sanitary Sewer*. All new lots shall be connected to public sanitary sewer services, if available within 200 feet of the land division, as measured along existing public right-of-way or utility easement.

33.13.060 Urban Moderate Density (MD).

(4) *Maximum Residential Density*. Fifteen (15) dwelling units per acre.

(5) *Minimum Lot Size*. 4,840 square feet.

[\(6\) *Maximum Lot Size*. 10,000 square feet, provided that the maximum lot size may be increased 4,800 square feet for every unit over 4 total units for multiple-family dwellings.](#)

(6) *Setbacks*.

(a) Front yard – forty-five (45) feet from the centerline of the right-of-way of a local access street, fifty (50) feet from the centerline of an arterial street, sixty (60) feet from the centerline of a highway, or 15-feet from the property line, whichever is greater.

(b) Side yard – sixeight (68) feet (forty (40) feet from the centerline of the right-of-way of a side street). A zero-side yard setback may be allowed provided a covenant is filed with the Clallam County Auditor that, at a minimum, addresses agreement on maintenance schedules, material selection and color choice for the roof and exterior of the building.

(c) Rear yard – fifteen (15) feet (forty (40) feet from the centerline of the right-of-way of a rear street).

(7) *Land Divisions.* Divisions of land are subject to the following additional requirements:

(a) *Minimum Residential Density.* Four (4) dwelling units per acre with the following exceptions:

(i) Land divisions where each lot is five (5) acres (or 1/128 of a standard section) or larger.

(ii) Land divisions creating four (4) lots or less located more than 200 feet from a public sanitary sewer, as measured along an existing public right-of-way or utility easement.

(b) *Connection to Public Water Supply.* All new lots shall be connected to a public water supply. Land divisions of two (2) lots or less located more than 200 feet from a public water system, as measured along existing public right-of-way or utility easement, are not required to connect to a public water supply, except where necessary to comply with State and County health code requirements for potable water and sewage disposal.

(c) *Connection to Public Sanitary Sewer.* All new lots shall be connected to public sanitary sewer services, if available within 200 feet of the land division, as measured along existing public right-of-way or utility easement.

33.19.050 Sequim Urban Growth Area, Bulk and Dimensional Standards.

Table 33.19.050(2)(A). Bulk, Dimensional and General Requirements

Zone	Minimum (feet)							Maximum		
	Lot Size	Lot Width	Required Setbacks ¹					Lot Coverage	Building Height (feet)	Residential Density
			Front			Side (each)	Rear			
			Access Road	Collector Road	Arterial Road					
S(R-II)	9,000 square feet	50'	1520'	1525'	2035'	640'	15'	50%	35'	4 du/acre without TDR ² OR up to 5 du/acre with TDR
S(R-III)	96,000 square feet for single-family 96,000 square feet plus 2,000 square feet per additional unit for duplex and	50'	1520'	1525'	2035'	640'	15'	50%	35'	4 du/acre without TDR ² OR up to 10 du/acre with TDR

Zone	Minimum (feet)							Maximum		
	Lot Size	Lot Width	Required Setbacks ¹					Lot Coverage	Building Height (feet)	Residential Density
			Front			Side (each)	Rear			
			Access Road	Collector Road	Arterial Road					
	multifamily residences regardless of the number of buildings									
S(R-IV)	65,000 square feet for single-family 65,000 square feet plus 2,000 square feet per additional unit for duplex	50'	1520'	1525'	2035'	610'	15'	50%	50'	4 du/acre without TDR ² OR up to 16 du/acre with TDR

Zone	Minimum (feet)							Maximum		
	Lot Size	Lot Width	Required Setbacks ¹					Lot Coverage	Building Height (feet)	Residential Density
			Front			Side (each)	Rear			
			Access Road	Collector Road	Arterial Road					
	and multifamily residences regardless of the number of buildings									
S(RDP)	2 acres	100'	25'	50'	50'	100' ³	100' ₃	50%	50'	N/A

¹ Setbacks are measured as perpendicular distance from the building to the setback line.

¹ Setbacks are measured as per subsection (5) of this section. Where required setbacks under the International Building Code adopted by Clallam County differ from the minimum setbacks established in this table, the more restrictive regulation shall apply.

² Clallam County will allow for a maximum residential density of four dwelling units per acre without the transfer of development rights from lands zoned Agricultural Retention. Residential density greater than four dwelling units per acre up to the maximum allowed residential density of the zone (see above) shall require transfer of development rights from an Agricultural Retention zoned lot(s) pursuant to subsection (3) of this section. The requirement for the purchase or transfer of development rights shall not apply to the construction of up to two dwelling units on a legal lot of record created prior to July 28, 1998. [NOTE: in accordance with policy 31.02.283(3)(i), the Transfer of Development Rights (TDR) program is currently suspended, pending the monitoring and emergence of economic conditions that are conducive to its success.]

The provisions of this subsection related to the TDR program are also hereby suspended and the full density allowed by the underlying zone is in effect.]

3 Setback applies in the S(RDP) zone where abuts adjacent rural or urban residential land use and zoning districts.

4 For all residential zones, A zero-side yard setback may be allowed provided a covenant is filed with the Clallam County Auditor that, at a minimum, addresses agreement on maintenance schedules, material selection and color choice for the roof and exterior of the building.

(3) *Transfer of Development Rights.* This chapter designates the S(R-II), S(R-III), and S(R-IV) residential zones as receiving areas of transferable development rights from lands designated Agricultural on the Official Sequim-Dungeness Regional Comprehensive Plan Map, as amended, consistent with CCC [31.03.230\(6\)\(a\)](#), Comprehensive Plan Policy 10. Table 33.19.050(2)(A) establishes the residential density for which transfer and/or purchase of transferable development rights shall be required within the S(R-II), S(R-III), and S(R-IV) zones. The actual transfer and/or purchase of transferable development rights shall follow the requirements as set forth under Chapter [33.26](#) CCC. [NOTE: in accordance with policy 31.02.283(3)(i), the Transfer of Development Rights (TDR) program is currently suspended, pending the monitoring and emergence of economic conditions that are conducive to its success. The provisions of this subsection related to the TDR program are also hereby suspended and the full density allowed by the underlying zone is in effect.]

(4) *Exceptions.* The bulk, dimensional and general requirements set forth in subsection (2) of this section shall apply to specifically permitted and conditional uses tabulated in CCC [33.19.040](#), excepting the following:

- (a) The maximum building height provided in subsection (2) of this section shall not apply to antennas; provided, that antennas are set back from all exterior property lines at a minimum ratio of one foot of setback for every three feet of vertical height as measured from grade.
- (b) Antennas, satellite dishes, or other communication devices shall not be located in the front setback area.
- (c) No structures, excepting fences and berms, shall be placed within the front setback area.

(d) Planned unit developments approved consistent with this title and CCC Title 29, Clallam County Land Division Code, may specifically delineate setback, bulk, height or dimensional requirements which differ from these standards.

(5) *Measurement of Setbacks.* All setbacks shall be measured from the lot line to the foundation of any building as defined in Chapter 33.03 CCC.

(6) *Sight Clearance.* In all zones, corner lots shall maintain, for safety purposes, a triangular area in which no physical obstruction, such as a structure, fence, tree or shrub higher than 36 inches above grade shall be permitted. Such triangular area shall have one angle formed by the front lot line and the side lot line separating the lot from the side street, the length of which lot line sides of the triangle shall be 15 feet. The third side of the triangle shall be a line connecting the two lot lines at the 15-foot point on each.

(7) *Road Classifications.* The purpose of establishing road classifications is to clarify the setbacks for development activities consistent with the requirements of this section. The following road designations shall apply to the following streets maintained by either City of Sequim, Clallam County, or Washington Department of Transportation that are within the Sequim urban growth area; all roads not specifically listed shall be classified as an access road:

Arterials	Collectors
SR 101 By-Pass	N. Brown Road
Existing Highway 101	Hendrickson Road
Old Olympic Highway	Keeler Road
Sequim-Dungeness Way	Miller Road
North Sequim Avenue	Port Williams Road
Priest Road	River Road

Arterials	Collectors
SR 101 By-Pass South Frontage Road	Still Avenue
Third Avenue	West Sequim Bay Road

33.20.050 Carlsborg Urban Growth Area, Bulk and Dimensional Standards.

Table 33.20.050(2)(A). Bulk, Dimensional and General Requirements:

Carlsborg Residential, Commercial, and Mixed Zones

Zone	Minimums								Maximums	
	Lot Size	Lot Width	Required Setbacks ¹					Minimum Residential Density	Building Height	Residential Density
			Front			Side (each)	Rear			
			Access Road	Collector Road	Arterial					
CR-I	None	None	15 ft.	15 ft.	2060 ft.	6 ft.	10 ft.	4 dwelling units per acre ³	36 ft.	6 dwelling units per acre
CR-II	None	None	15 ft.	15 ft.	2060 ft.	6 ft.	10 ft.	64 dwelling units per acre ³	36 ft.	8 dwelling units per acre

Zone	Minimums								Maximums	
	Lot Size	Lot Width	Required Setbacks ¹					Minimum Residential Density	Building Height	Residential Density
			Front			Side (each)	Rear			
			Access Road	Collector Road	Arterial					
CR-III	None	None	15 ft.	15 ft.	20-60 ft.	6 ft.	10 ft.	8-4 dwelling units per acre ³	36 ft.	10 dwelling units per acre
CN	None	None	15 ft.	15 ft.	None	Zero ²	Zero ²	8-4 dwelling units per acre ³	36 ft.	10 dwelling units per acre
CGC	None	50 ft.	45 ft.	50 ft.	60 ft.	Zero ²	Zero ²	Not Applicable	36 ft.	Not Applicable
CI	0.5 acre ²	50 ft.	Zero ²	Zero ²	Zero ²	Zero ²	Zero ²	Not Applicable	36 ft.	Not Applicable
CC	None	50 ft.	45 ft.	50 ft.	60 ft.	Zero ²	Zero ²	8-4 dwelling units per acre ³	36 ft.	10 dwelling units per acre

¹ Where required setbacks under the International Building Code adopted by Clallam County differ from the minimum setbacks established in Chapter 33.03 CCC the more restrictive regulation shall apply.

² Subject to the International Building Code, side and rear yard setbacks for commercial uses shall be a minimum of 15 feet when abutting a residential zone.

³ See CCC 33.20.070, minimum density standards.

4 In all residential zones, A zero-side yard setback may be allowed provided a covenant is filed with the Clallam County Auditor that, at a minimum, addresses agreement on maintenance schedules, material selection and color choice for the roof and exterior of the building.

(3) *Exceptions.* The bulk, dimensional and general requirements set forth in subsection (2) of this section shall apply to specifically permitted and conditional uses tabulated in CCC [33.20.040](#), excepting the following:

- (a) The maximum building height provided in subsection (2) of this section shall not apply to antennas; provided, that antennas are set back from all exterior property lines at a minimum ratio of one foot of setback for every three feet of vertical height as measured from grade.
- (b) Antennas, satellite dishes, or other communication devices shall not be located in the front setback area.
- (c) No structures excepting signs, fences and berms shall be placed within the front setback area.
- (d) Planned unit developments approved consistent with this title and CCC Title [29](#), Subdivisions, may specifically delineate setback, bulk, height or dimensional requirements which differ from these standards.

(4) *Sight Clearance.* In all zones, corner lots shall maintain a triangular safety zone consisting of an area in which no physical obstruction, such as a structure, fence, tree or shrub higher than 36 inches above grade shall be permitted. Such triangular area shall have one angle formed by the front lot line and the side lot line separating the lot from the side street, the length of which lot line sides of the triangle shall be 15 feet. The third side of the triangle shall be a line connecting the two lot lines at the 15-foot point on each.

(5) *Road Classifications.* The purpose of establishing road classifications is to clarify the setbacks for development activities consistent with the requirements of this section. The following road designations shall apply to the following streets maintained by either Clallam County or Washington State Department of Transportation that are within the Carlsborg UGA; all roads not specifically listed shall be classified as local access roads:

Arterials	Collectors
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State Route 101	Atterberry Rd.
	Carlsborg Rd.
	E. Runnion Rd.
	Hooker Rd.
	Mill Rd.
	Taylor Cutoff Rd.

33.40.100 No Prohibition on Temporary Accommodations by Religious Organizations.

In accordance with RCW 36.01.290, Clallam County will not prohibit temporary housing, safe parking, or other temporary overnight accommodations on land owned by a religious organization. Clallam County may consider reasonable provisions for life-safety, sanitation, or other critical standards, provided said standards do not conflict with RCW 36.01.290 or RCW 35.21.915.

33.48.030 Agricultural Accessory Uses, Applicability

To be eligible for the accessory agricultural uses specified in this chapter, a farm on which such uses are conducted must meet all of the following:

- (1) Contain a minimum of one acre of land utilized in the production of agricultural products.
- (2) Is located within a Rural or Resource zoning district in which agricultural activities are listed as an allowed use per the underlying zoning of the property.

Uses that assist with storage, distribution and marketing of locally produced agricultural products, including support services that facilitate these activities, will be allowed within agricultural operations. A temporary farm stand is not restricted by the conditions stated in subsections (1) and (2) of this section and is considered to be an allowed accessory use of any agricultural

operation in which agricultural activities are permitted by the underlying zone, including Rural, Resource and Urban zoning districts.

All other agricultural accessory uses proposed on farms that fail to meet the above applicability standards may be considered through a conditional use permit utilizing the standards outlined in this chapter as well as additional standards specific to the proposal.

33.48.050 Agricultural Accessory Uses, General Requirements.

(4) *Placement.* All agricultural accessory uses, including new buildings, parking, or supportive uses, should be located inside the general area already developed for buildings and residential uses and must not otherwise convert more than 25 percent of land to accessory uses. Non-agricultural accessory uses and activities that are related to and consistent with the size, scale and intensity of the existing agricultural use, that also support the economic viability of the agricultural operation, including new buildings, parking, and supportive uses, will be allowed within the intensively developed portion of the agricultural property and shall not otherwise convert more than one acre of agricultural land, or 15% of the net property acreage not to exceed two acres in total, to nonagricultural uses. Non-agricultural accessory uses shall be focused on the least agriculturally productive portion of the property.

33.50.060 Satellite bedrooms.

A satellite bedroom, as defined under CCC 33.03.010(94), is not an Accessory Dwelling Unit and may not be used as an Accessory Dwelling Unit as described elsewhere in this Chapter. A satellite bedroom may be allowed in conjunction with a single-family dwelling in accordance with the following requirements:

- 1) There shall be no more than one satellite bedroom allowed per lot.
- 2) The satellite bedroom must be approved as habitable space and consist of no more than one room, except that the satellite bedroom may include a bathroom.
- 3) The exterior of the building of a satellite bedroom shall not exceed 1/3rd of the gross floor area of the primary dwelling or 450 square feet, whichever is greater.
- 4) There shall be no more than 30 feet of separation between the satellite bedroom and the primary dwelling. The satellite bedroom must be placed consistent with all structural setbacks of the underlying zone.

5) The satellite bedroom must share the same water and wastewater disposal system with the primary dwelling. Said systems must be reviewed and approved as adequate to serve the primary dwelling and satellite bedroom.

6) To ensure the satellite bedroom remains separate and distinct from an accessory dwelling unit, the satellite bedroom shall not contain a kitchen or related kitchen facilities, including any improvements arranged for or conducive to the preparation or cooking of food, as demonstrated by inclusion of three or more of the following items: propane gas outlet, 220 AC electrical outlet, double sink, bar exceeding one square foot, hot water line to any bar or sink, refrigerator exceeding 5 cubic feet or a place designed for accommodating a refrigerator exceeding 5 cubic feet, garbage disposal, dishwasher or space designed for a dishwasher, any device designed for cooking or heating of food, including a microwave oven, or total counter space exceeding 10 square feet.

7) Satellite bedrooms do not qualify as and shall not be made available for Vacation Rentals or as part of a Bed and Breakfast Inn.

Recommended Changes to the Comprehensive Plan

CCC 31.02.300 Public Utilities, Facilities and Services.

(8) *Essential Public Facilities. (Policy 17)* Essential public facilities are public capital facilities of a County-wide or State-wide nature which are typically difficult to site. Essential public facilities may be located in designated commercial forest or rural lands provided the County finds that such facilities cannot otherwise be located in urban areas, are largely self-contained or served by urban governmental services in a manner that adjacent rural or urban development is not promoted, and the facility does not cause nuisances (noise, dust, light, etc.) on adjacent properties that cannot be adequately mitigated. A process for determining and siting of essential public facilities shall be developed that addresses the following:

- (a) The conditional use permit process will be utilized to ensure adequate consideration of operational characteristics and site conditions that, if left unaddressed, could introduce significant impacts to neighboring properties.
- (b) The siting of essential public facilities in resource lands should not interfere with resource management on adjacent resource lands.
- (c) Avoids to the degree practicable existing rural and urban neighborhoods where impacts may be unavoidable.

- (d) Favors larger parcels where adequate room exists for addressing potential impacts from operational characteristics.
- (e) Considers alternatives for site selection that will substantially meet facility objectives but with reduced potential for impacts on neighboring properties or facilities.
- (f) Considers the adequacy of transportation facilities and other facilities and services needed to adequately provide for the new facility.
- (g) Considers the periodic performance review of essential public facilities to ensure adequate measures to reduce or mitigate potential impacts from operational characteristics are being addressed.
- (g)(h) In accordance with RCW 36.70A.200(5)(a), it is the intent of this policy and related review criteria not to preclude the siting of essential public facilities, but to allow for reasonable conditions deemed necessary to address project compatibility and mitigation of potential impacts.

Clallam County Comprehensive Plan Update

Summary of Public Testimony and Corresponding Recommendations as of April 28, 2026, Table Version 3.4

The following provides a summary and recommended response to testimony received during the public hearing process. To avoid duplication and per the planning Commission's instruction, this table is being provided as a supplement to CPU Policy Response Table 3.

Summary of Testimony	Recommended Policy/Response
57) Letter from Virginia Shogren, dated April 1, 2026. The testimony requests a moratorium on the continuation of the irrigation system tightening project, and requests historical protections for the remaining ditch network.	Response provided in Memorandum of April 6, 2026, regarding <i>Public Testimony concerning the tightening of irrigation ditches in the Sequim-Dungeness Valley</i> . Staff has provided a Supplemental Report on this issue to the Planning Commission, dated April 29, 2026, and included in the 5/6/26 Packet.
58) Email from Wendy Clark, Transportation Program Manager, Jamestown S'Klallam Tribe, dated April 1, 2026. Comments include: a) Request 2 nd sentence under 31.08.380 be amended to read: "To ensure adequate opportunity for public <u>and tribal</u> engagement and involvement and full consideration by the Planning Commission..." b) Regarding 31.03.130, Table 3, <i>Substandard Road Widths</i> , concern that Chicken Coop Road was removed and Palo Alto Road was retained. c) Concerns regarding the outdated reference to the FEIS for the Palo Alto to O'Brien Road corridor study.	a. Recommend the requested policy edit as consistent with RCW 36.70A.040 and .210. b. There were two entries for Chicken Coop Road. One was removed. Palo Alto Road continues to show substandard widths according to the Road Department. c. Recommend edits to 31.03.140(1)(a): "Encourage the Washington State Legislature and Washington State Department of Transportation to complete the improvements to the Highway 101 corridor for the City of

d) Concern about inclusion of "US 101 FEIS from Palo Alto to O'Brien Road," given it is nearly 30 years old and mentioned more than once in the Regional Plan. It should be included as a supporting document.	Sequim's Simdars Road Interchange and Bypass project as outlined in the Final Environmental Impact Statement for the Palo Alto to O'Brien Road corridor. Recommend edits to 31.02.420(1)(c)(i): "Insist upon the State Legislature and Department of Transportation to complete improvements <u>for the City of Sequim's Simdars Road Interchange and Bypass project in the Sequim-Dungeness subregion as described in the final environmental impact statement for SR 101, Palo Alto to O'Brien Road.</u>"
e) Suggestion that the City of Sequim provide updated transportation policy to replace the completed projects under 31.03.310(4).	d. Recommend the following edit to 31.03.140(1)(a): "Encourage the Washington State Legislature and Washington State Department of Transportation to complete the improvements to the Highway 101 corridor <u>for the City of Sequim's Simdars Road Interchange and Bypass projects outlined in the Final Environmental Impact Statement for the Palo Alto to O'Brien Road corridor.</u>" e. Recommend the following edit to 31.03.310(4): "<u>Transportation (Policy 6). Coordinate with the City of Sequim on improving multi-modal circulation patterns and connections inside and adjacent to around the Sequim urban growth area.</u> (a) Encourage improvements to the circulation patterns within the City, including consideration of interim measures to reduce congestion until the Sequim Bypass is constructed and mobility improvements to West Sequim Bay Road. See <u>also Paths, Trails and Sidewalk</u> policies in CCC <u>31.03.140(4).</u>"
f) Concern that Diamond Point Road is federally classified for truck traffic (T-3 rating), which appears to conflict with 31.03.320(5)(a), which states "...road standards should be more rural in nature."	f. Recommend the following edit to 31.03.320(5)(a): "<u>Policy 7. Since Diamond Point and Sunshine Acres are geographically confined, roads within the development are not expected to carry large traffic volumes, except for Diamond Point Road, and road standards should be more rural in nature.</u>"

g) Noted that Jamestown S'Klallam Tribe transferred to trust land adjacent to SR 101 at Miller Peninsula, suggesting update to 31.03.415(6)(c). h) Noted that the last sentence under 31.03.435(4) is non-binding; suggests removal. i) Noted that the Dungeness Nature Center is complete, suggesting an update to 31.03.455(6)(b).	g. Suggest the following amendment to 31.03.415(6)(c): "Policy 15. Commercial development at the intersection of Diamond Point Road and US 101 or at any point along US 101 between the eastern Clallam County line and the Blyn rural center will be discouraged as sufficient areas for commercial development have been provided within the Diamond Point/Sunshine Acres and Blyn rural centers. Should tThe Jamestown S'Klallam Tribe has put its ownership in the vicinity of the intersection of Diamond Point Road and US 101 into tribal trust status. <u>The County will work with the Tribe to encourage that future use of the trust lands is done so consistent with the goals and policies of the Comprehensive Plan in order to allow commercial development of this site contrary to the direction provided by local residents as expressed in the Sequim-Dungeness Regional Plan, then such development shall not provide any justification for adjacent commercial development of lands under Clallam County jurisdiction.</u>" h. Suggest the following amendment to 31.03.435(4): Future development by the Jamestown S'Klallam Tribe in the Blyn LAMIRD will require increased public services, particularly police and fire. Future development plans should be carefully coordinated with those service providers. It is also assumed that some services will be provided by the Tribe and would be open to local residents. i. Project is complete. Suggest removing 31.03.455(6)(b): (b) Policy 14. The Jamestown S'Klallam Tribe is planning a natural history center adjoining the Dungeness River; this location would be adjoining the Railroad Bridge Park. The Dungeness River Greenway Concept Plan also envisions other public access potential along portions of the Dungeness River in this area, if cooperatively implemented with landowners.
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j) Policies 31.03.455(6)(b), .465(5)(c) and .475(4)(b), refer to the Dungeness River Greenway Concept Plan. Requests including the plan as a supporting document.	j. There is no record of any formal adoption of the Dungeness Greenway Concept Plan. The overall intent of these policies has been implemented. Recommend eliminating 31.03.455(6)(b). Recommend edits to 31.03.465(5)(c): "<i>Policy 11. A nonmotorized trail segment is a possibility along the Dungeness River if the landowners agree. The Dungeness River Greenway Concept Plan identifiesConsider use of the dike on the east side of the River between Sequim-Dungeness and Woodcock for potential public access.</i>"
k) Notes that there is no reference to the 2022 OFM population projections in the June, 2025 Regional Transportation Plan by the PRPTO. Requests removal.	Recommend edits to 31.03.475(4)(b): "<i>Policy 8. A nonmotorized trail segment is a possibility along the Dungeness River if the landowners agree. The Dungeness River Greenway Concept Plan identifiesConsider use of the dike on the east side of the River between Sequim-Dungeness and Woodcock for potential public access.</i>"
l) Requests removal of reference to levels of service (LOS) for Transit service under 31.02.425	k. The official comments from Thera Black, PRPTO (10/14/2025), specifically stated the PRPTO based their long-range forecast on the 2022 OFM data. l. This same request was stated (but missed) in the PRPTO's 10/14/2025 comments. Recommend the following edits to the first paragraph of 31.02.425: "<i>The Peninsula Regional Transportation Planning Organization is recommending two measures of level of service, demand and supply, to characterize transit LOS in urban and rural areas. Clallam County shall continue to coordinate with Clallam Transit to support implementation of the agency's long-range system plan, with emphasis on primary routes serving urban areas and regional transportation corridors, consistent with its currently adopted service standards. The following two tables summarize the recommended thresholds and point system used in determining Table 11 (Existing LOS Conditions of Transit Routes).</i>"

m) Concern that the Victoria Express is not a viable UTC. Implies it may not be appropriate under transportation policies.	m. Victoria Express is no longer in service as a passenger ferry (now an eco-tour service under Expeditions Northwest). Recommend elimination of 2nd paragraph, 31.02.415(3).
59) Emailed testimony from John Worthington, dated April 1, 2026. Comments challenged the premise that the Planning Commission does not have purview over project-level decision making, including: a) Authority under the Comprehensive Plan, citing that the Plan establishes policy impacting river restoration and other project-level guidance. Large-scale projects directly impact the outcomes of Comprehensive Plan policy. b) Authority under the Shoreline Master Program. Silar to the Comprehensive Plan, the SMP establishes policy and regulations for activity in shoreline jurisdictions. Comments suggest the Commission reviews shoreline permits. c) Authority under the Critical Areas Ordinance. Comments suggest the Commission is responsible for reviewing projects administered under the CAO d) Authority under SEPA. Comments suggest the Commission serves as Lead Agency for SEPA determinations and project review.	a) The administration of all ordinances affiliated with the Comprehensive Plan is the responsibility of the Department of Community Development (CCC 26.01.040(2)). Although large-scale projects do impact future policy, the Planning Commission's role is limited to recommendations on policy and regulations (CCC 26.01.050(1) & (2)). b) The same organizational structure identified in a) above, also applies here. c) The same organizational structure identified in a) above, also applies here. The limited project review authorities expressed under CCC 26.01.050(3) and (5) were preempted with the adoption of Ch. 26.04, Hearing Examiner (Ord. 580, 1995). d) The Lead Agency responsibility for the county is vested in the Director of DCD (CCC 26.01.040(4) and 27.12.030(8)).

e) Historical and ongoing role in River Management. Comments suggest the Commission has previously reviewed and made recommendations regarding Dungeness River Floodplain projects.	e) The Planning Commission has reviewed and made recommendations concerning watershed planning (WRIA 18 Plan) but has not been involved in the review and recommendations of specific projects involved in the restoration of any river system or similar habitat. This is the responsibility of DCD and other County agencies (CCC 26.01.040 and Section 4.25, Clallam County Charter).
60) Emailed testimony from John Worthington, dated April 1, 2026. Comment indicated a "Jimmycomelately hybrid" could be built on the Dungeness for \$42M. Comments included an estimated cost breakdown, and an estimated price range of \$29 - \$38M.	No policy change is recommended.
61) Emailed testimony from John Worthington, dated April 2, 2026. Comments provided rebuttal testimony to discussion held by the Planning Commission on April 1, 2026. Comments criticized the Lower Elwha Levy project; lack of "professional endorsement" concerning Dungeness policy; allegations that the CPU process is being influenced by North Olympic Development Council (NODC) and the Straits Ecosystem Recovery Network (SERN); and failure to apply the "Jimmycomelately science" to other river restoration projects is a "violation of equal protection."	No policy change is recommended. To date, the County has not received comments from the NODC or SERN regarding the Comprehensive Plan Update.
62) Emailed testimony from John Worthington, dated April 2, 2026. Comments include:	

a) Express concern that future plans of the Jamestown S'Klallam Tribe and the Lower Elwha Klallam Tribe are not integrated into the CPU process. b) Express concerns about citizen engagement and lack of response to testimony. c) Criticisms of the Lower Elwha Levy project, including placement of log jams d) Concerns that there is a lack of endorsement concerning Dungeness policy;	a) The DCD engaged area tribes in the CPU process as required under RCW 36.70A.040 and .210. Four of five tribes have responded with comments. They are under no mandate to provide comment and their involvement is strictly voluntary. b) The County has generally followed its Public Engagement Plan, as detailed in the Public Engagement Report. Questions are responded to. Suggestions or other comments that do not lend themselves to meaningful policy recommendations are not offered a policy response. c) Not applicable to the CPU. d) The work of the DRMT is not specifically germane to the CPU.
63) Emailed testimony from John Worthington, received April 4, 2026. Included comments from Testimony #56, and includes: rebuttal that the proposal is "too grandiose," criticisms of the entities focused on recovery of the Dungeness, criticism of log jam construction in the Lower Dungeness Levee project area, criticism of the Dungeness irrigation piping project, advocating for diversion of other stream corridors to supplement water flow in the Dungeness, and criticism of the Dungeness Off-Channel Reservoir project—citing seismic structural risks.	No policy change is recommended.

64) Emailed testimony from John Worthington, dated April 5, 2026. Comments appear to incorporate edited versions of Testimony #59 and #63.	No policy change is recommended.
65) Email from Stephanie Martin, Habitat Division Manager, Makah Indian Tribe, dated April 6, 2026. Comments included reference to habitat and water resource studies that have been conducted in the Hoke Watershed, and recommendations for further study and collaboration, including: "natural restoration to help naturally increase water storage in the watershed and slow drought impacts, and man-made opportunities to capture and store water."	Recommend including the following sub-regional policy regarding water resources under new subsection 31.05.360(1)(c): "<u>Policy 3. Despite exceptional precipitation, water availability in the Straits Region is limited by geologic formations that prevent the accumulation of ground water in naturally occurring aquifers. Where available, the withdrawal of water for domestic use can impact instream flows needed for restoration and health of fish stocks. More study of the region's water resources is needed along with additional efforts focused on naturally increasing water storage for resilience against drought impacts, considering man-made structures and other opportunities to capture and store water, and balance domestic and environmental needs.</u>"
66) Article from Hood Canal Environmental Council, dated Spring, 2024, discussing the Pleasant Harbor Master Planned Resort in Jefferson County, submitted by Heather Cantua, received April 7, 2026.	No policy change is recommended.
67) Emailed letter from Judy Larson, received April 8, 2026. Comments included a series of email chains with communications with County staff. Comments included: a) Concern that respondent was unable to provide testimony during the 4/1/26 hearing due to being held in "muted" status.	a) Under the Zoom meeting format, all electronic attendees are held in "mute" until opportunity for public comment. They signify their desire to provide comment by raising their hand icon during opportunity for comment. Those attending by phone can raise their hand by touching "*" on their keypad.

b) Expressed concerns about proposed zoning changes represented in Zoning Amendment Map Exhibit B.	b) The siting of the proposed zoning change from S(R-II) to S(R-III) included analysis of the vicinity. The proposed zoning designation was determined by the Planning Commission to represent a transition from the more intensive commercial and high-density residential areas to the west and south, and the character of residential development within the Palo Verde Loop area (ranges 0.7 to 2.9 acre lots).
c) Concerns that the SEPA Threshold Determination should have considered testimony regarding impacts related to the irrigation ditch tightlining project.	c) The potential impacts related to the ongoing irrigation system tightlining project was fully analyzed in the FEIS for the project in 2003, including the concerns expressed by the commenter. The project is an adopted element of WRIA 18 Watershed Plan (2004). More analysis is provided in the April 6, 2026, Memorandum on this subject.
d) Concern that record of public and agency comments were not included in the Draft CPU hardcopy documents placed at the Public Library.	d) All written public and agency testimony is included in the packets to the Planning Commission and are available at the Planning Commission portal at: https://www.clallamcountywa.gov/AgendaCenter. As an ongoing process, it is impracticable to maintain current written testimony with the hard-copy CPU documents at the libraries.
e) Concerns about consideration of the historic, cultural and hydrologic contributions provided by the open-ditch irrigation network—citing comments submitted by Virginia Shogren (Testimony #57).	e) Please see analysis provided in the April 6, 2026, Memorandum on this subject, as well as the Supplemental Report included in the 5/6/26 Packet.
f) Reference to email correspondences with DCD staff and “questionable responses” relating thereto.	f) Unclear what responses were “questionable.” There was need to provide clarification on certain issues.
g) Requests that Part 6 (Critical Aquifer Recharge Areas) be “added as a Comp Plan element.” New language is also requested: “Activities that can impact quality or quantity	g) The Standards of Part 6, Critical Areas Ordinance (CAO), is a regulation required to implement the policies of the Comprehensive Plan. It does not serve as a policy document. Section 27.12.615 establishes specific performance standards for land use activities within

of exempt wells must complete an environmental assessment described under Section (9) on p.27-82”	a designated Critical Aquifer Recharge Areas (CARAs), including those activities that require a Hydrogeologic Assessment under 27.12.865. Amending standards in the CAO will be processed within 12 months of adoption of the CPU. No policy change is recommended.
68) Email from David LeRoux, dated April 13, 2026. Comments supported recognition of Sequim Valley Airport as a “staging grounds for emergency equipment and personnel in the event of a natural disaster...” advocating for public water and sewer service to be extended to the airport.	See response to Testimony #71, below. Water service expansion is supported. Sewer service expansion outside of UGAs is not allowed under the RCW 36.70A.110.
69) Emailed letter from Joshua Engelbrecht, Washington Department of Commerce, dated April 13, 2026. Comments included: a) The County should demonstrate how they addressed capacity deficiencies identified in the Lands Capacity Analysis. b) Provide an updated list of planned actions to address housing availability and the barriers they are intended to address. c) Determine gaps in local funding needed to address affordable housing needs, including funding mechanisms and incentives. d) Provide detail on analysis of racially disparate impacts, displacement, and exclusion in housing, and document.	a) The Land Capacity Analysis was amended to include analysis of capacity following proposed zoning changes to Sequim and Clallam Bay/Seki UGAs (pages 29-31), demonstrating adequate capacity. b) Addendum 1 to Appendix C provides a list of proposed policy, regulatory changes and planned actions to address this issue. Also see Commerce Policy & Regulatory Response 042826, included in the May 6, 2026, Planning Commission Packet. c) Addendum 2 to Appendix C provides an analysis of funding needed to address housing needs, including gaps in funding, to address this issue. d) Addendum 3 to Appendix C provides analysis of racially disparate impacts, displacement and exclusion in housing, and steps needed to address the same.

e) Identify future funding capability for transportation improvements needed to accommodate growth. f) Update Zoning standards to address identified barriers to meeting housing needs. g) Transfer policies that establish regulatory standards to the Zoning Code (e.g. temporary shelters on religious properties, agricultural accessory standards). h) Ensure that the use of the CUP process does not preclude the siting of essential public facilities, only conditions them.	e) Staff to provide analysis on this issue by the May 6th meeting. f) Addendum 1 to Appendix C also includes analysis and recommended actions on this issue. Corresponding changes to Zoning standards were provided to the Planning Commission in the 5/6/26 packet. g) Corresponding changes to Zoning standards were provided to the Planning Commission in the 5/6/26 packet. h) Corresponding changes to Zoning standards were provided to the Planning Commission in the 5/6/26 packet.
70) Emailed letter from George Mazur, Washington Department of Transportation, dated April 14, 2026. Comments included: a) Need to provide "analysis of the impacts of planned growth on the state transportation system..." this should include specific actions to bring facilities into compliance with adopted standards. b) Indication that WSDOT will not recognize SEPA Categorical Exemptions under RCW 43.21C.229(3)(b) without requested analysis.	a) Staff has been reviewing the statutory basis for the demand for analysis on impacts to state highway facilities, which appears to be absent. We are working on a response. b) (Same as a, above).

71) Emailed letter from Andy Sallee, Sequim Valley Airport, dated April 14, 2026. The submittal included five letters of support from various County, state and federal agencies expressing support for water service extension to the airport. Comments included: a) Requests amending new language under 31.03.340(8)(d) from "[t]his may..." to "[t]his <u>shall</u>..." b) Requests amendment to 31.03.120, or elsewhere, "that prioritizes and assists the PUD to provide water to Sequim Valley Airport.	a) The use of "may" was deliberate, given that allowing for intensification of uses has to be balanced with GMA requirements prohibiting land use intensities that are not "rural" in nature from occurring outside of UGAs. It is recommended that the current language be retained. b) Recommend amending 31.03.120(3)(a) as follows: "(a) <i>Policy 7</i> Public water systems should be provided within designated urban growth areas, rural centers, rural villages, and rural commercial activity centers. <u>Given the role the Sequim Valley Airport fills for air transportation, and as a vital component of the regional emergency management infrastructure, The PUD should be encouraged to work cooperatively with the Department of Health and the Department of Ecology to facilitate expansion of their water service area to incorporate the Sequim Valley Airport.</u> Public or municipal water systems (i.e., PUD and City of Sequim) should <u>otherwise</u> be limited in rural lands to those areas that can demonstrate water quantity limitations, water quality problems or hydraulic continuity to rivers and streams."
72) Email from John Worthington, dated April 15, 2026. Comments argue that the Planning Commission has authority and obligation to review the proposal for the "Dungeness Hybrid Jimmycomelately Proposal" referenced in the submitted materials.	See response provided for Testimony #59, above. No further policy response is recommended.

73) Email from Maureen McElravy, dated April 15, 2026. Comments included: Concerns over changes in zoning proposed for Bullman Beach, and referencing a development proposal that appears to be of large scale.	There are no land use or zoning changes for the Bullman Beach area, or any area outside of the Clallam Bay/Seki UGA. The Planning Division is unaware of any large-scale commercial, residential, or mixed use development proposal for the Bullman Beach area. No policy response is recommended,
74) Emailed letter from Virginia Shogren, dated April 15, 2026. Comments articulated the historic and cultural significance of the irrigation ditch network in the Sequim-Dungeness Valley, drawing comparisons to early 20th Century efforts to eliminate the canal systems in Venice Italy. Includes images from the 1978 Sequim Irrigation Festival booklet.	Though received by email on 4/16/26, comments were received based on the Planning Commission's verbal commitment on 4/15/26 to honor submittal or written testimony summarizing oral comments given during the public hearing. No policy response is recommended.
75) Letter from Virginia Shogren, dated April 15, 2026. Comments reiterated oral testimony provided 4/15/26, and included: a) Advocates for a moratorium on further ditch piping to provide certainty, citing no easements, no permits, and lack of notice. b) Need for an updated environmental impact statement. c) Lack of local permitting for the project. d) Lack of funding allocated for future maintenance of the pipeline facilities.	Though received by email on 4/16/26, comments were received based on the Planning Commission's verbal commitment on 4/15/26 to honor submittal or written testimony summarizing oral comments given during the public hearing. Staff has amended its April 6, 2026, Memorandum on this issue. Staff has provided a Supplemental Report on this issue to the Planning Commission, dated April 29, 2026, and included in the 5/6/26 Packet.

e) Moratorium is needed to protect local jurisdictions from legal exposure.	
76) Email from Judy Larson, dated April 16, 2026. Comments reiterated oral testimony received 4/15/26, and included: a) Requests an updated EIS/ES, citing the Bureau of Reclamation cancelling a WaterSMART grant for a project on 12/31/25. b) Requests incorporation of comments from 4/8/26 into the Climate Element policies, to include requirement for permitting and SEPA review for future irrigation pipeline projects. c) Requests that policy 31.02.220(1) be expanded to include "rural non-commercial farmers." d) Requests "the original, first Sequim Prairie Ditch" be added to the list of historic & cultural resources under 31.03.260(8). e) Requests that Part 6 (Critical Aquifer Recharge Areas) be "added as a Comp Plan element." New language is also requested: "Activities that can impact quality or quantity of exempt wells must complete an environmental assessment described under Section (9) on p.27-82."	Though received by email on 4/16/26, comments were received based on the Planning Commission's verbal commitment on 4/15/26 to honor submittal or written testimony summarizing oral comments given during the public hearing. Responses to these concerns were initially provided in the April 6, 2026, Memorandum to the Planning Commission. Staff has provided a Supplemental Report on this issue to the Planning Commission, dated April 29, 2026, and included in the 5/6/26 Packet.

f) Provided data concerning respondent's private well.	
77) Email from Judy Larson, dated April 16, 2026. Comments included emailed well level data from individual with email address "jsteeby@olyphen.com" dated March 8, 2026.	Though received by email on 4/16/26, comments were received based on the Planning Commission's verbal commitment on 4/15/26 to honor submittal or written testimony summarizing oral comments given during the public hearing. No policy response recommended.
78) Email from John Worthington, dated April 20, 2026. Comments contradict direction provided by staff concerning the scope of review afforded the Planning Commission under the County Code.	Though received by email on 4/20/26, comments were received based on the Planning Commission's verbal commitment on 4/15/26 to honor submittal or written testimony summarizing oral comments given during the public hearing. See response to Testimony #59, above.
79) Email from John Worthington, dated April 20, 2026. Comments suggested changes to Bell Creek to provide restoration similar to that provided in Jimmycometely Creek, addressed hatchery vs. wild habitat restoration, and provided maps showing the possible locations of improvements. Comments included prior email chains.	Though received by email on 4/20/26, comments were received based on the Planning Commission's verbal commitment on 4/15/26 to honor submittal or written testimony summarizing oral comments given during the public hearing. No policy response is recommended. See responses to Testimony #12, 13, 53 and 59, above.
80) Mailed testimony/materials from Judy Larson, received April 22, 2026. Submittals included excerpts from the FEIS for the Dungeness Agricultural Irrigators Water Conservation Plan (11/26/2003); Map from {Pacific Water Group depicting Modeled Water Level Declines in the Shallow Aquifer (no date); and hand-written water depth data provided by Jim Steeby, 1080 Palo Verde Loop.	Though received by email on 4/22/26, comments were received based on the Planning Commission's verbal commitment on 4/15/26 to honor submittal or written testimony summarizing oral comments given during the public hearing. No policy response is recommended.

81) Series of three emails from John Worthington, dated April 25, 2026. Comments raise concerns regarding Bell Creek impacts from urban runoff creating unnatural flows and supplementing flows in Bell Creek by diverting water from Johnson Creek. Suggests replacing culverts with "clear-span overpasses."	Though received by email on 4/25/26, comments were received based on the Planning Commission's verbal commitment on 4/15/26 to honor submittal or written testimony summarizing oral comments given during the public hearing. No policy response is recommended. See responses to Testimony #12, 13, 53 and 59, above.

Virginia Shogren
961 W. Oak Court
Sequim, WA 98382
360-461-5551

April 1, 2026

Meeting of the Clallam County Planning Commission
223 East Fourth Street, Room 160
Port Angeles, WA 98362

Public Comment Re: Comprehensive Plan Periodic Update – Irrigation Pipeline
Moratorium and Ditch Protection

Dear Planning Commission Members,

I have submitted public comment for the 2025 Comp Plan update in favor of a policy and ordinances to impose a moratorium on additional irrigation pipeline development and historical protection of the remaining open ditch system in the Sequim and Agnew regions.

In Washington State, homeowners with existing wells hold senior water rights under the prior appropriation doctrine (“first in time, first in right”). New development activities (such as new wells or construction dewatering) cannot legally impair those senior rights.

Existing wells establish a priority date based on when water was first put to beneficial use (or the date of any permit/certificate). This includes exempt domestic wells, of which there are 5,500 in the Dungeness Region according to the Department of Ecology.

New development water use—even from exempt wells—is junior and must not impair senior rights. This protection applies to both quantity and quality issues tied to withdrawals. Ecology (and our courts) have enforced this by regulating or curtailing junior uses that interfere with senior rights, including instream flows.

A pipeline moratorium is necessary in order to protect the senior rights of those 5,500 exempt wells. We already have the studies that establish the essential role that the open ditches play in recharging our aquifers in our unique rain-shadow region.

The ditches were dug in order to allow for pioneer settlement and development. The development followed the ditch lines. Those ditch lines are still there 131 years later.

Public awareness of the connection between the ditches and aquifer recharge in our rain-shadow region is only growing. The County should proactively end additional pipeline development and protect the existing aquifer recharge system that we have in the form of the existing open ditches.

As an additional benefit, we would protect our historical basis for Washington State's longest running festival, the Sequim Irrigation Festival. We would also protect the few remaining wildlife and green corridors that wind their way through Sequim.

Our quality of life in Sequim is based on the water that comes through the irrigation ditch system. We raise sheep on our property for meat and wool and use the irrigation water for our pastures.

Our kids grew up going to the Irrigation Festival events each year. The pioneer history of our region revolves around the ditches. That history is what makes Sequim unique, gives it character, and is our link to a rural lifestyle and a rural quality of life.

Sincerely,



Virginia Shogren

From: Wendy Clark <wclark@jamestowntribe.org>
Sent: Wednesday, April 1, 2026 2:10 PM
To: Emery, Bruce
Cc: Luke Strong-Cvetich; Alex Scagliotti; Benjamin.Rinehart@WSDOT.wa.gov; muecker@sequimwa.gov
Subject: Draft Comp Plan Update Clean-Up

Hi Bruce,

I've been meaning to get back into the 1st QTR 2026 updates for the Comprehensive Plan Updates to see how JST comments were incorporated. I found some non-substantive inconsistencies for your consideration. Here you go based on transportation related code paragraphs in the February and March 2026 draft documents:

31.08.380 Periodic Updates

Considering DOC requirements, would you want to include "public and tribal" engagement?

31.03.130 Transportation Inventory & Analysis

Table 3 This table concerns road width standards. Why was Chicken Coop Road removed from the table while Palo Alto remains? I think the table could use Mileposts; begin and end. The Tribe's Chicken Coop Road re-alignment project addresses the county and state standards near Blyn at Zaccardo; however, the whole of Chicken Coop Road performs an essential emergency management mobility redundancy when US101 is shut down. It should remain in Table 3 as substandard.

31.03.140 (1)(a), remains

31.03.310 (4) (former a) removed for redundancy?

31.02.420 (1)(c)(i), remains

The US101 FEIS from Palo Alto to O'Brien Road could be a non-binding antiquated document, potentially 30-years old. Regardless, since it was mentioned more than once in the transportation policies, it should be added to the Supporting Documentation list. A regular person would need to create a public records request to WSDOT because state archivists have probably purged the document. It does not appear to be accessible on the WSDOT website. The other alternative is to refer the City of Sequim's Simdar Interchange as a missing element of the long ago Sequim Bypass project.

31.03.310 (4) (new a)

Sequim Bypass is completed and closed out. The City of Sequim should provide fresh language consistent with its Comprehensive Plan.

31.03.320 (5)(a)

Diamond Point Road is a federal functionally classified road for truck traffic, a T-3 rating. Road standards need to be consistent with the FGTS (2023). It appears again in another map for countywide functional classification inventory. <https://wsdot.wa.gov/sites/default/files/2023-12/Freight-Report-FGTS2023.pdf> This road cannot carry true rural character and be supportive of truck traffic at the T-3 level.

31.03.415 (6)(c)

The JST fee to trust conversion on the Miller Peninsula has already occurred within ½ mile distance of US101.

31.03.435 (4) last sentence

This policy 4 statement is non-binding. How important is it to keep this language in the Comp Plan update?

31.03.455 (6)(b)

The Nature Center is complete.

31.03.455 (6)(b), 31.03.465 (5)(c), 31.03.475 (4)(b)

These three policies refer to The Dungeness River Greenway Concept Plan. Please make this into a Supporting Document with the adoption date.

31.02.425

The PRTPO Executive Board adopted the recent RTP in June 2025. There isn't any reference to the 2022 OFM menu of traffic growth forecasting. There is a passing qualitative comment about reviewing the OFM 2050 growth projections prior to developing policy and strategy. {please remove}

31.02.430

The PRTPO Executive Board made a concerted decision to not include Transit LOS in the 2025 RTP. Their silence is intentional for rural systems on the Olympic Peninsula. {please remove this code section}

31.02.415(3)

Victoria Express is not a viable UTC certificate. Does this paragraph need to be removed or reflected upon that the local whale watching businesses could provide charter passenger-only services to Victoria?

These were the non-substantive transportation policies that popped out as needing revision to be consistent with a 2026 Clallam County update. Please contact me with any questions or comments.

Thank you,

Wendy Clark-Getzin, PE
Transportation Program Manager
Jamestown S'Klallam Tribe
(360)681-5622 direct
(360)582-6375 cell
wclark@jamestowntribe.org
991 Old Blyn Highway
Sequim, WA 98382



Jamestown S'Klallam Tribe

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Emery, Bruce

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Sent: Wednesday, April 1, 2026 8:21 PM
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Argument: The Clallam County Planning Commission Does Have Purview Over Salmon Recovery, Floodplain Restoration, and Related River Projects

Emery's statement that the Planning Commission "does not have purview" over these matters is incorrect under both Clallam County Code and Washington State law. The Planning Commission has clear statutory and local authority to review, recommend, and influence projects involving river restoration, floodplain reconnection, levee setbacks, habitat improvements, and water management — including the Jimmycomelately-style proposals we have discussed.

Here are the key legal and procedural reasons why the Planning Commission has purview:

1. **Comprehensive Plan and Growth Management Act (GMA) Authority** Under RCW 36.70A (Growth Management Act), the Planning Commission is responsible for developing and updating the County's Comprehensive Plan. This plan must address critical areas (including frequently flooded areas and fish and wildlife habitat conservation areas), land use, and natural resource lands. Any major river restoration project that involves floodplain modification, levee removal, or large-scale land acquisition directly affects the Comprehensive Plan's goals for habitat protection, flood hazard reduction, and rural land use. The Commission has purview to review whether proposed projects are consistent with these goals.
2. **Shoreline Management Act (SMA) and Shoreline Master Program** The Shoreline Master Program (SMP) is part of the County's land-use authority. The Planning Commission reviews shoreline permits and substantial development permits for work in or adjacent to rivers, estuaries, and floodplains. Baffle installations, channel realignment, levee setbacks, and floodplain reconnection are shoreline "developments" under the SMA. The Commission must ensure these actions protect ecological functions, maintain flood storage, and avoid adverse impacts — exactly the issues raised by the Jimmycomelately model versus current steep-grade projects.
3. **Critical Areas Ordinance (CAO) and Floodplain Management** Clallam County Code Title 27 (Critical Areas) and Chapter 27.11 (Floodplain Management) require the Planning Commission to review projects that affect critical areas, including frequently flooded areas and fish habitat. River restoration

that alters channel geometry, grade, or floodplain connectivity falls squarely under this review. The Commission can — and should — evaluate whether projects incorporate proven elements such as 3% effective grade control with baffles, slower/deeper channels, and large sediment baffling to prevent aggradation and protect spawning habitat.

4. **SEPA Review and Environmental Impact** Under the State Environmental Policy Act (SEPA), major restoration projects require environmental review. The Planning Commission often serves as the lead or co-lead agency for SEPA determinations on land-use related actions. They have the authority to require alternatives analysis — including whether a Jimmycomelately-style single-channel coil with baffles would better achieve flood protection, water conservation, and salmon spawning goals than the current approach.
5. **Historical and Ongoing Role in River Management** The Planning Commission has previously reviewed and recommended on Dungeness River floodplain projects (e.g., River's Edge, Kinkade Island). They cannot now claim no purview when the same issues — levee setbacks, channel design, flood risk, and habitat — are at stake. Their role is not optional; it is required by county code and state statute.

Bottom line: The Planning Commission does have purview. It is their statutory duty to review projects that affect land use, floodplains, critical areas, and shoreline resources. Claiming otherwise avoids accountability for why the county continues to fund projects that ignore the proven Jimmycomelately model (baffles, 3% grade, slower deeper channels, large sediment baffling, flood protection, water conservation, and best-practice salmon spawning) while the tribe continues to benefit from that same model in Blyn.

The Commission should immediately exercise its authority to require a full evaluation of the Jimmycomelately hybrid approach before any further appropriations or permits are approved for Dungeness River projects. This is not just a procedural issue — it is about protecting public safety, property, and salmon recovery in Clallam County.

Emery, Bruce

From: john worthington <worthingtonjw2u@hotmail.com>
Sent: Wednesday, April 1, 2026 8:34 PM
To: Emery, Bruce; Havel, Tim; Gores, Loni; Loni.gores@clallamcounty.wa.gov
Subject: Re: Roberts rules of order for the record Planning Commission testimony rebuttal.

Yes, the Jimmycomelately hybrid could realistically be built for less than \$42 million — especially for the focused 5.8-mile reach from the Dungeness River mouth (including the 3 Crabs estuary area) to your specified Serenity Lane endpoint at 48.049752, -123.145547.

Realistic Cost Estimate for the 5.8-Mile Reach (Mouth to Serenity Lane)

The original Jimmycomelately Creek project (0.5 mile) cost roughly **\$7 million** in 2005 dollars (including planning, design, land acquisition/easements, channel realignment, baffles, levee/dike breaches, tidal bridge upgrade, riparian planting, and monitoring). Adjusted for inflation to 2025 dollars, that equates to roughly **\$11–12 million** today.

Scaling proportionally to the 5.8-mile Dungeness reach ($\times 11.6$) gives a baseline of **\$128–140 million** if every element were replicated at full current prices. However, several factors allow significant cost reduction:

- **Land acquisition is the biggest variable** — The original project required substantial purchases and easements in a developed area. For the Dungeness lower reach, much of the floodplain is already county-owned, in conservation easements, or on willing-seller farmland. Targeted acquisitions or setbacks could be limited to 200–400 acres instead of full-scale purchases, potentially cutting land costs by 50–70%.
- **Baffles are inexpensive** — The core innovation (290–350 simple wood-and-boulder baffles) is low-tech and can be built with local materials and crews. At \$15,000–\$25,000 per baffle (including placement), this component alone is only **\$4.5–8.75 million**.
- **No heavy in-water work** — All excavation and construction is land-based from levee tops and farmland during dry season, reducing permitting delays and costs.
- **Phasing and grants** — Breaking into 4 phases (estuary at 3 Crabs first, then lower, mid, and upper to Serenity Lane) allows leveraging existing grants and matching funds.

Conservative Cost Breakdown for the 5.8-Mile Reach (2025 dollars)

- Land/easements and planning/permitting: \$12–18 million
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Total realistic range: \$29 – \$38 million

With aggressive use of willing-seller easements, county-owned land, volunteer/Beaver assistance for some wood placement, and competitive bidding, **the project could be delivered for under \$38 million** — potentially as low as **\$29–38 million** if phased smartly and paired with existing SRFB/PSAR or NOAA grants that already target Dungeness floodplain work.

Recent comparable projects support this:

- Rivers Edge (Dungeness, ~1.8 miles levee setback + 140 acres): ~\$10–15 million total.
- Similar floodplain reconnection efforts in Washington (Snoqualmie, Chehalis, Skagit) routinely come in at \$8–20 million per mile for combined levee + habitat work when done efficiently.

The Jimmycomelately hybrid is deliberately low-tech and land-based, which keeps costs down compared to heavy civil engineering projects. The biggest savings come from **not** building permanent side channels or complex structures — just one main coil with baffles and simple levee breaches that let the river do the rest of the work during natural floods.

Bottom line: Yes, it is realistic to build this 5.8-mile Jimmycomelately hybrid for **less than \$42 million**, especially if you prioritize the core elements (baffles for 3% grade, single main channel, floodplain reconnection) and use willing-seller/ county-owned land aggressively. The original project's success shows the approach is cost-effective and self-sustaining once built. The insurance costs and revenue from kings and silvers is the deciding factor. Right now they don't have the numbers and they only have a threatened list and a book of excuses.

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From: john worthington <worthingtonjw2u@hotmail.com>
Sent: Thursday, April 2, 2026 4:18 AM
To: Emery, Bruce; Havel, Tim; Gores, Loni; Loni.gores@clallamcounty.wa.gov; French, Mike; Ozias, Mark; Johnson, Randy; Mielke, Todd; FEMA-R10-Info
Subject: Re: Roberts rules of order for the record Planning Commission testimony rebuttal.

To: Clallam County Planning Commission

Re: Formal Public Comment – 2024 Comprehensive Plan Update (GMA Compliance)

Please include this response in the formal administrative record regarding the Salmon Habitat, Critical Areas, and Flood Prevention elements of the Comprehensive Plan.

Rebuttal to the Charge of "Grandiose" Planning

Mr. Emery has characterized proposed spawning protections—specifically the 3% gradient standard successfully utilized in the Jimmycomelately restoration and diversion of creeks—as "grandiose." This assessment is logically inconsistent when contrasted with the County's own preferred infrastructure. The County currently advocates for a massive off-channel reservoir designed to hold thousands of acre-feet of water in a known M-9 seismic zone, yet refuses to construct overpasses due to "earthquake threats." It is the height of hypocrisy to label a proven, nature-based stream-grading technique "grandiose" while promoting a high-risk, multi-million-dollar reservoir "boondoggle" in a geologically unstable region...with visions of ancestral property buy back sugar plums dancing in your head.

The Towne Road Debacle: Engineered Failure

The Towne Road crisis is the smoking gun of County mismanagement. By allowing the tribe to prematurely breach the dike before the road was elevated or secured, the County and its partners effectively invited the catastrophic flooding they now claim is "natural." This \$10 million blunder—funded by taxpayer dollars— is a textbook example of "restoration" being used as a weapon against infrastructure and private property. To see project leads like Randy Johnson of JKT mock the resulting potential disaster while the County scrambled for more grants to fix a crisis they manufactured is the height of bureaucratic malpractice. The piling of logs in the pasture was contradicting every facet of Jimmycomelately science and merely projectiles loaded for the planned disaster.

The Failure of Professional Accountability

The most damning indictment of current Dungeness policy is the lack of professional endorsement. While the Jimmycomelately project saw experts and engineers put their signatures and reputations on the line to guarantee the 3% grade and baffled channels, **none of the same "experts" currently managing the Dungeness will sign off on current County policy.** They are happy to take shots at these ideas from a safe, hypothetical distance, but they refuse to tether their names to the current trajectory of the Dungeness mainstem. This lack of signature is a clear admission that the current path is indefensible under the **Best Available Science (BAS)** mandate of the GMA. The tribal partnership has broken down to a malpractice fest. The abysmal king

and silver numbers and lack of APA process speaks so loud its impossible to ignore the canned flubber and magic beans statements at microphones.

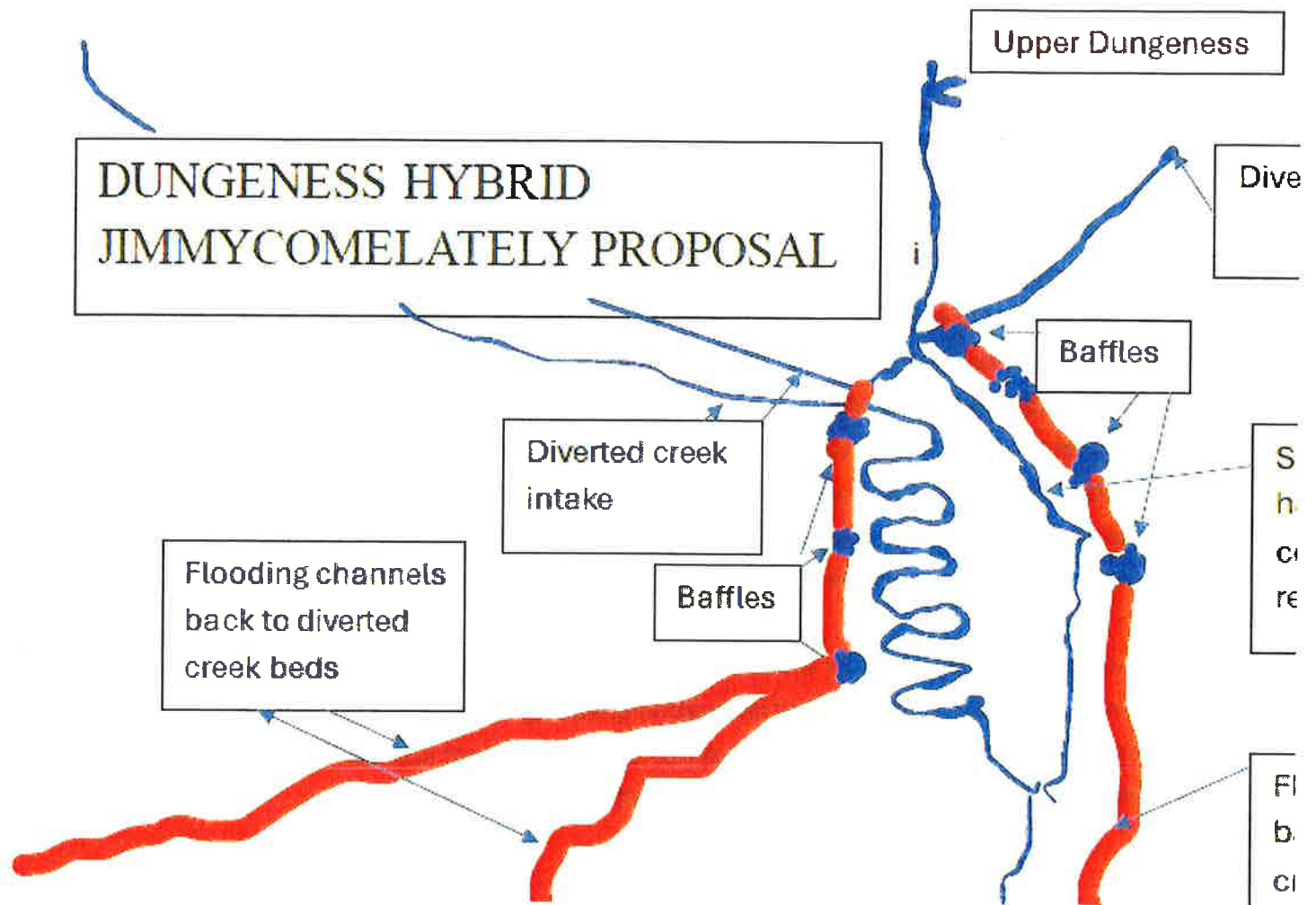
A "Meaningless Dog and Pony Show"

The current Planning Commission process is being rendered a meaningless exercise by "shadow planning" occurring in the wings. To pretend that the work of the **NODC (North Olympic Development Council)**, **SERN**, and the Puget Sound Partnership (**PSP**) isn't already determining the outcome of this Comprehensive Plan is a disservice to the public. When the 2021 SERN Workshop documents reveal a "concession to flooding" intended to facilitate property buy-back programs, it proves that the County has already decided to abandon flood prevention in favor of managed retreat...yet they continued to bambozzle the public and federal agencies for grants and matching funds.

Mismanagement and Equal Protection

The County's culvert replacements prioritize "aging bridge" logistics over fish biology, installing high-grade culverts that move organic matter (methane) rather than creating viable spawning habitat. If the "Jimmycomelately Science" of 3% grades and lengthened channels is the gold standard for Tribal returns, denying those same protections to the rest of the County is a violation of **Equal Protection** and a failure to include BAS.

The County cannot continue to harden Tribal assets with FEMA grants while intentionally "softening" (flooding) private neighborhoods to trigger restoration grants for NGOs like the North Olympic Land Trust. The Planning Commission must demand a plan that protects *all* citizens, not just a select few interests...the County DCD has failed the tax payers and has been doing so methodically since 2014.



From: john worthington <worthingtonjw2u@hotmail.com>

Sent: Wednesday, April 1, 2026 8:33 PM

To: Emery, Bruce <bruce.emery@clallamcountywa.gov>; Havel, Tim <tim.havel@clallamcountywa.gov>; Gores, Loni <loni.gores@clallamcountywa.gov>; Loni.gores@clallamcounty.wa.gov <loni.gores@clallamcounty.wa.gov>

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Subject: Re: Roberts rules of order for the record Planning Commission testimony rebuttal.

Re: Formal Public Comment – 2024 Comprehensive Plan Update (GMA Compliance)

To: Clallam County Planning Commission

Re: Formal Public Comment – 2024 Comprehensive Plan Update (GMA Compliance)

The "Shadow Process" of Tribal Coordination

A critical failure of this Comprehensive Plan is the complete lack of public coordination with the **Jamestown S'Klallam (JKT)** and **Lower Elwha Klallam (LEKT)** plans. These entities have sophisticated plans for County land, yet their processes are nowhere to be found in this public record. This leaves the public with two grim options: either there is a deliberate **shadow process** happening behind closed doors, or there is a total failure to coordinate. Under the GMA, both are unacceptable. To pretend these tribal plans don't exist while they actively shape the future of our tax-base land is a dereliction of duty by the Planning Commission.

The Public Comment "Dark Hole"

The County's response to citizen engagement has become a pattern of silence followed by character assassination. I reference the **Reservoir Hearing at the Guy Cole Center** with FEMA, where my technical comments received zero response. This is not an isolated incident; it is a systemic strategy. When the County drops public comments into a "dark hole," they force citizens to repeatedly demand answers just to ensure the record is complete. To then label those citizens as "rabid" for seeking the transparency required by the **Administrative Procedure Act (APA)** is a disingenuous attempt to silence dissent. The County has a running 5 year track record of ignoring public input.

The Towne Road Debacle: Engineered Failure

The Towne Road crisis remains the smoking gun. By prematurely breaching the dike before the road was secured, the County manufactured a \$10 million catastrophe. This blunder—using taxpayer dollars to close a vital arterial and flood private property—is "restoration" used as a weapon. Watching project leads mock the disaster while the County uses the chaos to trigger more grants for NGOs like the **North Olympic Land Trust** proves this is a managed destruction of private assets.

Professional Accountability and BAS

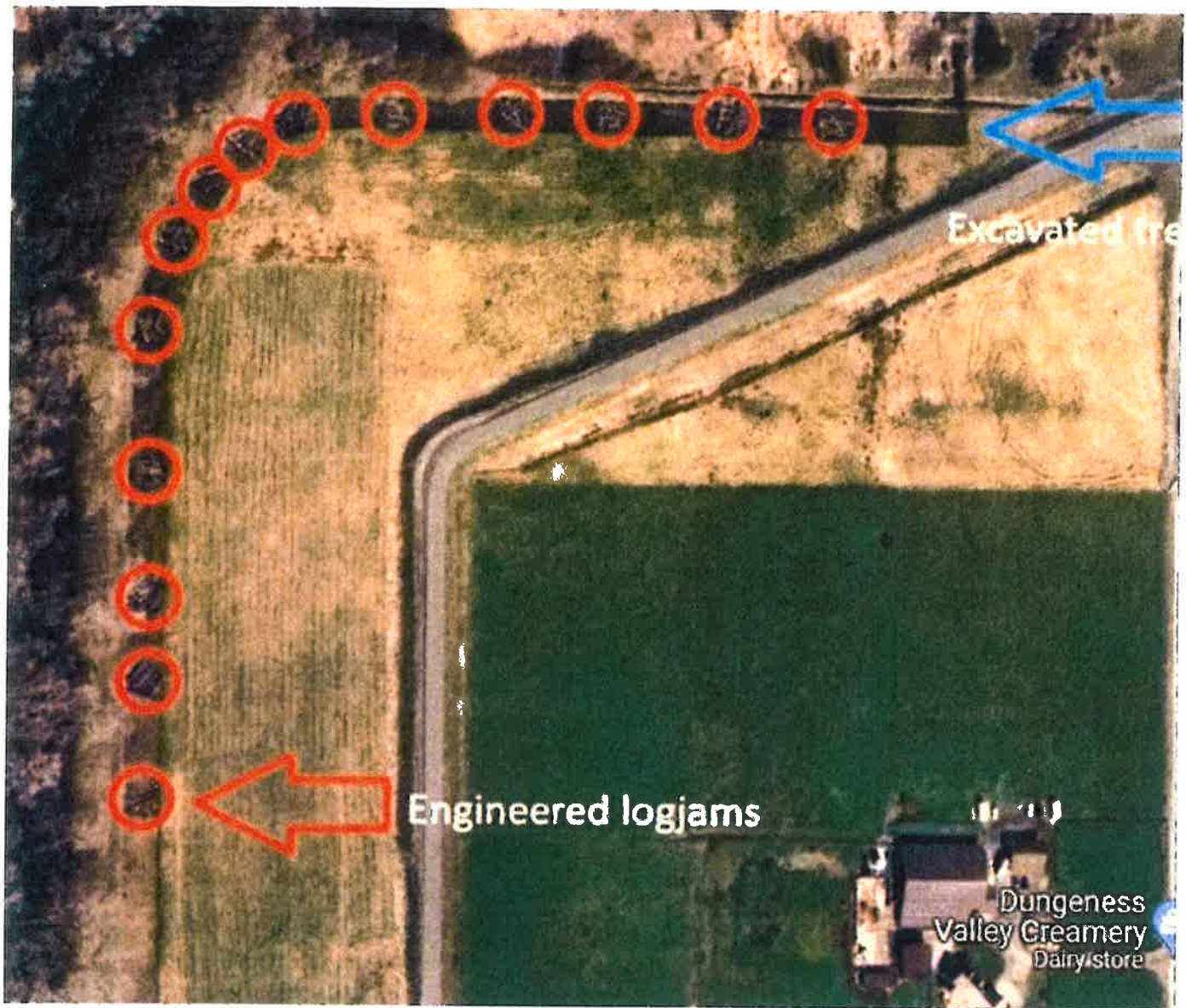
It is telling that while the Jimmycomelately project had experts who signed their names to a 3% grade and baffled channels, **no expert will sign their name to current Dungeness policy**. They take shots at these proven methods from a safe distance because they know the current trajectory is indefensible under **Best Available Science (BAS)**.

Late April/Early May 2022 The Jamestown Tribe breached the 1963 Army Corps of Engineers dike ahead of schedule which exposed downriver communities to flood risk in the coming winter. At that point, the County had not built enough of the Towne Road Levee to protect the community from flooding.

From Bureaucratic malpractice to outright ecoterrorism.

The Jamestown Tribe wiped out a levee and scattered trees in a cow pasture in a weak attempt to portray "salmon" recovery using a "salmon hotel." The arranged piles of logs on the breached side of the levee demonstrates the Jamestown Tribe intentionally took out the levee to cause flooding.... expected flooding..This is proof positive of DCD mismanagement it its highest levels. Rabid...You bet.





This act was an act of domestic terrorism and a violation of 18 U.S. Code § 2331.

(5) the term “domestic terrorism” means activities that—

(A) involve acts dangerous to human life that are a violation of the criminal laws of the United States or of any State;

(B) appear to be intended—

The act was intentional and done while under charter contract with a foreign enemy. A contract to help build capacity for the world economy.

The federal government, Washington State, Clallam County and the S'Klallam Jamestown Tribe have known for years that if they would close or reduce the capacity of the irrigation ditches that they would increase the

amount of alluvium flow into the river. For over 10 years these stakeholders have planned the intentional flooding of the Dungeness River. of Domestic terrorism are ongoing.

The Jamestown Tribe used salmon recovery as a false reason to intentionally create a flooding scenario , using salmon recovery policy that they themselves did not use when their community was in jeopardy by letting rivers run naturally.

The Jamestown Tribe, in managing the Jimmycomelately "salmon restoration" demonstrated they knew which river management policies would cause flooding. The Jamestown Tribe used salmon recovery as a false reason to intentionally create a flooding scenario.

The Federal, State and County officials, demonstrated they knew the type of river management would protect or flood a community during the removal of the Elwha Dam. Every policy adopted to manage both the Elwha and Jimmy comelately alleged to be in the name of salmon recovery. Yet, on the Dungeness River, those policies were not continued. They were discontinued intentionally to cause flooding.

This is a violation of the equal protection clause in the United States Constitution and an intentional act of domestic terrorism while in league by Charter with a foreign enemy.

Please investigate.

Thanks

John Worthington

Conclusion

If the "Jimmycomelately Science" is the gold standard for Tribal salmon returns, denying those same standards to the rest of the County—while plotting property buy-backs in the wings with **NODC** and **SERN**—is a violation of **Equal Protection**. The Planning Commission must stop this "dog and pony show" and produce a plan that serves all residents, not just a select group of restoration insiders.

From: john worthington <worthingtonjw2u@hotmail.com>

Sent: Thursday, April 2, 2026 4:17 AM

To: Emery, Bruce <bruce.emery@clallamcountywa.gov>; Havel, Tim <tim.havel@clallamcountywa.gov>; Gores, Loni <loni.gores@clallamcountywa.gov>; Loni.gores@clallamcounty.wa.gov <loni.gores@clallamcounty.wa.gov>; French, Mike <mike.french@clallamcountywa.gov>; Ozias, Mark <mark.ozias@clallamcountywa.gov>; Randy Johnson <randy.johnson@clallamcountywa.gov>; Mielke, Todd <todd.mielke@clallamcountywa.gov>; FEMA-R10-Info <fema-r10-info@fema.dhs.gov>

Subject: Re: Roberts rules of order for the record Planning Commission testimony rebuttal.

To: Clallam County Planning Commission

Re: Formal Public Comment – 2024 Comprehensive Plan Update (GMA Compliance)

Please include this response in the formal administrative record regarding the Salmon Habitat, Critical Areas, and Flood Prevention elements of the Comprehensive Plan.

JIMMYCOMELATELY SCIENCE HYBRID ON DUNGNESS

This section must be kept clear of hotel logs and heavy gravel/sediment so a fine sediment and silt only flows through the slow coil, so "rechanneling" does not divert creek to the longhouse or casino and so less water is used.

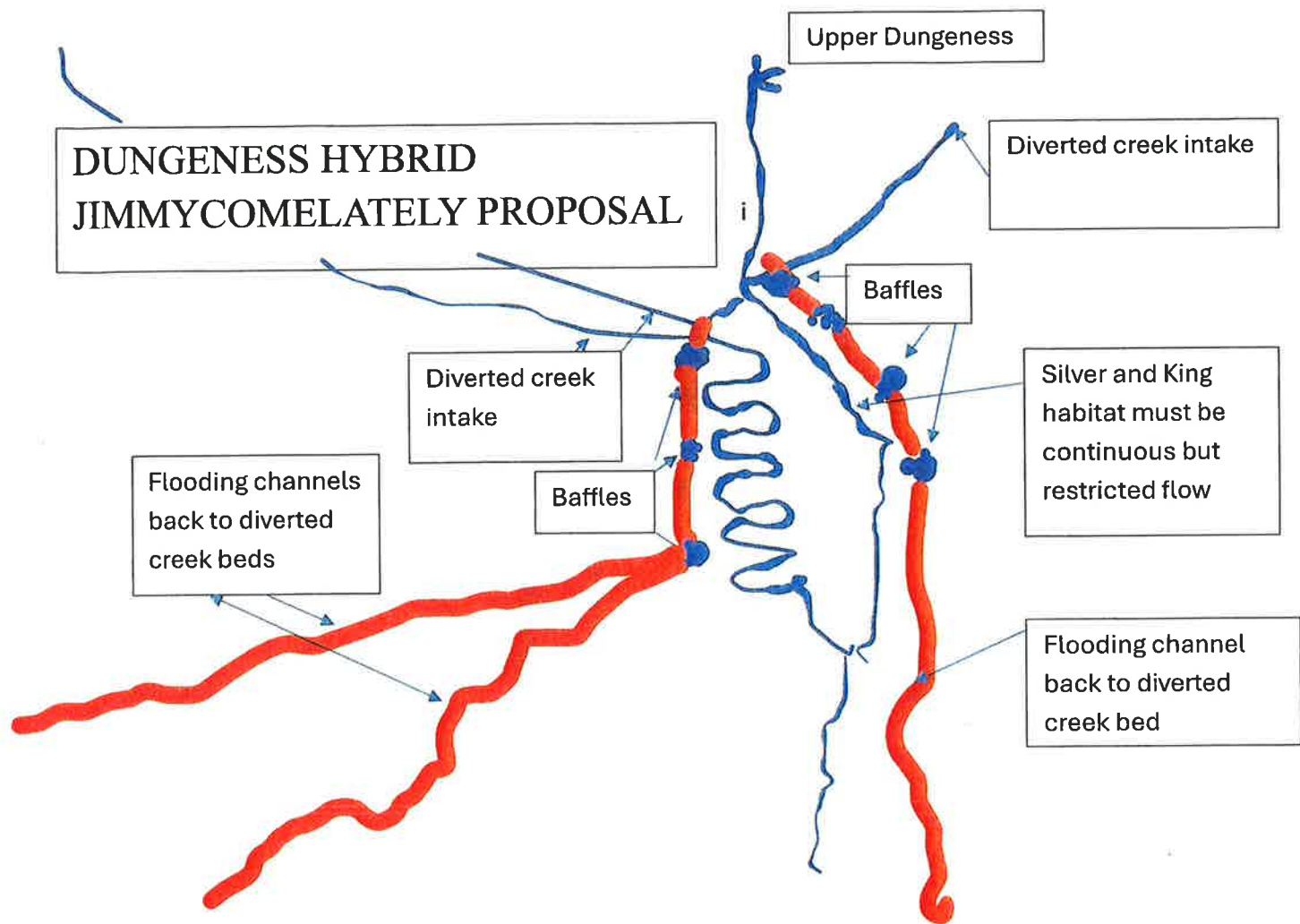
Baffles must be employed upstream

JKT CASINO

Longhouse

As shown above, the Jimmycomelately science is the best of all three worlds:

1. Chum Salmon spawning.
2. Property protection.
3. Water conservation.



As shown above, the Jimmycomelately science hybrid on the Dungeness is the best of 5 worlds:

1. Chum salmon spawning.
2. Property(flood) protection.
3. Water conservation.
4. Silver and King spawning.
5. Major shoreline erosion control.

The nuts and bolts of the diagram are straightforward and land-based:

- **Diverted creek intakes** pull water from the mainstem at strategic points.
- **Baffles** (simple wood and boulder structures) are placed every 90–110 feet to force meanders, drop velocity, and gather large sediment.
- **Flooding channels** (shown in red) return excess flows to diverted creek beds during high water, protecting the main channel from overload and destruction.
- **Silver and King habitat** (blue line) remains continuous but with restricted flow to maintain depth and gravel quality without letting the river become a sediment-choked firehose.
- The entire system is built to separate the worlds of salmon spawning and catastrophic flooding, without removing vital heavy sediment and debris to combat shoreline erosion.

This is a hybrid of the model that still works on Jimmycomelately Creek in Blyn.

Open irrigation ditches once served the Dungeness as natural filters, trapping large alluvium. Widespread piping removed that function without upstream grade control, allowing more sediment to stay in the river and reducing water conservation.

Johnson Creek, Bell Creek, Bear Creek will be diverted to maintain silver and king habitat then their beds will be excavated to desert state levels to accommodate the payback of heavy sediment flows that are needed to fight shoreline erosion.

The Jimmycomelately model protects both fish and property and conserves water. It is time to stop avoiding it and start applying it at scale. We need civic projects of this magnitude to foster economic growth and stability.

Multiple federal agencies have authority and funding streams that could support parts or all of it. Here's a realistic list of the **main federal agencies** that could fund components, based on their current programs (as of early 2026):

1. NOAA Fisheries (National Oceanic and Atmospheric Administration)

- **Primary Agency for Salmon Habitat**
- Key Programs: Pacific Coastal Salmon Recovery Fund (PCSRF), Transformational Habitat Restoration Grants, Coastal Habitat Restoration and Resilience Grants for Tribes and Underserved Communities, Bipartisan Infrastructure Law (BIL) and Inflation Reduction Act (IRA) habitat funds.
- Fit: Direct funding for baffle-based channel restoration, floodplain reconnection, and main-channel habitat improvements. NOAA has awarded tens of

millions for similar Olympic Peninsula projects (e.g., East Fork Lewis River floodplain work).

- Potential: \$50–200M+ across phases, especially for the habitat/coil components.

2. Bureau of Indian Affairs (BIA) / Department of the Interior

- **Tribal Trust and Infrastructure Focus**

- Key Programs: Tribal Resilience Grants, Bureau of Indian Affairs Road Maintenance, Ecosystem Restoration on Tribal Lands, and BIL/IRA funding for tribal water and habitat projects.
- Fit: Strong support for tribal-led elements (e.g., Jamestown or Lower Elwha involvement), water conveyance (aqueduct portions), and treaty-rights habitat protection. BIA often funds off-reservation projects that benefit treaty fisheries.
- Potential: \$100–300M, especially for the aqueduct/reservoir if tied to tribal water security.

3. Federal Emergency Management Agency (FEMA)

- **Flood Mitigation and Hazard Reduction**

- Key Programs: Hazard Mitigation Grant Program (HMGP), Flood Mitigation Assistance (FMA), and Building Resilient Infrastructure and Communities (BRIC).

- **Fit:** The project's flood protection element (levee setbacks, baffles for peak flow reduction, floodplain reconnection) directly qualifies. FEMA has funded Dungeness-related flood projects in the past, though your earlier reservoir grant was limited to water conservation only. A redesigned proposal with strong flood control could succeed.
- **Potential:** \$30–100M+ for the flood protection and property protection components.

4. U.S. Army Corps of Engineers (USACE)

- **Flood Control and Ecosystem Restoration**
- **Key Programs:** Continuing Authorities Program (Section 206/1135 for aquatic ecosystem restoration), Flood Risk Management, and BIL-funded civil works.
- **Fit:** USACE has authority for levee setbacks, channel modifications, and multi-purpose flood/habitat projects. They have worked on Dungeness floodplain efforts before.
- **Potential:** \$50–150M for levee work and channel stabilization.

5. Bureau of Reclamation (Reclamation)

- **Water Storage and Conveyance**

- Key Programs: WaterSMART Grants, Title XVI Water Reclamation, and BIL/IRA water infrastructure funding.
- Fit: The Forks Aqueduct and reservoir (water storage, conveyance, irrigation efficiency) align perfectly with Reclamation's mission. They have funded similar off-channel storage and conveyance in the West.
- Potential: \$100–400M for the aqueduct/reservoir core.

6. U.S. Fish and Wildlife Service (USFWS)

- **Habitat Restoration and Species Recovery**
- Key Programs: National Fish Passage Program, Partners for Fish and Wildlife, and BIL/IRA habitat grants.
- Fit: Supports baffle-based habitat, floodplain reconnection, and species like bull trout or steelhead.
- Potential: \$20–80M for targeted habitat elements.

7. Environmental Protection Agency (EPA)

- **Water Quality and Nonpoint Source Pollution**
- Key Programs: Clean Water State Revolving Fund (SRF), Section 319 Nonpoint Source Grants, and BIL/IRA water infrastructure.

- **Fit:** Funding for sediment reduction, water quality improvements from baffles/floodplain work, and runoff control.
- **Potential:** \$30–100M, especially if tied to water quality benefits from slower channels.

Realistic Funding Strategy

- **Total Project Cost Range:** \$2.2–2.5B (aqueduct + full corridor restoration with piping).
- **Likely Mix:** NOAA and Reclamation as lead funders for habitat and water infrastructure; FEMA and USACE for flood elements; BIA for tribal components.
- **Strongest Path:** Frame the project as a **multi-benefit initiative** (salmon recovery + flood risk reduction + water security + tribal treaty support). Package it as a single “Olympic Peninsula Resilience Corridor” proposal with tribal co-leadership to unlock BIA/NOAA tribal set-asides.
- Many of these agencies already fund similar work on the Olympic Peninsula (e.g., NOAA’s recent awards for floodplain reconnection, Reclamation’s WaterSMART grants for storage, FEMA’s hazard mitigation for levees). The Jimmycomelately hybrid (slower/deeper channels at 3% grade, large sediment baffling, property and shoreline protection, water conservation, and spawning best practices) is highly fundable because it delivers measurable outcomes across multiple agency missions

Please give this proposal more time for consideration.

Sincerely,

John Worthington Sequim, Washington

FIRST ROUND OF PUBLIC COMMENTS.

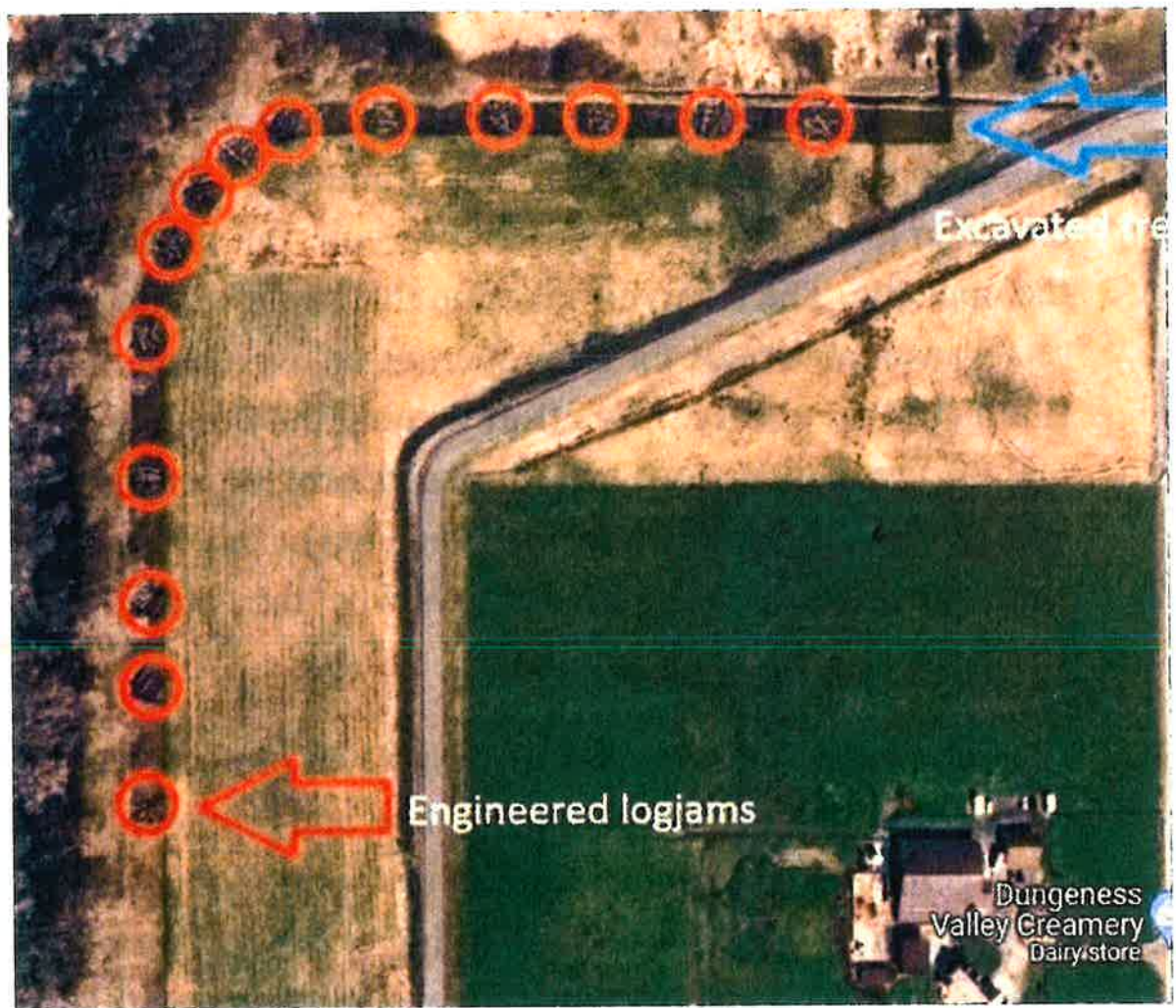
A. “Too grandiose.”

Clallam County DCD director Bruce Emerey opposition to this proposal often claims it is “too grandiose,” the same criticism leveled at the proposed reservoir. But the facts show the opposite. The reservoir takes up that same valuable space, raises insurance rates for all properties below it, and offers **no flood control ability**. Any effort without the flooding safeguards that the creek diversions and run-backs provide are catastrophic. Pairing flooding and fish restoration have been a disaster. Each year, flooding or major rain destroys what they build.

B. “Trust the Experts.”

The experts guiding Dungeness River projects appear far more committed to disaster preparation and property buy back management than to actual salmon restoration. They continue to promote steep channels and log-piling exercises that offer little benefit to wild spawning while ignoring the proven Jimmycomelately model — slower, deeper channels at 3% grade with large sediment baffling, flood protection, water conservation, and optimal spawning habitat. In one recent case,

they breached a levee and piled 14 stacks of logs in a cow pasture, apparently waiting for the next flood to carry them all downstream. That single action would have made a great catastrophe movie but it should have been treated as a crime, not as legitimate salmon habitat restoration.



As shown above "The experts guiding Dungeness River projects appear far more committed to disaster preparation and flood-risk management than to actual salmon restoration. They

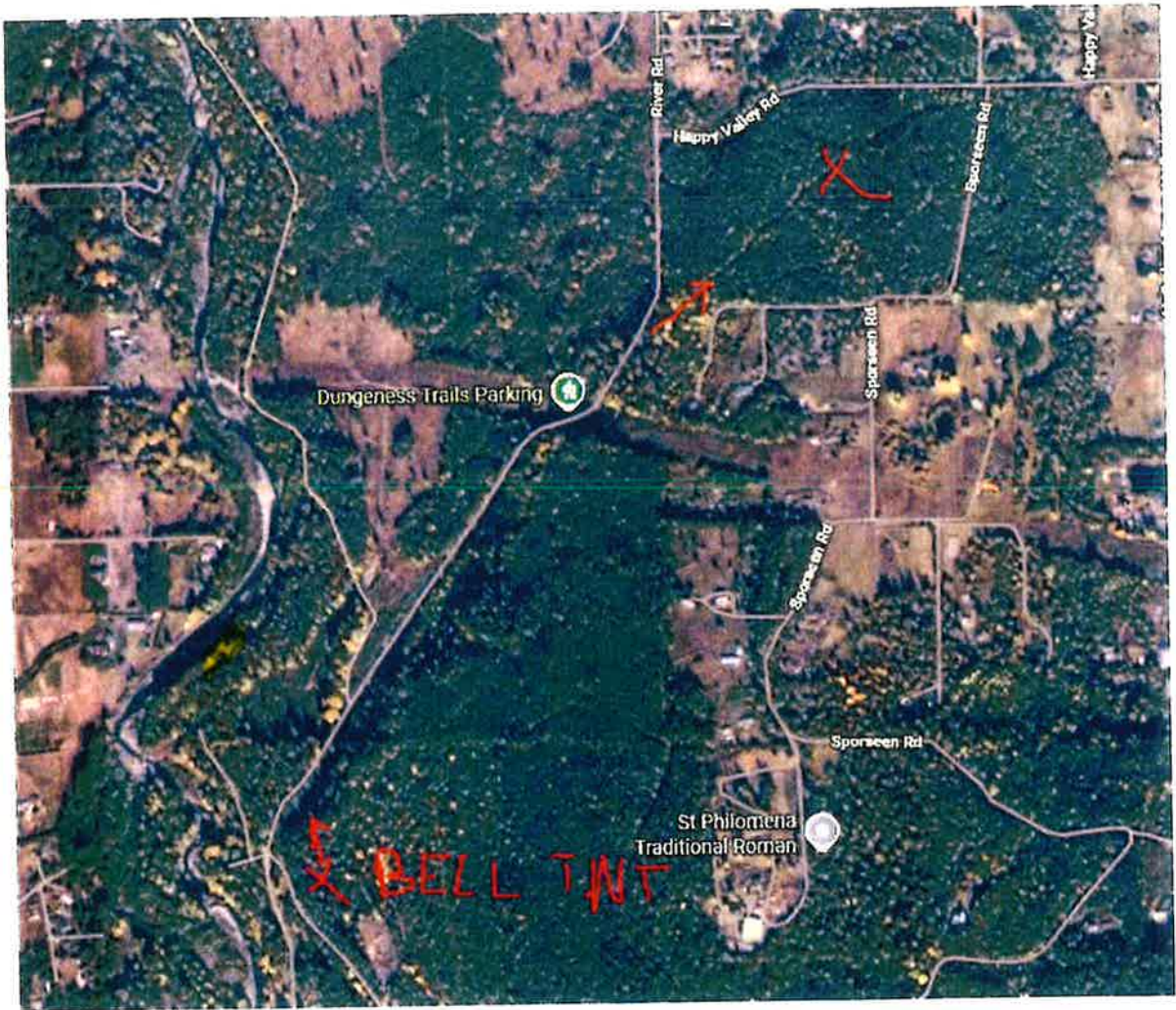
continue to promote steep channels and log-piling exercises that offer little benefit to wild spawning while ignoring the proven Jimmycomelately model — slower, deeper channels at 3% grade with large sediment baffling, flood protection, water conservation, and optimal spawning habitat. This approach has produced less than 1% of the salmon these rivers are capable of supporting, while leaving property owners to live with the very flooding risks the experts claim to be preparing for."

All five corners — the tribes, Clallam County, the state, the federal government, and the U.S. Army Corps of Engineers — signed on to the Jimmycomelately project and continue to maintain and benefit from it in Blyn. Yet nobody signs up for the Irwin Allen-style "log in cow pasture flooding restoration" that is now standard practice on the Dungeness. When I asked for an expert to sign off in writing on the departure from the Jimmycomelately model, a Clallam County Commissioner refused in public to provide such a decision, stating he did not want me to be able to file a lawsuit. Everybody wants to say they trust these "experts," but the experts will not put their credentials on the line for the "cow pasture log restoration" project they continue to promote. They can be trusted to continue the status quo. They cannot be trusted to deliver the results that Jimmycomelately has already proven are possible.

C. "Diverting Creeks is big obstacle."

The Dungeness removal of irrigation ditches and installation of miles of underground piping, while claiming creek diversion is "too difficult," simply does not wash. Bear

Creek is right there — it already connects with the Dungeness. You are just connecting it sooner with underground pipes. The flood outtakes need to be bigger, but the creek beds are already there, the claims of impossible impediments there are overstated. Bell Creek is nearby and could be diverted with minimal effort, yet the county and cow pasture restoration experts continue to treat diversion as impossibly difficult while spending millions on culverts that deliver fish to fast, unsuitable channels and piling up logs in cow pastures.





Johnson Creek is more of a challenge, but modern technology could easily burrow less than 5 miles underneath to connect the creek to the Dungeness. The sediment from baffles can be diverted back out through Bell Creek, leaving underground buried pipe back to Johnson Creek strictly for diverting excess floodwater. This ensures year-round habitat for kings and silvers and maximum wild salmon populations. The state, county, city and or tribe could grind back expenses with a true salmon fishing industry that puts heads in beds and money in pockets. 15 million is not prohibitive for safe underground piping to enhance silver and king habitat and control flooding. That money should ensure those deepened pools stay cold and oxygenated year-round for kings and silvers.



Reservoir vs. tributary flow model

Comparing the tributary-flow model (Bell/Bear/Johnson) to a static reservoir project reveals a fundamental conflict in restoration philosophy. If the reservoir only supports Chum and consumes the physical footprint needed for Silvers and Kings, it is likely a low-yield investment for the following reasons:

1. Habitat Quality: Dynamic vs. Static

The tributary flow Project (High Flow/Deepened Bed):
Creates complexity. By using storm pulses to flush sediment and deepening the bed, you create "pools and riffles." This is the specific architecture Silvers and Kings need for rearing and hiding.

The Reservoir Project: Creates stagnation. Reservoirs typically collect fine sediment and warm up quickly in the sun. This is "okay" for Chum, which leave early, but it is a death trap for juvenile Silvers and Kings that must survive the summer heat.

2. Spatial Opportunity Cost

The "Footprint" Conflict: Every acre used for a reservoir is an acre of riparian (bankside) forest lost. Silvers and Kings depend on "overhanging cover" and insects falling from trees. A reservoir provides neither.

Loss of Interaction: Reservoirs disconnect the stream from its floodplain. Your model allows the "deepened Bell bed" to still interact with the surrounding water table, which is vital for the groundwater upwelling that salmonids crave.

3. Biological "ROI" (Return on Investment)

Chum (The Reservoir Focus): High quantity, lower ecological "value" per fish in terms of the ESA (Endangered Species Act) priorities for the Dungeness.

Silvers/Kings (Your Focus): These are the "Keystone" species. Success here triggers much larger federal funding (like NOAA or Pacific Coastal Salmon Recovery Funds). Using \$15M to build a reservoir for Chum is often seen as "outdated engineering" because it doesn't solve the summer low-flow or high-temperature bottlenecks for the more sensitive species.

Comparison Summary

Feature	Your Tributary/HDD Model (\$15M)	Traditional Reservoir Project
Target Species	Silver (Coho) & King (Chinook)	Chum Only
Sediment Plan	Active Flushing (Storm pulses)	Passive Trapping (Requires dredging)
Water Quality	High (Moving water/Shaded bed)	Low (Warm/Stagnant)
Life Cycle Support	Year-round (Rearing & Migration)	Seasonal (Spawning only)
Grant Potential	High (Aligns with modern "Process-based" restoration)	Low (Often viewed as "Habitat Alteration")

The "Value" Breakdown

ROI: Every \$1 million spent on habitat restoration in Washington generates between \$2.2 million and \$2.5 million in

local economic activity. A \$15 million project could potentially generate \$33M–\$37M for the local Sequim/Clallam County economy. A 2010 University of Oregon study, frequently cited by Washington state agencies, indicates that every \$1 million spent on watershed restoration generates \$2.2–\$2.5 million in economic activity, with approximately 80% of funds staying local. Based on these figures, a \$15 million restoration project could generate an estimated \$33M–\$37M in local economic output for Sequim/Clallam County, as detailed in reports from the Puget Sound Partnership and NOAA Fisheries.

Job Creation: Restoration projects are labor-intensive. At a rate of ~16 jobs per \$1 million spent, your project could support over 240 local jobs, from engineers to heavy equipment operators.

Species Value: While Chum provide biomass, Chinook are the "high-value" target due to their size and status as the primary food source for Southern Resident Killer Whales. Investing in their survival is often the primary driver for securing large state or federal grants

The Verdict: If the reservoir is physically blocking the "prime real estate" where you could be building Coho side-channels and Chinook resting pools, it is actively working against your goal. \$15 million for a system that sustains the "Big Three" is a far better use of capital than a reservoir that only serves a struggling Chum population.

Seismic Structural Risk: Reservoir vs. Streams

Reservoir (High Hazard): A reservoir represents a "concentrated hazard." Storing millions of gallons of water behind an embankment—especially on a site with identified east-west seismic faults—introduces the risk of catastrophic failure during the 4–6 minutes of M-9 shaking.

Liquefaction: Earthquake shaking can cause saturated soils to behave like a fluid. If the reservoir embankments liquefy, a sudden breach could release a massive "wall of water" onto low-lying Sequim properties.

Triple-Stream Restoration (Low Hazard): Your restoration model is a "distributed system." Because the water is moving through natural, deepened beds and underground HDPE pipes, there is no single point of failure that could cause a sudden inundation. Even if the pipes shift during shaking, the water remains in the ground or the restored channel.

Land Subsidence & Coastal Flooding

A massive M-9 earthquake doesn't just shake the ground; it causes the entire coast to sink (subside).

Subsidence Impacts: An M-9 event could cause land-surface lowering of up to 2 meters. This sudden drop makes low-lying areas, including the Dungeness Delta, immediately vulnerable to tidal flooding.

Compounding the Risk: If a reservoir fails *while* the land is sinking and the tsunami is approaching (typically 20–30 minutes post-quake), the flooding becomes compounded. Emergency crews would be dealing with a reservoir breach at the same time the coastline is disappearing under seawater.

The "Inundation Zone" Liability (Reservoir Risk)

If a reservoir is built above or adjacent to private properties, it creates a **Dam Breach Inundation Zone**.

Property Devaluation: Even if the risk of a breach is low, being mapped in an inundation zone can lower property values. Appraisers and buyers see "High Hazard Dam" on a disclosure and back out.

Insurance Gaps: Standard homeowners' insurance **does not cover** flood damage from a dam failure. Owners would be forced to buy separate National Flood Insurance Program (NFIP) policies.

Premium Spikes: If the reservoir project changes the local FIRM (Flood Insurance Rate Map), neighbors who were previously in "Zone X" (low risk) could be remapped into a **Special Flood Hazard Area (SFHA)**, triggering mandatory—and expensive—insurance requirements.

The Gap: Most private insurance excludes **Earthquake** and **Tsunami** unless a specific rider is purchased.

The Reservoir Threat: If an M-9 quake causes the \$48M reservoir to breach, the resulting flood is often classified as "Earthquake-induced flooding." Many policies specifically exclude this, leaving the homeowner with **zero coverage** for a total loss.

Proposed Model (HDD/Streams): Because the tributary flow diversion project has no "wall of water" held back by an embankment, there is no breach risk to insure against. The risk remains "Natural Flooding," which is easier to map and predict.

The Retort Summary

The 5-World Hybrid vs. The \$48M Risk:

The current "expert-led" trajectory for the Dungeness is a cycle of build-destroy-repeat. High-velocity channels and expensive log-piling are wiped out by the first major storm because they fail to manage sediment and energy. Your proposal breaks this cycle by separating the "worlds" of spawning and flooding.

1. The Science of the "Slower, Deeper" Channel

Problem:

Current experts build steep, flashy channels that act as "sediment firehoses," destroying redds and scouring habitat. The JCL Solution: A 3% grade with 90–110 ft baffling forces meanders and drops velocity. This creates the "resting water" required by Silvers and Kings, while the deepened beds of Bell,

Bear, and Johnson Creeks handle the heavy lifting of sediment transport away from their habitat.

2. Property Protection & Insurance (The Economic Shield)

The Reservoir Threat: A \$48M reservoir creates a permanent high-hazard inundation zone, potentially raising NFIP premiums for every downstream neighbor and lowering property values due to "dam breach" disclosures.

The JCL Solution: The proposed "Red Line" flooding channels act as a pressure release valve. Instead of holding back a "wall of water" (a massive liability in an M-9 event), you distribute the energy through diverted creek beds. This lowers the flood profile, which can lead to lower insurance rates and higher property stability.

3. Shoreline Erosion Control (The Missing Link)

The Current Failure: Piping irrigation ditches removed the "natural filters" that trapped alluvium. Now, the river is plugged with the heavy sediment needed to combat shoreline erosion, but it has no sufficient flow to prevent build up and raising the level of the river..

The JCL Solution: By diverting Bell, Bear, and Johnson Creeks and accounting for sediment buildup you create a managed sediment delivery system. You aren't just "fixing a creek"; you are providing the raw materials (heavy sediment)

needed to protect the Sequim and county shoreline from receding.

4. Federal Funding: The "Resilience Corridor" vs. "Stranded Assets"

Federal agencies (NOAA, FEMA, USACE) are moving away from "gray infrastructure" (dams/reservoirs) and toward Nature-Based Solutions.

The Reservoir: Harder to fund because it has no flood prevention element and serves a single purpose (storage) and a single species (Chum).

The JCL Hybrid: A "Multi-Benefit Initiative" that ticks every box: Tribal Treaty Rights (BIA), Flood Mitigation (FEMA), Species Recovery (NOAA), and Water Quality (EPA). This "Olympic Peninsula Resilience Corridor" framing unlocks \$2B+ in potential federal scaling.

Final Retort Conclusion

The criticism that this is "too grandiose" ignores the fact that the \$48M reservoir is equally grandiose but provides fewer benefits. The reservoir takes up the very space needed for Silver and King habitat, raises local risks, and ignores the sediment-flushing needs of the river.

The Jimmycomelately hybrid is the only model that addresses the Dungeness as a whole system—protecting the fish, the homeowner, and the shoreline simultaneously.

Sequim needs to be like those desert towns in Arizona that survive catastrophic flash floods by building deep, V-shaped artificial channels that rapidly move water through urban areas without destroying everything in its path. Investments to beef up the Bell Creek bed through town is the only major adjustment.

The county already accounted for Johnson Creek by doing the steep and deep fish culvert. The work is almost done, and the power line corridor has space to get there or pipes can be bored underground. Now they just need to beef up from below the Johnson Creek culvert to the estuary to the John Wayne Marina.. Now it is time to finish the job with the Jimmycomelately hybrid on the Dungeness. We do not need more catastrophic log piles in cow pastures. We need the year-round water, slower meandering, deeper channels at 4% to 3% grade with large sediment baffling, proper flood outtakes, and functional creek diversions that actually protect both fish and property. This science does not change from water body to water body.

The current approach — steep grades, no baffles, and reliance on the next flood to “carry the logs downstream” — is not salmon restoration. It is disaster preparation dressed up as habitat work. Sequim deserves better. The river deserves better. The fish deserve better.

John Worthington

Emery, Bruce

From: Gores, Loni
Sent: Monday, April 6, 2026 7:21 AM
To: 'john worthington'; Emery, Bruce; Havel, Tim; Loni.gores@clallamcounty.wa.gov; City Clerks
Subject: RE: Roberts rules of order for the record Planning Commission testimony rebuttal.

Your email has been received and forwarded to the Board of Commissioners.

Loni

*Loni Gores
 Clerk of the Board
 Commissioners Office
 223 East 4th Street, Suite 4
 Port Angeles, WA 98362
 Phone: 360-417-2256
 Phone: 360-417-2256*

From: john worthington <worthingtonjw2u@hotmail.com>
Sent: Sunday, April 5, 2026 9:23 AM
To: Emery, Bruce <Bruce.Emery@clallamcountywa.gov>; Havel, Tim <Tim.Havel@clallamcountywa.gov>; Gores, Loni <loni.gores@clallamcountywa.gov>; Loni.gores@clallamcounty.wa.gov; City Clerks <clerk@sequimwa.gov>
Subject: Re: Roberts rules of order for the record Planning Commission testimony rebuttal.

Hello,
 Edited public comments for comprehensive plans.
 Thanks.

JW

From: john worthington <worthingtonjw2u@hotmail.com>
Sent: Wednesday, April 1, 2026 8:21 PM
To: Emery, Bruce <bruce.emery@clallamcountywa.gov>; Havel, Tim <tim.havel@clallamcountywa.gov>; Gores, Loni <loni.gores@clallamcountywa.gov>; Loni.gores@clallamcounty.wa.gov <loni.gores@clallamcounty.wa.gov>
Subject: Roberts rules of order for the record Planning Commission testimony rebuttal.

Argument experts disagree.

The people running the DRMT have not signed any official document memorializing they switched from Jimmycomelately science or explain any type of policy on the Dungeness. Hansi Hals has stated they use Jimmycomelately science on Dungeness (Clallam County Water Conservation District hearing witnessed by Virginia Shogren and Judy Larson) and then argued just what Bruce argued tonight. In reality they can't

contradict the Jimmycomelately science ie 3- 4 percent grade, slower moving water. So they do not. You will not find one single final agency action regarding Dungeness river management that could be challenged under the APA. The insult you, ignore you and then lie to you. Not one expert will put their John Hancock on what Bruce said tonight.

Argument: The Clallam County Planning Commission Does Have Purview Over Salmon Recovery, Floodplain Restoration, and Related River Projects

Emery's statement that the Planning Commission "does not have purview" over these matters is incorrect under both Clallam County Code and Washington State law. The Planning Commission has clear statutory and local authority to review, recommend, and influence projects involving river restoration, floodplain reconnection, levee setbacks, habitat improvements, and water management — including the Jimmycomelately-style proposals we have discussed.

Here are the key legal and procedural reasons why the Planning Commission has purview:

1. **Comprehensive Plan and Growth Management Act (GMA) Authority** Under RCW 36.70A (Growth Management Act), the Planning Commission is responsible for developing and updating the County's Comprehensive Plan. This plan must address critical areas (including frequently flooded areas and fish and wildlife habitat conservation areas), land use, and natural resource lands. Any major river restoration project that involves floodplain modification, levee removal, or large-scale land acquisition directly affects the Comprehensive Plan's goals for habitat protection, flood hazard reduction, and rural land use. The Commission has purview to review whether proposed projects are consistent with these goals.
2. **Shoreline Management Act (SMA) and Shoreline Master Program** The Shoreline Master Program (SMP) is part of the County's land-use authority. The Planning Commission reviews shoreline permits and substantial development permits for work in or adjacent to rivers, estuaries, and floodplains. Baffle installations, channel realignment, levee setbacks, and floodplain reconnection are shoreline "developments" under the SMA. The Commission must ensure these actions protect ecological functions, maintain flood storage, and avoid adverse impacts — exactly the issues raised by the Jimmycomelately model versus current steep-grade projects.
3. **Critical Areas Ordinance (CAO) and Floodplain Management** Clallam County Code Title 27 (Critical Areas) and Chapter 27.11 (Floodplain Management) require the Planning Commission to review projects that affect critical areas, including frequently flooded areas and fish habitat. River restoration that alters channel geometry, grade, or floodplain connectivity falls squarely under this review. The Commission can — and should — evaluate whether projects incorporate proven elements such as 3% effective grade control with baffles, slower/deeper channels, and large sediment baffling to prevent aggradation and protect spawning habitat.
4. **SEPA Review and Environmental Impact** Under the State Environmental Policy Act (SEPA), major restoration projects require environmental review. The Planning Commission often serves as the lead or co-lead agency for SEPA determinations on land-use related actions. They have the authority to require alternatives analysis — including whether a Jimmycomelately-style single-channel coil with baffles would better achieve flood protection, water conservation, and salmon spawning goals than the current approach.
5. **Historical and Ongoing Role in River Management** The Planning Commission has previously reviewed and recommended on Dungeness River floodplain projects (e.g., River's Edge, Kinkade Island). They cannot now claim no purview when the same issues — levee setbacks, channel design, flood risk, and habitat — are at stake. Their role is not optional; it is required by county code and state statute.

Bottom line: The Planning Commission does have purview. It is their statutory duty to review projects that affect land use, floodplains, critical areas, and shoreline resources. Claiming otherwise avoids accountability for why the county continues to fund projects that ignore the proven Jimmycomelately model (baffles, 3% grade, slower deeper channels, large sediment baffling, flood protection, water conservation, and best-practice salmon spawning) while the tribe continues to benefit from that same model in Blyn.

The Commission should immediately exercise its authority to require a full evaluation of the Jimmycomelately hybrid approach before any further appropriations or permits are approved for Dungeness River projects. This is not just a procedural issue — it is about protecting public safety, property, and salmon recovery in Clallam County.

JIMMYCOMELATELY SCIENCE HYBRID ON DUNGNESS

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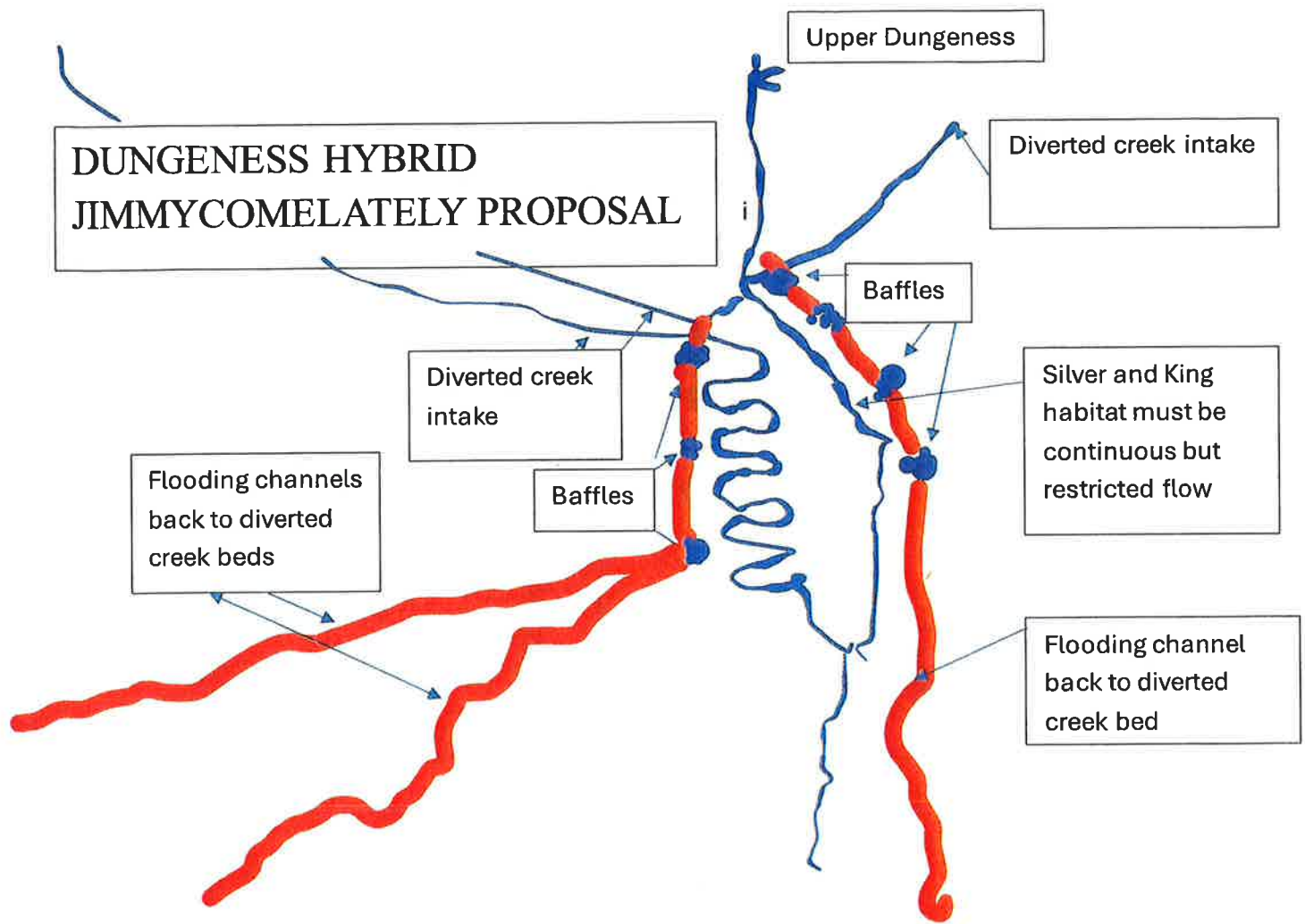
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Johnson Creek, Bell Creek, Bear Creek will be diverted to maintain silver and king habitat then their beds will be excavated to desert state levels to accommodate the payback of heavy sediment flows that are needed to fight shoreline erosion.

The Jimmycomelately model protects both fish and property and conserves water. It is time to stop avoiding it and start applying it at scale. We need civic projects of this magnitude to foster economic growth and stability.

Multiple federal agencies have authority and funding streams that could support parts or all of it. Here's a realistic list of the **main federal agencies** that could fund components, based on their current programs (as of early 2026):

1. NOAA Fisheries (National Oceanic and Atmospheric Administration)

- **Primary Agency for Salmon Habitat**
- **Key Programs:** Pacific Coastal Salmon Recovery Fund (PCSRF), Transformational Habitat Restoration Grants, Coastal Habitat Restoration and Resilience Grants for Tribes and Underserved Communities, Bipartisan Infrastructure Law (BIL) and Inflation Reduction Act (IRA) habitat funds.
- **Fit:** Direct funding for baffle-based channel restoration, floodplain reconnection, and main-channel habitat improvements. NOAA has awarded tens of

millions for similar Olympic Peninsula projects (e.g., East Fork Lewis River floodplain work).

- Potential: \$50–200M+ across phases, especially for the habitat/coil components.

2. Bureau of Indian Affairs (BIA) / Department of the Interior

- **Tribal Trust and Infrastructure Focus**
- Key Programs: Tribal Resilience Grants, Bureau of Indian Affairs Road Maintenance, Ecosystem Restoration on Tribal Lands, and BIL/IRA funding for tribal water and habitat projects.
- Fit: Strong support for tribal-led elements (e.g., Jamestown or Lower Elwha involvement), water conveyance (aqueduct portions), and treaty-rights habitat protection. BIA often funds off-reservation projects that benefit treaty fisheries.
- Potential: \$100–300M, especially for the aqueduct/reservoir if tied to tribal water security.

3. Federal Emergency Management Agency (FEMA)

- **Flood Mitigation and Hazard Reduction**
- Key Programs: Hazard Mitigation Grant Program (HMGP), Flood Mitigation Assistance (FMA), and Building Resilient Infrastructure and Communities (BRIC).

- **Fit:** The project's flood protection element (levee setbacks, baffles for peak flow reduction, floodplain reconnection) directly qualifies. FEMA has funded Dungeness-related flood projects in the past, though your earlier reservoir grant was limited to water conservation only. A redesigned proposal with strong flood control could succeed.
- **Potential:** \$30–100M+ for the flood protection and property protection components.

4. U.S. Army Corps of Engineers (USACE)

- **Flood Control and Ecosystem Restoration**
- **Key Programs:** Continuing Authorities Program (Section 206/1135 for aquatic ecosystem restoration), Flood Risk Management, and BIL-funded civil works.
- **Fit:** USACE has authority for levee setbacks, channel modifications, and multi-purpose flood/habitat projects. They have worked on Dungeness floodplain efforts before.
- **Potential:** \$50–150M for levee work and channel stabilization.

5. Bureau of Reclamation (Reclamation)

- **Water Storage and Conveyance**

- **Key Programs:** WaterSMART Grants, Title XVI Water Reclamation, and BIL/IRA water infrastructure funding.
- **Fit:** The Forks Aqueduct and reservoir (water storage, conveyance, irrigation efficiency) align perfectly with Reclamation's mission. They have funded similar off-channel storage and conveyance in the West.
- **Potential:** \$100–400M for the aqueduct/reservoir core.

6. U.S. Fish and Wildlife Service (USFWS)

- **Habitat Restoration and Species Recovery**
- **Key Programs:** National Fish Passage Program, Partners for Fish and Wildlife, and BIL/IRA habitat grants.
- **Fit:** Supports baffle-based habitat, floodplain reconnection, and species like bull trout or steelhead.
- **Potential:** \$20–80M for targeted habitat elements.

7. Environmental Protection Agency (EPA)

- **Water Quality and Nonpoint Source Pollution**
- **Key Programs:** Clean Water State Revolving Fund (SRF), Section 319 Nonpoint Source Grants, and BIL/IRA water infrastructure.

- **Fit:** Funding for sediment reduction, water quality improvements from baffles/floodplain work, and runoff control.
- **Potential:** \$30–100M, especially if tied to water quality benefits from slower channels.

Realistic Funding Strategy

- **Total Project Cost Range:** \$2.2–2.5B (aqueduct + full corridor restoration with piping).
- **Likely Mix:** NOAA and Reclamation as lead funders for habitat and water infrastructure; FEMA and USACE for flood elements; BIA for tribal components.
- **Strongest Path:** Frame the project as a **multi-benefit initiative** (salmon recovery + flood risk reduction + water security + tribal treaty support). Package it as a single “Olympic Peninsula Resilience Corridor” proposal with tribal co-leadership to unlock BIA/NOAA tribal set-asides.
- Many of these agencies already fund similar work on the Olympic Peninsula (e.g., NOAA’s recent awards for floodplain reconnection, Reclamation’s WaterSMART grants for storage, FEMA’s hazard mitigation for levees). The Jimmycomelately hybrid (slower/deeper channels at 3% grade, large sediment baffling, property and shoreline protection, water conservation, and spawning best practices) is highly fundable because it delivers measurable outcomes across multiple agency missions

Please give this proposal more time for consideration.

Sincerely,

John Worthington Sequim, Washington

FIRST ROUND OF PUBLIC COMMENTS.

A. "Too grandiose."

Clallam County DCD director Bruce Emerey opposition to this proposal often claims it is "too grandiose," the same criticism leveled at the proposed reservoir. But the facts show the opposite. The reservoir takes up that same valuable space, raises insurance rates for all properties below it, and offers **no flood control ability**. Any effort without the flooding safeguards that the creek diversions and run-backs provide are catastrophic. Pairing flooding and fish restoration have been a disaster. Each year, flooding or major rain destroys what they build.

B. "Trust the Experts."

The experts guiding Dungeness River projects appear far more committed to disaster preparation and property buy back management than to actual salmon restoration.

When confronted with his own Jimmycomelately science departure, Randy Johnson of JKT referred to his own science as "crackpot comments."

From: Randy Johnson rjohnson@jamestowntribe.org
Sent: Tuesday, April 19, 2022 1:24 PM
To: Lear, Cathy CLear@co.clallam.wa.us
Subject: RE: Dungeness flood plain project is ill-advised.]

Hi Cathy

Last week I presented a program on restoring salmon productivity on the Olympic Peninsula for the Tribe's Learning our Landscape series. Mr. Worthington tuned in and chirped away incessantly in the chat box. He didn't learn anything from the 90-minute presentation, possibly because in his mind he knows it all. Actually, he doesn't appear to know anything, but he enjoys stating his opinions. Just a collection of crackpot comments.

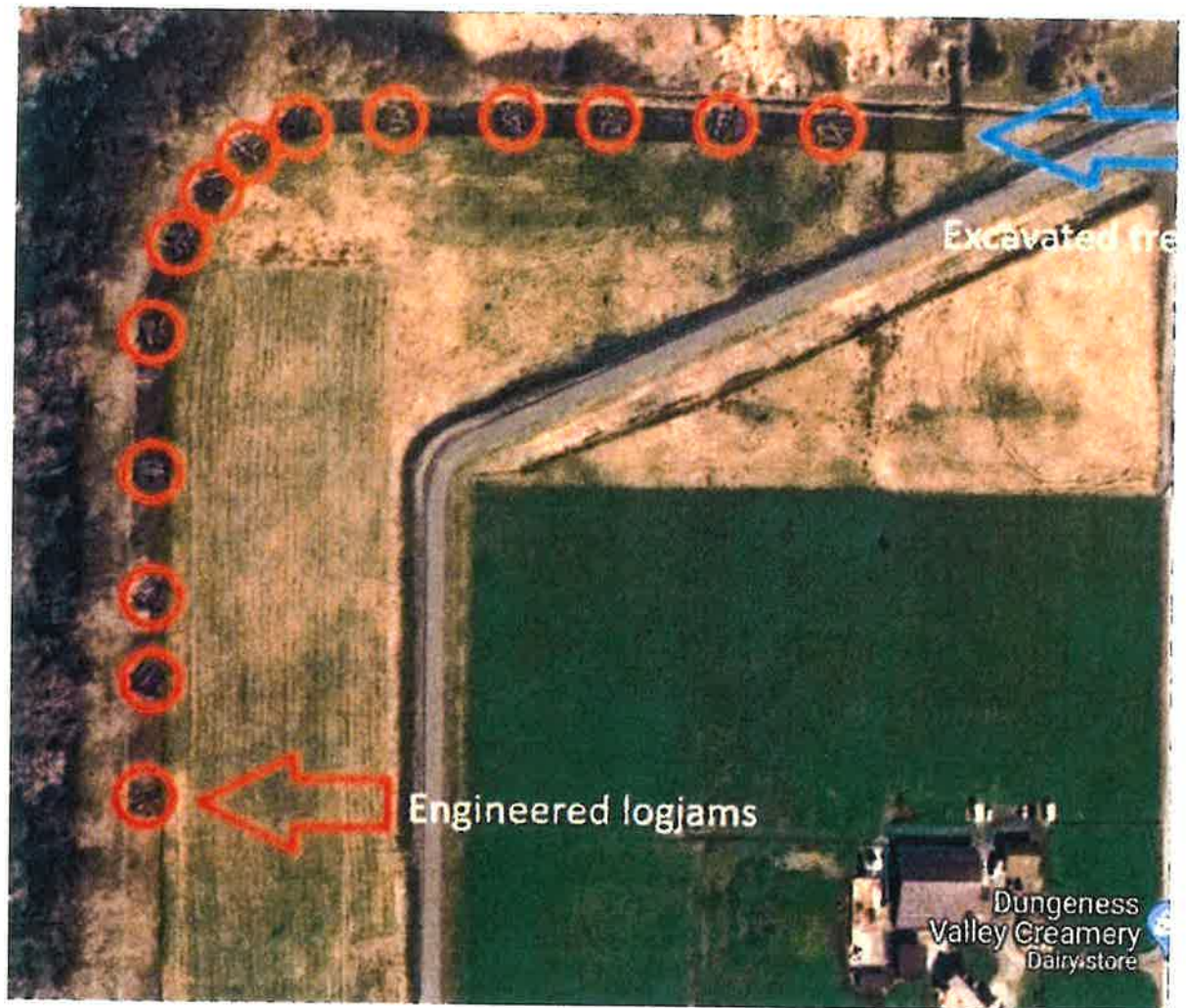
See you tomorrow,

Randy

They continue to promote steep channels and log-piling exercises that offer little benefit to wild spawning.



In one recent case, they breached a levee and piled 14 stacks of logs in a cow pasture, apparently waiting for the next flood to carry them all downstream. That single action would have made a great catastrophe movie but it should have been treated as a crime, not as legitimate salmon habitat restoration.



As shown above "The experts guiding Dungeness River projects appear far more interested in making insults and being

committed to disaster preparation and flood-risk management than to actual salmon restoration. They continue to promote steep channels and log-piling exercises that offer little benefit to wild spawning while ignoring the proven Jimmycomelately model — slower, deeper channels at 3% grade with large sediment baffling, flood protection, water conservation, and optimal spawning habitat. This approach has produced less than 1% of the salmon these rivers are capable of supporting, while leaving property owners to live with the very flooding risks the experts claim to be preparing for."

All five corners — the tribes, Clallam County, the state, the federal government, and the U.S. Army Corps of Engineers — signed on to the Jimmycomelately project and continue to maintain and benefit from it in Blyn. Yet nobody signs up for the Irwin Allen-style "log in cow pasture flooding restoration" that is now standard practice on the Dungeness. When I asked for an expert to sign off in writing on the departure from the Jimmycomelately model, a Clallam County Commissioner refused in public to provide such a decision, stating he did not want me to be able to file a lawsuit. Everybody wants to say they trust these "experts," but the experts will not put their credentials on the line for the "cow pasture log restoration" project they continue to promote. They can be trusted to continue the status quo. They cannot be trusted to deliver the results that Jimmycomelately has already proven are possible.

C. "Diverting Creeks is big obstacle."

The Dungeness removal of irrigation ditches and installation of miles of underground piping, while claiming creek diversion is "too difficult," simply does not wash. Bear Creek is right there — it already connects with the Dungeness. You are just connecting it sooner with underground pipes. The flood outtakes need to be bigger, but the creek beds are already there, the claims of impossible impediments there are overstated. Bell Creek is nearby and could be diverted with minimal effort.



That money should ensure those deepened pools stay cold and oxygenated year-round for kings and silvers.



Reservoir vs. tributary flow model

Comparing the tributary-flow model (Bell/Bear/Johnson) to a static reservoir project reveals a fundamental conflict in restoration philosophy. If the reservoir only supports Chum and consumes the physical footprint needed for Silvers and Kings, it is likely a low-yield investment for the following reasons:

1. Habitat Quality: Dynamic vs. Static

The tributary flow Project (High Flow/Deepened Bed):
Creates complexity. By using storm pulses to flush sediment and

deepening the bed, you create "pools and riffles." This is the specific architecture Silvers and Kings need for rearing and hiding.

The Reservoir Project: Creates stagnation. Reservoirs typically collect fine sediment and warm up quickly in the sun. This is "okay" for Chum, which leave early, but it is a death trap for juvenile Silvers and Kings that must survive the summer heat.

2. Spatial Opportunity Cost

The "Footprint" Conflict: Every acre used for a reservoir is an acre of riparian (bankside) forest lost. Silvers and Kings depend on "overhanging cover" and insects falling from trees. A reservoir provides neither.

Loss of Interaction: Reservoirs disconnect the stream from its floodplain. The JCL hybrid model allows the "deepened Bell bed" to still interact with the surrounding water table, which is vital for the groundwater upwelling that salmonids crave.

3. Biological "ROI" (Return on Investment)

Chum (The Reservoir Focus): High quantity, lower ecological "value" per fish in terms of the ESA (Endangered Species Act) priorities for the Dungeness.

Silvers/Kings (the JKL hybrid Focus): These are the "Keystone" species. Success here triggers much larger federal funding (like NOAA or Pacific Coastal Salmon Recovery Funds). Using \$15M to build a reservoir for Chum is

often seen as "outdated engineering" because it doesn't solve the summer low-flow or high-temperature bottlenecks for the more sensitive species.

Comparison Summary

Feature	The JKL hybrid /HDD Model (\$15M)	Traditional Reservoir Project
Target Species	Silver (Coho) & King (Chinook)	Chum Only
Sediment Plan	Active Flushing (Storm pulses)	Passive Trapping (Requires dredging)
Water Quality	High (Moving water/Shaded bed)	Low (Warm/Stagnant)
Life Cycle Support	Year-round (Rearing & Migration)	Seasonal (Spawning only)
Grant Potential	High (Aligns with modern "Process-based" restoration)	Low (Often viewed as "Habitat Alteration")

The "Value" Breakdown

ROI: Every \$1 million spent on habitat restoration in Washington generates between \$2.2 million and \$2.5 million in local economic activity. A \$15 million project could potentially generate \$33M–\$37M for the local Sequim/Clallam County economy. A 2010 University of Oregon study, frequently cited by Washington state agencies, indicates that every \$1 million spent on watershed restoration generates \$2.2–\$2.5 million in economic activity, with approximately 80% of funds staying local. Based on these figures, a \$15 million restoration project could generate an estimated \$33M–\$37M in local economic output for Sequim/Clallam County, as detailed in reports from the Puget Sound Partnership and NOAA Fisheries.

Job Creation: Restoration projects are labor-intensive. At a rate of ~16 jobs per \$1 million spent, the JKL hybrid project could support over 240 local jobs, from engineers to heavy equipment operators.

Species Value: While Chum provide biomass, Chinook are the "high-value" target due to their size and status as the primary food source for Southern Resident Killer Whales. Investing in their survival is often the primary driver for securing large state or federal grants

The Verdict: If the reservoir is physically blocking the "prime real estate" where you could be building Coho side-

channels and Chinook resting pools, it is actively working against the JKL hybrid goal. \$15 million for a system that sustains the "Big Three" is a far better use of capital than a reservoir that only serves a struggling Chum population.

Seismic Structural Risk: Reservoir vs. Streams

Reservoir (High Hazard): A reservoir represents a "concentrated hazard." Storing millions of gallons of water behind an embankment—especially on a site with identified east-west seismic faults—introduces the risk of catastrophic failure during the 4–6 minutes of M-9 shaking.

Liquefaction: Earthquake shaking can cause saturated soils to behave like a fluid. If the reservoir embankments liquefy, a sudden breach could release a massive "wall of water" onto low-lying Sequim properties.

Triple-Stream Restoration (Low Hazard): the JKL hybrid restoration model is a "distributed system." Because the water is moving through natural, deepened beds and underground HDPE pipes, there is no single point of failure that could cause a sudden inundation. Even if the pipes shift during shaking, the water remains in the ground or the restored channel.

Land Subsidence & Coastal Flooding

A massive M-9 earthquake doesn't just shake the ground; it causes the entire coast to sink (subside).

Subsidence Impacts: An M-9 event could cause land-surface lowering of up to 2 meters. This sudden drop makes low-lying areas, including the Dungeness Delta, immediately vulnerable to tidal flooding.

Compounding the Risk: If a reservoir fails *while* the land is sinking and the tsunami is approaching (typically 20–30 minutes post-quake), the flooding becomes compounded. Emergency crews would be dealing with a reservoir breach at the same time the coastline is disappearing under seawater.

The "Inundation Zone" Liability (Reservoir Risk)

If a reservoir is built above or adjacent to private properties, it creates a **Dam Breach Inundation Zone**.

Property Devaluation: Even if the risk of a breach is low, being mapped in an inundation zone can lower property values. Appraisers and buyers see "High Hazard Dam" on a disclosure and back out.

Insurance Gaps: Standard homeowners' insurance **does not cover** flood damage from a dam failure. Owners would be forced to buy separate National Flood Insurance Program (NFIP) policies.

Premium Spikes: If the reservoir project changes the local FIRM (Flood Insurance Rate Map), neighbors who were previously in "Zone X" (low risk) could be remapped into a **Special Flood Hazard Area (SFHA)**, triggering mandatory—and expensive—insurance requirements.

The Gap: Most private insurance excludes **Earthquake** and **Tsunami** unless a specific rider is purchased.

The Reservoir Threat: If an M-9 quake causes the \$48M reservoir to breach, the resulting flood is often classified as "Earthquake-induced flooding." Many policies specifically exclude this, leaving the homeowner with **zero coverage** for a total loss.

Proposed Model (HDD/Streams): Because the tributary flow diversion project has no "wall of water" held back by an embankment, there is no breach risk to insure against. The risk remains "Natural Flooding," which is easier to map and predict.

The Retort Summary

The 5-World Hybrid vs. The \$48M Risk:

The current "expert-led" trajectory for the Dungeness is a cycle of build-destroy-repeat. High-velocity channels and expensive log-piling are wiped out by the first major storm because they fail to manage sediment and energy. the JKL hybrid proposal breaks this cycle by separating the "worlds" of spawning and flooding.

1. The Science of the "Slower, Deeper" Channel

Problem:

Current experts build steep, flashy channels that act as "sediment firehoses," destroying redds and scouring habitat. The

JCL Solution: A 3% grade with 90–110 ft baffling forces meanders and drops velocity. This creates the "resting water" required by Silvers and Kings, while the deepened beds of Bell, Bear, and Johnson Creeks handle the heavy lifting of sediment transport away from their habitat.

2. Property Protection & Insurance (The Economic Shield)

The Reservoir Threat: A \$48M reservoir creates a permanent high-hazard inundation zone, potentially raising NFIP premiums for every downstream neighbor and lowering property values due to "dam breach" disclosures.

The JCL Solution: The proposed "Red Line" flooding channels act as a pressure release valve. Instead of holding back a "wall of water" (a massive liability in an M-9 event), you distribute the energy through diverted creek beds. This lowers the flood profile, which can lead to lower insurance rates and higher property stability.

3. Shoreline Erosion Control (The Missing Link)

The Current Failure: Piping irrigation ditches removed the "natural filters" that trapped alluvium. Now, the river is plugged with the heavy sediment needed to combat shoreline erosion, but it has no sufficient flow to prevent build up and raising the level of the river..

The JCL Solution: By diverting Bell, Bear, and Johnson Creeks and accounting for sediment buildup you create

a managed sediment delivery system. You aren't just "fixing a creek"; you are providing the raw materials (heavy sediment) needed to protect the Sequim and county shoreline from receding.

4. Federal Funding: The "Resilience Corridor" vs. "Stranded Assets"

Federal agencies (NOAA, FEMA, USACE) are moving away from "gray infrastructure" (dams/reservoirs) and toward Nature-Based Solutions.

The Reservoir: Harder to fund because it has no flood prevention element and serves a single purpose (storage) and a single species (Chum).

The JCL Hybrid: A "Multi-Benefit Initiative" that ticks every box: Tribal Treaty Rights (BIA), Flood Mitigation (FEMA), Species Recovery (NOAA), and Water Quality (EPA). This "Olympic Peninsula Resilience Corridor" framing unlocks \$2B+ in potential federal scaling.

Final Retort Conclusion

The criticism that this is "too grandiose" ignores the fact that the \$48M reservoir is equally grandiose but provides fewer benefits. The reservoir takes up the very space needed for Silver and King habitat, raises local risks, and ignores the sediment-flushing needs of the river.

The Jimmycomelately hybrid is the only model that addresses the Dungeness as a whole system—protecting the fish, the homeowner, and the shoreline simultaneously.

Sequim needs to be like those desert towns in Arizona that survive catastrophic flash floods by building deep, V-shaped artificial channels that rapidly move water through urban areas without destroying everything in its path. Investments to beef up the Bell Creek bed through town is the only major adjustment.

The county already accounted for Johnson Creek by doing the steep and deep fish culvert. The work is almost done, and the power line corridor has space to get there or pipes can be bored underground. Now they just need to beef up from below the Johnson Creek culvert to the estuary to the John Wayne Marina.. Now it is time to finish the job with the Jimmycomelately hybrid on the Dungeness. We do not need more catastrophic log piles in cow pastures. We need the year-round water, slower meandering, deeper channels at 4% to 3% grade with large sediment baffling, proper flood outtakes, and functional creek diversions that actually protect both fish and property. This science does not change from water body to water body.

The current approach — steep grades, no baffles, and reliance on the next flood to “carry the logs downstream” — is not salmon restoration. It is disaster preparation dressed up as habitat work. Sequim deserves better. The river deserves better. The fish deserve better.

John Worthington

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Emery, Bruce

From: Stephanie Martin <stephanie.martin@makah.com>
Sent: Monday, April 6, 2026 5:12 PM
To: Emery, Bruce
Cc: Mahan, Rebecca; Bowen Kendrick x459; Anthony Bitegeko
Subject: Hoko in-stream habitat assessment
Attachments: Hoko_Instream_Flow_Study_QAPP_Final Report_December 2024_w_AppB.pdf; Hoko River Instream Flow Technical Study_Scoping Report 05282024_withAppendices.pdf; Makah_Hoko_Riegl_Topobathymetric_Lidar_Report_Final_Signed-1_5.1.2024.pdf

Bruce,

Thanks for meeting with Anthony and I last week regarding the comprehensive land use plan. Here is a copy of the Hoko habitat assessment original scoping report and the final reports of the flow and model study from Dec 2024 that I had discussed. Rebekah and Bowen were a part of the team invited to participate in that process, and are essential to these discussions.

As I mentioned earlier, after we completed this work, we decided to collect some additional data to tighten our modeling confidence during certain portions of the flow window. That equipment is currently deployed and it is anticipated that we will have this done by the end of the year. We are also just starting the process to assess and inventory current water usage.

With all this said, my initial thoughts are that future opportunities could be explored: natural restoration to help naturally increase water storage in the watershed and slow drought impacts, and man-made opportunities to capture and store water. I believe that it would be good to start to strategically brainstorm these concepts to figure out our path moving forward.

Be in touch soon,
Stephanie

--

Stephanie Peterson - Martin
Habitat Division Manager/Ecologist
Makah Tribe - Fisheries Management Department, Habitat Division
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Cell: (360) 640-1181
Email: stephanie.martin@makah.com
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Office Hours: Monday - Thursday, 8:00AM - 5:00PM (Closed for lunch 12:00 - 1:00PM) Note: Office hours may vary by department

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PLEASANT HARBOR MASTER PLANNED RESORT

(Barbara Moore-Lewis)

Under the Growth Management Act, a master planned resort (MPR) is a self-contained and fully integrated planned unit development of urban density in a non-urban area, in a setting of significant natural amenities, with primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreational facilities. **An MPR may include only those residential uses within its boundaries that are integrated into and support the on-site recreational nature of the resort.** RCW 36.70A.360.

Building an MPR is expensive. In spite of the legal mandate that MPRs “pay their own way,” MPRs typically try to shift costs to taxpayers. Costs for government services to MPRs are often higher than tax revenues generated by the MPR and only about 1 in 10 MPRs are solvent.

The Pleasant Harbor MPR zoning was approved about 20 years ago. The developer has been unable or unwilling to build to the legal requirements for MPRs. The developer currently seems to be trying to build a partial MPR, which is not legal.

The Brinnon Group, a 501(c)(3) nonprofit organization opposing the Pleasant Harbor MPR, won a court case against the county and the developer that requires all promised recreational amenities be provided for upfront and not over many years.

The company trying to develop an MPR on Black Point goes by several names: Statesman, Pleasant Harbor Marina, Hamlet at Pleasant Harbor. We'll call them Pleasant Harbor in this article.

Pleasant Harbor held several public meetings in 2024, where the developer's staff stated that the development is going forward. However, public documents tell a different story.

December 21, 2023 county planner Christina Haworth wrote to Pleasant Harbor about [information missing from their preliminary plat application](#) (the first application to implement the MPR), and gave them until March 20, 2024, to submit the missing information, including management plans required by the Development Agreement, such as the wildlife management plan.

February 2, 2024 Brinnon Group's attorney Rick Aramburu wrote a long letter to Jefferson County about [problems with the Pleasant Harbor plans](#) and also about their efforts to sell property while incorrectly advertising that the MPR was already built. He asked the Jefferson County Prosecutor to prevent sales or advertisement of sales of MPR property until requirements of the Development Agreement and county platting ordinances are met.

February 5, 2024 the Hood Canal Environmental Council (HCEC) wrote to the Jefferson County Board of County Commissioners to endorse Aramburu's letter.

February 8, 2024 [The Peninsula Environmental News](#) reprinted the HCEC letter with comments about issues with the MPR.

February 26, 2024 Phillip Hunsucker, Chief Civil Deputy Prosecutor wrote a letter outlining [significant problems with efforts](#) and plans to monitor surface water and groundwater. Among other issues, it states that Pleasant Harbor's actions have violated agreements with the county and that Pleasant Harbor has repeatedly failed to provide data results immediately. One report was seven months late. The Jefferson County Health Department also wrote a letter outlining their need for additional staff to analyze and monitor water quality.

April 16, 2024 county planner Christina Haworth replied to the February 2 letter from attorney Aramburu, stating that “Approval of a preliminary subdivision does not authorize or approve any residential construction,” which seems inconsistent with the fact that the preliminary plat application being considered includes 216 residential lots that the GMA would allow only if they are integrated into and support the on-site recreational nature of the resort. The county is asking the developer for more information about project phasing.

The spring [Pleasant Tides newsletter](#) describes unsuccessful efforts by Pleasant Harbor to get water from the *Pleasant Tides Property Owners Association*.

Many residents around Hood Canal are expressing their concerns with the effort by Pleasant Harbor to do an end run around the GMA and good environmental stewardship. The Brinnon Group continues to monitor the situation and could use help with their legal expenses. You can donate at their website: <https://www.brinnongroup.org>



Kitsap Critical Areas Ordinance Update (Bernadette Olson)

The 2024 Kitsap County Critical Areas Ordinance (CAO) update is now in Phase 2 with forecasted implementation in September 2024. The last update was in 2017. The CAO update should be done every 10 years as part of a state mandated Growth Management Act, and it is included in the Kitsap County Comprehensive Plan (KCPL) update. KCPL lays the blueprint for the next 20 years. Climate Change has been added this year.

Since March 2023 working groups have been working on the CAO proposed amendments. The working groups have standing members: Tribes, the Kitsap Builders Association, Futurewise, the Kitsap Alliance of Property Owners, and the Kitsap Environmental Coalition. There are also technical experts from the Department of Fish and Wildlife, the Department of Ecology, the Department of Natural Resources, and the Kitsap Health District.

The Kitsap County website provides a matrix of proposed changes and the proposed amendments to the code. This pertains to the critical areas: fish and wildlife conservations areas, wetlands, frequently flooded areas, critical aquifer recharges and geologically hazardous areas. Some of the proposed changes regard provisions for increasing or decreasing standard buffer width, the protection of significant trees, the mapping of critical aquifer recharge areas, and a revised "Emergency" section that addresses situations due to climate change/natural disasters.

The initial public comment period on draft code amendments will run through **April 26, 2024**. Comments received by that date will be reviewed by staff, compiled, and summarized for the Planning Commission.

The full public comment period extends through the date of the Planning Commission public hearing, which is tentatively scheduled for **May 21, 2024**. Written testimony may be provided at any time up until that date to be included in the record. [Critical Areas Ordinance Update 2024 \(kitsap.gov\)](https://www.kitsap.gov/critical-areas-ordinance-update-2024)



Green Crabs Molt Search Program (Donna Simmons)

The WSU Extension and Washington State Sea Grant have announced the start of their 2024 Molt Search Program and are seeking partners to lead public workshops to train volunteers to conduct 20-minute surveys for green crab molts, identify the species, gather data and submit their findings using a mobile app. The first Train-the-Trainers event was held on April 12 in Kingston for those interested in leading public training events. For more information about the molt search program, visit <https://extension.wsu.edu/water/molt-search/>.

Shoreline Bulkheads in Hood Canal (Donna Simmons)

The HCEC recently received a report of an illegally constructed concrete bulkhead on the south shore of Hood Canal which allowed the property owner to add living space to an existing residence. The property owners were fined by the federal Environmental Protection Agency in the amount of \$280,000. In addition to incurring costly financial penalties for property owners, this kind of shoreline armoring poses a serious threat to aquatic life and their habitats.

Vertical concrete bulkheads, rock walls and other types of shoreline armoring impact fish, shellfish and other aquatic resources and diminish habitats by reducing available intertidal areas, altering the natural erosion process and allowing for potentially more damaging land uses. Significant portions of spawning beaches for surf smelt and sand lance in Hood Canal are at risk. Juvenile salmon are threatened when changes in the natural environment force them into deeper water, causing stress and exposing them to predation. Out-migrating fish are exposed to toxic materials and other pollutants and degraded habitat, including shoreline vegetation alteration.

Bulkheads and other types of shoreline armoring are listed in the "Shellfish and Finfish – Resources at Risk in Hood Canal" report which was adopted by the Hood Canal Coordinating Council in 1995, as one of the leading causes of degradation to shorelines and diminished habitats for marine resources. Much of the waterfront property in Hood Canal has already been placed behind bulkheads or retaining walls, particularly along the canal's south and north shores.

The HCEC will continue to raise concerns about the risks of construction of new bulkheads and to oppose those that threaten the shorelines and aquatic resources in Hood Canal.

For more information, contact the Washington State Department of Fish and Wildlife at 360-902-2200.



Derelict Vessel Removal Program (Michael Beaulieu)

Old boats and ships are expensive and time-consuming to maintain, and if allowed to degrade to the point where they are at risk of sinking, they can cost their owner much more than just the lost value of the boat. Owners are increasingly likely to be held liable for environmental damage, hazard to navigation, and the much higher expense of subsurface vessel removal. Long gone are the days when old vessels could be towed out to deep waters, and “abandoned.” Today one WILL get caught and it could be a life-changing expensive lesson, especially if a release occurs of once common marine construction materials like asbestos or lead, or of fuel or lubricants, contaminating waters and taking decades to remediate.

It is a crime to cause a vessel to become derelict or abandoned in Washington, or to cause a vessel to sink, break up, or block navigation, with a fine of up to \$1,000.00 and 90 days in jail; and the owner may be liable for costs incurred to remove and dispose of their vessel.

Washington’s 2002 Derelict Vessel Removal Program (DVRP), administered by the State Department of Natural Resources (DNR), provides technical expertise and funding through the Derelict Vessel Removal Account to help designated public agencies remove abandoned and/or derelict vessels from state waters. FY23-25 DVRP funding is \$10.3 Million plus \$1.3 Million from the Northwest Straights Commission. DVRP is implemented through a series of state laws and administrative codes that facilitate the identification, tracking, removal, and disposal of abandoned and derelict vessels by authorized public entities from public aquatic lands.

The following public entities may remove derelict or abandoned vessels within their jurisdictions: DNR; Washington Department of Fish and Wildlife; Washington State Parks and Recreation Commission; Metropolitan Park Districts; Port Districts; and Cities, Towns, or Counties with ownership, or jurisdiction over the aquatic lands where the vessel is located.

DNR currently tracks approximately 300 “Vessels of Concern” scored for DVRP funded removal based on vessel size and condition, hazardous substances on board, the security of its anchor or mooring relative to wind & currents, the vessel’s proximity to navigation channels, its potential for harmful encounters with people or property, its location relative to sensitive areas or populations, attractive nuisance potential, the owner’s involvement with the vessel, and actions taken (or not taken) to avoid further vessel deterioration. https://www.dnr.wa.gov/publications/aqr_dv_vessels_of_concern_20240222.pdf



In FY 21-23 DVRP removed 319 derelict vessels from Washington aquatic lands, including the 110 foot Cairdeas (photo below) which had been on the Vessels of Concern listing for over six years and until recently was tied up illegally off-shore from the Great Peninsula Conservancy’s Misery Point Preserve. If you are concerned about a derelict or abandoned vessel call the DVRP/VTiP Message Line at (360) 902-2628 or Email them at: dvrp@dnr.wa.gov or submit a report at (<https://www.dnr.wa.gov/vessel-reporting>).

Washington also has a Voluntary Vessel Turn-in Program (VTiP) for owners who may lack the resources to properly dispose of their vessel, to allow the state, with consent of the vessel owner, to dispose of vessels that have a high risk of becoming derelict or abandoned. The DNR will accept and review VTiP applications from eligible vessel owners, including private marinas that have legal title to vessels in an advanced state of disrepair, to determine if they meet the criteria as established in the VTiP program. See: (https://www.dnr.wa.gov/publications/aqr_dv_vtip_application_form.pdf?82pui). Accepted vessels are dismantled and disposed of by the DNR using VTiP funds for removals, prioritized based on risk to human safety and the environment. If you do not qualify, or are unable to wait for removal, you could take your vessel to a landfill or dismantle it yourself. If you sell or donate your vessel, be sure you file a *Report of Sale* with the state and retain a copy for your records.

It can be hard to keep track of derelict vessels as owners move them around to evade removal and safety or liability enforcement actions. The DVRP maintains a listing of “Vessels of Concern,” and “Removals Completed” since program inception. These lists are updated quarterly on the website. For up-to-date detailed information email the Derelict Vessel Removal Program at dvrp@dnr.wa.gov, or go on-line to: <https://www.dnr.wa.gov/programs-and-services/aquatics/derelict-vessels/derelict-vessel-inventory-and-funding>.

Harding Creek Aquaculture Permit Update (Bernadette Olson)

The Letter of Permission supposedly awarded by the Army Corps on 3/23/2022 was a recording mistake. The permit application is still pending awaiting Coastal Zone Management approval by the Department of Ecology after input from the applicant who filed for bankruptcy in January 2024, which leaves everything in limbo over the next few months.

It is good news for Harding Creek for now. HCEC and Great Peninsula Conservancy (GPC) opposed this permit on the grounds that 15 acres of geoduck, clams and oysters in a landlocked pristine estuary is not environmentally or commercially sound. GPC is protecting the conservation easement Bill and Judy Matchett donated in 2006 to keep the Harding Creek area in its natural state and protect it from neighboring aquaculture.

For more information, you may contact Bernadette Olson at 360-710-4165.

Jefferson County Shoreline Master Program

(Jan Wold)

The Jefferson County Shoreline Master Program (SMP) determines the policies and regulations that guide use of the county shorelines. A required periodic review of the SMP by the Board of County Commissioners (BOCC) is now underway, with any changes subject to approval by Washington Department of Ecology. The main issues that remain undecided are county permit requirements for commercial shellfish farming. Almost every commercial shellfish farm in Jefferson County was deemed “grandfathered” or “legal non-conforming” for operation without needing county review or a permit because farms operating prior to 2014 did not need a county permit.

State regulations require new geoduck farms to go through a county permitting process with a public hearing before a Hearing Examiner, who then determines whether to approve the permit. Many local citizens and HCEC support requiring the same process for conversions of clam or oyster farms to geoduck farms and for geoduck farm expansions, consistent with requirements in neighboring Kitsap and Clallam Counties. The shellfish industry opposes this public hearing and hearing examiner requirement for geoduck conversions and expansions.

HCEC also supports maintaining either the present permitting requirements or something similar for any change of shellfish farming techniques. This will ensure that changes such as replacing harvesting by hand with the use of tulip bulb digging machines that harvest across acres of tideland are adequately reviewed for impacts, such as environmental consequences and loss of jobs. There is no date set yet for a final public hearing before the BOCC as they consider or approve the next SMP draft. The record is still open for you to provide input to the BOCC on the SMP at jeffbocc@co.jefferson.wa.us. See the latest SMP information at the link below by scrolling down to the most recent date: <https://www.co.jefferson.wa.us/1481/Shoreline-Master-Program-Periodic-Review>.



Commercial Shellfish Farming In Hood Canal

(Jan Wold)

In 2017 the Army Corps of Engineers (Corps) documented that 19% of all Hood Canal tidelands were under permit for commercial shellfish farms, that 41% of these farms were co-located with eelgrass and that 54% were co-located with forage fish spawning areas. The Corps determined these shellfish farms were likely to adversely affect designated critical habitat for threatened Puget Sound Chinook salmon and threatened Puget Sound steelhead. Many more farms have been approved since 2017. These Chinook and steelhead numbers have now dropped to critical levels.

The U.S. District Court invalidated all of the Corps' 2017 Nationwide permits for commercial shellfish operations in Washington state due to the Corps' failure to properly analyze cumulative effects and to comply with the Clean Water Act and the National Environmental Policy Act. After limited analysis and no public input, most farms were permitted to operate under a Corps Letter of Permission (LOP), now also under litigation. A smaller number of farms received Individual or Standard permits that included an option for public input.

One geoduck farm southwest of the Hood Canal Bridge received a new Corps permit to farm directly in patchy native eelgrass. This farm was replanted in 2023, with about 43,000 white PVC tubes (4" by 10") pushed into the substrate per acre, or one each foot (see photo). Jefferson County is processing a shellfish permit for a new 5.15-acre geoduck farm (220,000 PVC tubes total) in the same area with a public hearing date yet to be announced. This farm shares an east border with State Beach 59 and a west border with Jefferson County's Hicks Park. The PVC tubes would begin about 30 feet from the Hick's Park public boat launch ramp, creating navigation, safety and visual impacts. See earlier newsletters for more information.

Some clam and oyster farm operators are requesting a change from hand harvesting to use of a commercial tulip bulb digging machine on the tidelands, leading to greater environmental impacts and the loss of several local jobs.



Geoduck farm newly planted during May and June, 2023, near Shine Road, Hood Canal

About HCEC

(Phil Best)

Hood Canal Environmental Council is a 501(c)(4) nonprofit corporation. Board members include: Phil Best (President), Bernadette Olson (Vice President), Michael Beaulieu (Secretary), Don Seavy (Treasurer), Donna Simmons (Past President) Jan Wold, Barbara Moore-Lewis, Terry Reeve, Karen Best, Bruce Morse, Paul McCollum.

Please check our website at

<http://www.hoodcanalenvironmentalcouncil.org/> where you will find more about who we are, what we do, our publications (newsletters online), links to other entities that affect Hood Canal, future presentations, and how to contribute to and become a member of HCEC.

We welcome information and opinions about Hood Canal, and participation by others at our board meetings, held usually on Zoom on the 4th Wednesday of each month at 3:30 pm. Please join by emailing HCEC through our website.

Sunflower Sea Star Recovery Program

(Donna M. Simmons)

There have been rapid declines in populations of Sunflower Sea Stars in Puget Sound, including Hood Canal, for many years. The reason for the decline is primarily due to Sea Star Wasting Syndrome, a lethal pathogen which killed 90% of this once thriving starfish species between 2013 and 2017. To address the need for action to recover populations, the National Oceanic and Atmospheric Administration (NOAA) proposed to list Sunflower Sea Stars as "threatened" under the Endangered Species Act. (see summer 2023 HCEC newsletter pg. 4). To our knowledge, NOAA has yet to make the decision about the listing.

However, recovery efforts are giving scientists and others new hope that sea stars will not become extinct, as feared. A University of Washington (UW) laboratory located in Friday Harbor on San Juan Island run by Megan Dethier is working to cultivate new generations of sea stars. The laboratory, run by Biologist Jason Hodin, is a captive breeding program. The goal of the program is to raise sea stars which are more resistant to wasting disease. This is considered to be a ground breaking program. No other scientist has ever tried to breed wild-caught sea stars.

Sunflower Sea Stars serve as a keystone species for West Coast ecosystems since they play a critical role in surrounding marine habitats. For example, the loss of this species would result in a rapid rise of sea urchin populations which, in turn, can lead to drastic damages to kelp forests.

HCEC intends to follow the progress of the UW program in hopes that it will successfully restore populations of sea stars to Hood Canal and other marine systems throughout Puget Sound. For more information, call the West Coast NOAA Fisheries office in Lacey at (360) 871-8300.

Wildlife Corridor from Liberty Bay to Hood Canal

(Jan Wold)

Wildlife corridors and crossing bridges over highways are recognized as being effective at reducing collisions between wildlife and vehicles, preserving wildlife travel corridors, reducing fragmentation of habitats in human altered landscapes and reducing injuries to people. Statistics show vehicles claim around a million terrestrial animals per day in the US. The Snoqualmie Pass wildlife bridge across I-90 and the Los Angeles wildlife crossing bridge being constructed over Highway 101 at a cost of \$85,000,000 to enable wildlife to move between two wilderness areas.

An existing Poulsbo area wildlife corridor extends from Liberty Bay on the east, through the Johnson Creek drainage basin, then on to include the heavily timbered 40-acre Viewside Water System property surrounding the Middle Fork of Johnson Creek, which supports a bald eagle's nest. It continues with crossings below and above four-lane Highway 3, through culverts for each of the three forks of Johnson Creek, a salmon stream and an overpass at Sherman Hill Road. It then continues through 205 acres of undeveloped Kitsap Parks parcels, through private parcels that are generally five acres or larger with mixed habitat, through the vast habitat on the north end of Naval Base Kitsap at Bangor and ending on the west on the shore of north Hood Canal. The tidelands and shores of Liberty Bay, Hood Canal and Puget Sound all serve as important connecting wildlife corridors. The next similar wildlife corridor between eastern Puget Sound and Hood Canal is about 20 miles south near Belfair. Between these two corridors much of Highway 3 is a barrier for wildlife. It is very important to maintain the function of these few existing wildlife corridors.



Wildlife corridor between Liberty Bay and Hood Canal

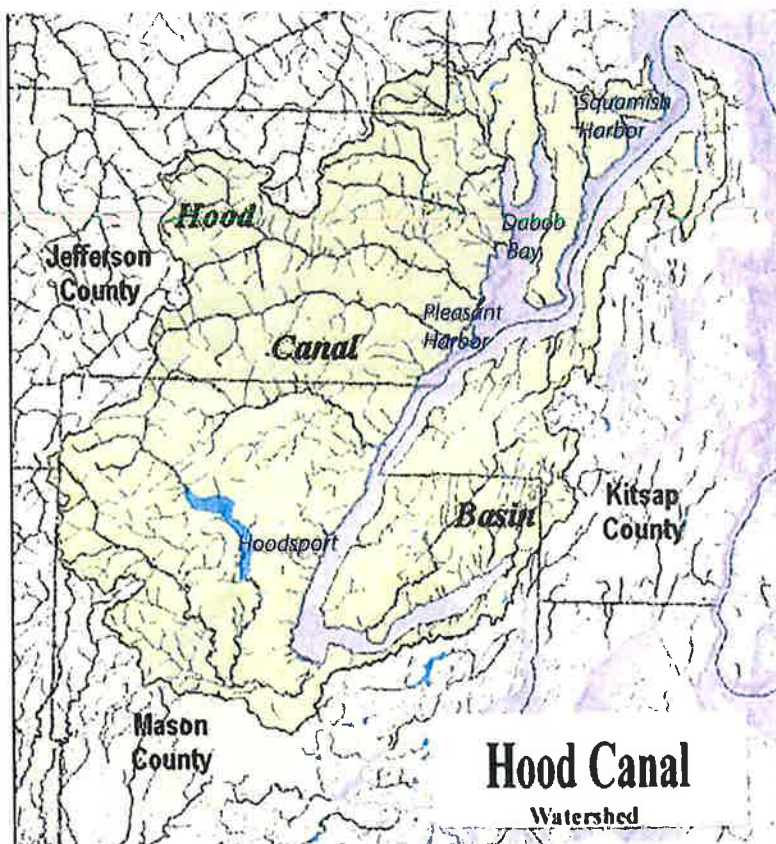


Hood Canal Environmental Council

PO Box 87

Seabeck, WA 98380

hoodcanalenvironmentalcouncil.org



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OR GO ONLINE AT
hoodcanalenvironmentalcouncil.org

Public Comments from Judy Larson for Clallam County Planning Commission Hearing on April 15, 2026

Re: **2025 Clallam County Comp Plan Update**

Date Submitted: 2026-04-08

From: larjdyng@olypen.com

Greetings Commissioners,

At ~5:55pm on 4-1-26 I did phone in to be a Zoom participant in your 4-1-26 Meeting/continued Public Hearing, but was not allowed to provide my public comment/input because I was held in "muted" status throughout. (I did continue to listen and appreciate your ongoing efforts to help construct this important plan for our collective future.)

Before this meeting, I was able to "camp" at our renovated Sequim Library for ~3 hours and reviewed:

- the now available hard copy of the CC-CP "periodic update draft current through 3-13-26" (543 pp!);

- the following section on "Proposed Amendments to the Generalized & Future Land Use Map; (Please recall my previous emailed comments about Exhibit B and incompatibility with adjacent residential/rural neighborhood character.)

- and a following section: "Extended Environmental Checklist & Threshold Determination (SEPA per WAC 197-11) dated 2-11-26 (22 pp).

Regarding this "advanced SEPA," DCD needs to consider all the materials provided for the 4-1-26 hearing date by Virginia Shogren, which based on the Planning Commission discussion may justify having a moratorium on further piping of irrigation ditches in order to preserve important recharge of the many exempt wells serving our county's residents. This is especially important given that the WA GMA recognizes the need for Comp Plans to incorporate Climate Change & Resiliency (CC&R) needs. (Please know that I do appreciate DCD Director & staff for recognizing my past emailed inputs about this concern!)

I also reviewed materials in the amazingly heavy binder of the printed CC Code, especially regarding Titles: 27, 31, 33, & 35. (One library staff member indicated he thinks the library may try to put this into 2 volumes for safer handling.)

What I did not find IN PRINT was a record of what DCD has been keeping of the inputs from various entities (jurisdictions, agencies, or just us plain folk). This is pertinent to GMA concerns about keeping the public informed as to inputs. Electronic versions, only, are an impediment to public accessibility.

I believe Virginia Shogren already provided you with important information about the significant historical, cultural and hydrology contributions irrigation has made to our Sequim-Valley area.

Enclosed with this comment is a series of forwarded past emails pertaining to CCC 27.12 that show why/how concerns about the need for our Comp Plan to protect CARAs must have increased consideration and proper implementation -- especially to reflect CC&R.

These emails are dated:

2023-01-30 11:53; 2023-09-01 08:25; 2023-09-11 14:00
2023-11-08 11:55; 2023-11-10 12:06; 2023-11-14 13.35
2023-12-02 18:00 2024-01-09 13:47 2024-06-07 11:10
and 2025-02-18 14:27

The last few paragraphs in 2023-01-30 11:53, the 2023-12-02 18:00 & 25-02-18 14:27 highlight specific CARA concerns and DCD questionable responses (concerning delays & interaction of DCD with Joe Holtrop (CCD piping responsibilities)). DCD indicates Clallam County has no responsibilities for permits/review of normal maintenance or repair of ditches, but also has statement indicating piping is not such an activity.

In conclusion, I cite for your attention (as found in the 3-13-26 draft of the CC CP-Update):

p.177 of 543: Goal 12 WATER RESOURCES. Protect, conserve and enhance water resources in Clallam County and create more resilient water systems. I propose the additional language, at a minimum, that Clallam County will require permits/SEPA reviews for future piping of irrigation ditches.

p.205 of 543: POLICY 7. Pursue appropriate groundwater protection programs ...resolve ground or surface water quantity issues. I propose the additional language, at a minimum, that Clallam County will require permits/SEPA reviews for future piping of irrigation ditches.

p.206 of 543: 31.03.220 (1) GMA Goals: (d) PROPERTY RIGHTS. The property rights of land owners shall be protected from arbitrary and discriminatory actions. This needs to apply to rural non-commercial farmers.

p.216 of 543: (8) HISTORICAL & CULTURAL RESOURCES... In listing places, add, at a minimum: "the original, first Sequim Prairie Ditch. . ." I would prefer that all remaining open ditches be designated as historical and cultural resources.

In CCC 27.12 All of Part Six needs a CC special Commitment due to CC&R as an added Comp Plan element. Especially for .610 (1) & (2). I propose the additional language that "Activities that can impact quality or quantity of exempt wells must complete an environmental assessment as described under section (9) on p.27-82."

Thank you for your ongoing consideration.

Respectfully submitted,

Judy Larson

1070 W Palo Verde Loop, Sequim, WA 98382



Virginia Shogren <vshogren@gmail.com>

Fwd: Comments for the record RE: January 30, 2023 SPTIA Shareholder Meeting

larjdyng@olypen.com <larjdyng@olypen.com>
 To: Virginia Shogren <vshogren@gmail.com>

Wed, Apr 8, 2026 at 2:55 PM

----- Original Message -----

Subject: Comments for the record RE: January 30, 2023 SPTIA Shareholder Meeting

Date: 2023-01-30 11:53

From: larjdyng@olypen.com

To: garsmith@nikolabroadband.com, secretary.spt@gmail.com

Cc: larjdyng@olypen.com, jsteeby@olypen.com

For: SPTIA Officers AND other Shareholders - AND other "Stakeholders"

From: Judy Larson

Owner of 1070 W. Palo Verde Loop, Sequim, WA and 10 shares of SPTIA, Inc. per Certificate #629

(The Young family estate, owned since early 1970s, passed on to me after my life partner Dean Young died.)

* Because I was unable to attend the 2022 Annual Shareholders Meeting, I did timely express both by phone and by email my concerns for the record about possible adverse impacts that your briefly referenced piping project for the main ditch might have on adjacent wells and habitat.

* I did ask that a copy of the 2022 Meeting minutes be sent to me, since I hoped more details regarding the piping and any additional discussions or comments by other shareholders would be provided. (If these minutes will be provided at our 2023 Annual Meeting, I do ask to have a written copy sent to me.)

* A neighbor and I both found online a ~40 page document showing an application for a SPTIA project which included references to head gate and piping plans. I do believe this information should be provided by the SPTIA - especially ~page 28: To Whom it may concern, dated 12-3-21 - to all shareholders. It could be sent as an attachment to an email. Indeed, I think the possible impacts on non-shareholders with nearby properties should be addressed. An article in a local newspaper might be a solution?

* Another neighbor, who is a shareholder, but had not received notice of our 2023 meeting (and perhaps not for 2022 meeting), indicated there is supposed to have been an EIS available. I searched the County website and made other google efforts, but was unable to find this document. Can you provide a specific link to it?

* In my 2022 telecon with Gary Smith, he noted how City of Sequim wanted piping to be done. In my 2022 email I noted how some of the the ditch area from Priest Road, east was not in the City or its UGA. I also learned from a landscape company that contracts with the Jenny's Meadows (SP?) HOA, that City of Sequim actually has designated how our main ditch that runs through there is a wildlife corridor, was to be protected and not entered. Over the 30 years I have lived at 1070, I have witnessed wildlife traveling along my area of the ditch - even now after the BIG BOX and other developments.

* In looking for the EIS on the County website, I DID find information about Critical Aquifer Recharge Area required protections (27.12.600; 27.12.600; 27.12.840; 27.865; 27.12.900). Some of "shall" requirements included: hydrologic assessments, no measurable reduction in available quantity of ground water, mitigation plans for "in order of preference:" (a) Avoiding the impact altogether.....(d) compensating for the impact... I note this because I have a private well with a depth ~60 feet - which due to ditch proximity and vertical continuity known for CARAs makes me ask for assurances of compensation to cover piping impacts that may lead me to deepen my well. Also, would piping require me to invest in a new system for receiving my water allotment?

* Besides the general habitat, wildlife impact concerns for piping, I must also note how the northern boundary of 1070 has several cedar trees of ~100 foot height and ~ 100 years of age. The lack of adequate recharge- which HAS been present for these many years - may have serious consequences for damaging their health and longevity and lead to endangerment issues for life and property.

Before the piping project proceeds, I ask that more input and discussion be allowed.

4/8/26, 3:23 PM

Gmail - Fwd: Comments for the record RE: January 30, 2023 SPTIA Shareholder Meeting

Thank you for your consideration,
Respectfully,
Judy Larson



Virginia Shogren <vshogren@gmail.com>

Details RE: Needed CARA protections for impacts of proposed piping of ditch

larjdyng@olypen.com <larjdyng@olypen.com>
To: Virginia Shogren <vshogren@gmail.com>

Wed, Apr 8, 2026 at 3:12 PM

----- Original Message -----

Subject: Details RE: Needed CARA protections for impacts of proposed piping of ditch
Date: 2023-11-08 11:55
From: larjdyng@olypen.com
To: bruce.emery@clallamcountywa.gov, todd.coward@clallamcountywa.gov
Cc: larjdyng@olypen.com

Dear DCD Director/Designee,

Following is background information to clarify my previously submitted 10-6-23 inquiry.

At a January 30, 2023 SPTIA Shareholder Meeting, information/details about a proposed piping of the historic, first Sequim Prairie irrigation ditch were provided, even though Clallam Conservation District had prepared this proposal with SPTIA in December 2021.
Please reference proposal link:
https://www.usbr.gov/watersmart/ewrp/docs/2022/EWRP-03_ClallamConservationDistrict_508.pdf
(Please advise if you want me to send document as an attachment.)

As a shareholder/stakeholder, I* and others submitted for the record comments about our serious concerns about this proposed project.

(*I am Judy Larson, owner of 1070 W. Palo Verde Loop, Sequim, WA which is in a County designated CARA. The north boundary of my property shows a 10 foot easement for the original, first Sequim Prairie irrigation ditch and I own 10 shares of SPTIA, Inc. per Certificate #629.)

In looking (unsuccessfully) for a SEPA-type review of this proposed project on the County website, I DID find information about Critical Aquifer Recharge Area required protections which I cited in my comments (27.12.600;27.12.600;27.12.840;27.865;27.12.900). Some of "shall" requirements included:

hydrologic assessments, no measurable reduction in available quantity of ground water, mitigation plans for "in order of preference:" (a) Avoiding the impact altogether.....(d)compensating for the impact...

I note this because I have a private well with a depth ~60 feet - which due to ditch proximity and vertical continuity known for CARAs makes me ask for assurances of compensation to cover piping impacts that may lead me to deepen my well. (At this time, I now conclude that there should be no piping of the main SPTIA ditch.)

Others also commented on general habitat, wildlife impact concerns regarding piping. I noted this, too - pointing out how the northern boundary of 1070 has several cedar trees of ~>100 foot height and ~>100 years of age. The lack of adequate recharge- which HAS been present for these many years - may have serious consequences for damaging their health and longevity and lead to endangerment issues for life and property. I stated how over the 30 years I have lived at 1070, I witness wildlife traveling along my area of the ditch - even now after BIG BOX and other developments. (Indeed, City of Sequim recognized the need for having the Jennie's Meadows development provide permanent protections for the wildlife corridor and geologically hazardous slopes, where the main ditch runs through.)

Please advise how the County will follow through in providing the required protections covered under CCC 27.12.

Thank you for your consideration,
Respectfully,
Judy Larson



Virginia Shogren <vshogren@gmail.com>

Typo correction AND attachment provided RE: Details about needed CARA protections for impacts of proposed piping of ditch

larjdyng@olypen.com <larjdyng@olypen.com>
To: Virginia Shogren <vshogren@gmail.com>

Wed, Apr 8, 2026 at 3:13 PM

----- Original Message -----

Subject: Typo correction AND attachment provided RE: Details about needed CARA protections for impacts of proposed piping of ditch

Date: 2023-11-10 12:06

From: larjdyng@olypen.com

To: todd.coward@clallamcountywa.gov, bruce.emery@clallamcountywa.gov

Cc: larjdyng@olypen.com

Todd:

OOPSS! I apologize for my typo error for link; link should have been:

https://www.usbr.gov/watersmart/ewrp/docs/2022/EWRP-033_ClallamConservationDistrict_508.pdf

(error was "EWRP -03" when should have been "EWRP-033")

Just in case I have again improperly tried to proofread my entry on link, I am also providing the project proposal as an attachment. Thanks for your attention to details and timely consideration of this concern.

Judy Larson

Judy,

There is an issue with the forwarded link. Would you be able to forward an attachment of the material?

Thank you,

Todd Coward

Planner II

Department of Community Development

223 East 4th Street, Suite 5

Port Angeles, WA 98362

(360) 417-2239

Please note: my email has changed: todd.coward@clallamcountywa.gov

-----Original Message-----

From: larjdyng@olypen.com <larjdyng@olypen.com>

Sent: Wednesday, November 8, 2023 11:55 AM

To: Emery, Bruce <Bruce.Emery@clallamcountywa.gov>; Coward, Todd <Todd.Coward@clallamcountywa.gov>

Cc: larjdyng@olypen.com

Subject: Details RE: Needed CARA protections for impacts of proposed piping of ditch

Dear DCD Director/Designee,

Following is background information to clarify my previously submitted 10-6-23 inquiry.

At a January 30, 2023 SPTIA Shareholder Meeting, information/details about a proposed piping of the historic, first

Sequim Prairie irrigation ditch were provided, even though Clallam Conservation District had prepared this proposal with SPTIA in December 2021.

Please reference proposal link:

https://www.usbr.gov/watersmart/ewrp/docs/2022/EWRP-03_ClallamConservationDistrict_508.pdf

(Please advise if you want me to send document as an attachment.)

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(*I am Judy Larson, owner of 1070 W. Palo Verde Loop, Sequim, WA which is in a County designated CARA. The north boundary of my property shows a 10 foot easement for the original, first Sequim Prairie irrigation ditch and I own 10 shares of SPTIA, Inc. per Certificate #629.)

In looking (unsuccessfully) for a SEPA-type review of this proposed project on the County website, I DID find information about Critical Aquifer Recharge Area required protections which I cited in my comments (27.12.600;27.12.600;27.12.840;27.865;27.12.900). Some of "shall" requirements included:

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Others also commented on general habitat, wildlife impact concerns regarding piping. I noted this, too - pointing out how the northern boundary of 1070 has several cedar trees of ~>100 foot height and ~>100 years of age. The lack of adequate recharge - which HAS been present for these many years - may have serious consequences for damaging their health and longevity and lead to endangerment issues for life and property. I stated how over the 30 years I have lived at 1070, I witness wildlife traveling along my area of the ditch - even now after BIG BOX and other developments. (Indeed, City of Sequim recognized the need for having the Jennie's Meadows development provide permanent protections for the wildlife corridor and geologically hazardous slopes, where the main ditch runs through.)

Please advise how the County will follow through in providing the required protections covered under CCC 27.12.

Thank you for your consideration,
Respectfully,
Judy Larson



SPTI 12-21 EWRP-033CCConservnDistr508.pdf
3014K



Virginia Shogren <vshogren@gmail.com>

Summary Review/Status of concerns RE: impacts of proposed piping of original/main SP ditch

larjdyng@olypen.com <larjdyng@olypen.com>
To: Virginia Shogren <vshogren@gmail.com>

Wed, Apr 8, 2026 at 3:15 PM

----- Original Message -----

Subject: Summary Review/Status of concerns RE: impacts of proposed piping of original/main SP ditch

Date: 2023-11-14 13:35

From: larjdyng@olypen.com

To: Virginia Shogren <vshogren@gmail.com>, larjdyng@olypen.com

For the attention of Staff and Volunteer Board of CCD AND for the record:

In addition to stating for the record that I (and many others) do not give consent for the December 2021 proposed CCD/SPTIA project involving having irrigation ditch easements made involuntarily AND LIKELY illegally into piping easements for the original SP main ditch, I am now sharing with you the summary of details I provided for consideration by CC's DCD on 11-8-23.

*****8

Original Message -----

Subject: Details RE: Needed CARA protections for impacts of proposed piping of ditch

Date: 2023-11-08 11:55

From: larjdyng@olypen.com

To: bruce.emery@clallamcountywa.gov, todd.coward@clallamcountywa.gov

Dear DCD Director/Designee,

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(Please advise if you want me to send document as an attachment.)

As a shareholder/stakeholder, I* and others submitted for the record comments about our serious concerns about this proposed project.

(*I am Judy Larson, owner of 1070 W. Palo Verde Loop, Sequim, WA which is in a County designated CARA. The north boundary of my property shows a 10 foot easement for the original, first Sequim Prairie irrigation ditch and I own 10 shares of SPTIA, Inc. per Certificate #629.)

In looking (unsuccessfully) for a SEPA-type review of this proposed project on the County website, I DID find information about Critical Aquifer Recharge Area required protections which I cited in my comments (27.12.600;27.12.600;27.12.840;27.865;27.12.900). Some of "shall" requirements included:

hydrologic assessments, no measurable reduction in available quantity of ground water, mitigation plans for "in order of preference:" (a) Avoiding the impact altogether.....(d) compensating for the impact...

I note this because I have a private well with a depth ~60 feet - which due to ditch proximity and vertical continuity known for CARAs makes me ask for assurances of compensation to cover piping impacts that may lead me to deepen my well. (At this time, I now conclude that there should be no piping of the main SPTIA ditch.)

Others also commented on general habitat, wildlife impact concerns regarding piping. I noted this, too - pointing out how the northern boundary of 1070 has several cedar trees of ~100 foot height and ~100 years of age. The lack of adequate recharge - which HAS been present for these many years - may have serious consequences for damaging their health and longevity and lead to endangerment issues for life and property. I stated how over the 30 years I have lived at 1070, I witness wildlife traveling along my area of the ditch - even now after BIG BOX and other developments. (Indeed,

City of Sequim recognized the need for having the Jennie's Meadows development provide permanent protections for the wildlife corridor and geologically hazardous slopes, where the main ditch runs through.)

Please advise how the County will follow through in providing the required protections covered under CCC 27.12.

Thank you for your consideration,
Respectfully,
Judy Larson

I have not yet received any meaningful County input except a "courtesy call" from Todd Coward, Planner II confirming that Joe Holtrop did meet with DCD, details of the meeting (which was referenced by Joe Holtrop in his October "time sheet") were NOT provided.

Can Joe fill us in on the when, what, why, with whom regarding this meeting?

I did review the materials CCD provided regarding a serious accident involving an earlier CCD piping project and how deficiencies/lapses in proper materials, installation and supervision were revealed. Concerns about pressurized piping circumstances have also been found in minutes of SPTIA Board Meetings.

How many other CCD piping projects have developed breaks and needs for repairs? As the project manager for all such projects, can Joe share his recall - without having to spend another almost 4 full work days (based on his Oct.2023 time sheet RE:PRR)?

There is a major proposed project for having a Dungeness Off-Channel Reservoir(OCR), which would reduce direct river withdrawals in times critical for our salmonids AND supply the stored waters for both the river's fish and for irrigators. In the meanwhile, why couldn't

SPTIA simply shut off flow in the main ditch during specific episodes of low flows, rather than having ditch piped for all times??? My understanding is that east-end farmers already were "granted" a reservoir to protect their agricultural/farming/dairy interests.

(If I read it correctly, the 12/2021 proposal costs for just the main ditch piping would be ~1.3 million, with a rather large (~10%?) involved for "administration" costs.

Thank you for your consideration of these concerns,
Judy Larson



Virginia Shogren <vshogren@gmail.com>

Fwd: Questions Emanating from/since CCD 8-8-23 Board Meeting

larjdyng@olypen.com <larjdyng@olypen.com>

Wed, Apr 8, 2026 at 3:17 PM

To: Virginia Shogren <vshogren@gmail.com>

----- Original Message -----

Subject: Questions Emanating from/since CCD 8-8-23 Board Meeting

Date: 2023-09-11 14:00

From: larjdyng@olypen.com

To: garsmith@nikolabroadband.com, secretary.spt@gmail.com

Hi Gary and Julie,

You know of concerns about the proposed piping of the ditch project as expressed by some of us landowners with irrigation ditch easements.

At the Clallam Conservation District(CCD) 8-8-23 meeting:

*Joe Holtrop admitted to writing the December 2021 proposal submitted by Kim Williams.

*Joe said that although the November 2021 SPTI Board Meeting Minutes indicated he had advocated the piping, Joe said you, Gary, had been the advocate. True or False?

*Those 11/21 minutes also note SPTI was advised that grant money could be returned if a decision was made to not go forward with the piping. Would SPTI be willing to NOT pipe the ditch, due to public and landowner concerns?

*I believe there is general agreement that the grant for improving the head gate does make sense. Does SPTI still own the involved property rights?

*I did receive the info about early ditch shut down(no water flowing). When I looked at online info, the report showed a problem with SPTI transducer. Is that maintenance problem also the justification for early shut down?

I would appreciate a timely response.

Thank you,

x Judy Larson (1070 W Palo Verde Loop, Sequim with 10 shares for SPTI ditch.)



Virginia Shogren <vshogren@gmail.com>

Fwd: CCD 1-9-24 Public Comments for the Record

larjdyng@olypen.com <larjdyng@olypen.com>
To: Virginia Shogren <vshogren@gmail.com>

Wed, Apr 8, 2026 at 3:24 PM

----- Original Message -----

Subject: CCD 1-9-24 Public Comments for the Record

Date: 2024-01-09 13:47

From: larjdyng@olypen.com

To: larjdyng@olypen.com

For the attention of Staff and Volunteer Board of CCD AND for the record:

In reading today's Meeting information:

- * I note the need for corrections to names for attending public in 11-14-23 & 12-12-23;
 - * I request access to details of the information Joe Holtrop discussed and received during his noted meeting with CC DCD Director and how that was used for today's listed "draft" irrigation FAQ sheet;
 - * I note the FAQ sheet describes membership of the DRAWUA districts and companies but no current contact information -which I requested months ago of Kim Williams. I ask Kim or Joe to timely supply this information to me and to the County for public information. There are requirements for supplying public access to records regarding district and company meetings as well as for the DRAWUA. How do I access them?
 - * I would like evidence that affected property owners received advance notice for prior piping projects and whether consent was requested and received. Could the next CCD Newsletter ask for input from those already affected by such projects?
 - * I would like verification that such projects received monitoring for both positive and negative impacts to wildlife, wells, properties. (I have only found records up through 2006 for recovery of DR salmonid stocks.)
 - * The GMA updates for CPs now require the need to address climate change on the NOP.
- The FEIS for the DRAWUA plan did not include this and should also be updated.
- * To date, SPTIA has provided no additional contact about the main SP piping or even about the required Annual Meeting.
 - * I reiterate for the record that I "do not give consent for the December 2021 proposed CCD/SPTIA project involving having irrigation ditch easements made involuntarily AND LIKELY illegally into piping easements for the original SP main ditch..."
 - * Finally, I repeat:
- "There is a major proposed project for having a Dungeness Off-Channel Reservoir(OCR), which would reduce direct river withdrawals in times critical for our salmonids AND supply the stored waters for both the river's fish and for irrigators. In the meanwhile, why couldn't SPTIA simply shut off flow in the main ditch during specific episodes of low flows, rather than having ditch piped for all times??? My understanding is that east-end farmers already were "granted" a reservoir to protect their agricultural/farming/dairy interests."

Thank you for your consideration of these concerns,
Judy Larson



Virginia Shogren <vshogren@gmail.com>

Fwd: Response to Needed CARA protections for impacts of proposed piping of ditch

larjdyng@olypen.com <larjdyng@olypen.com>
To: Virginia Shogren <vshogren@gmail.com>

Wed, Apr 8, 2026 at 3:28 PM

----- Original Message -----

Subject: Fwd: Response to Needed CARA protections for impacts of proposed piping of ditch
Date: 2023-12-02 18:00
From: larjdyng@olypen.com
To: Virginia Shogren <vshogren@gmail.com>

----- Original Message -----

Subject: Response to Needed CARA protections for impacts of proposed piping of ditch
Date: 2023-12-01 16:15
From: "Coward, Todd" <Todd.Coward@clallamcountywa.gov>
To: Judy Larson <larjdyng@olypen.com>
Cc: "Emery, Bruce" <Bruce.Emery@clallamcountywa.gov>

Judy,

This is to respond to your email dated November 8, 2023.

The intent of Clallam County Code 27.12.600 - Critical Aquifer Recharge Areas is to provide water quality protection through the regulation of land use activities that pose a potential contaminant threat to the aquifer.

Pursuant to Clallam County's Critical Areas Code, the normal repair and routine maintenance of irrigation and drainage ditches are considered exempt and are not regulated by the County (CCC 27.12.035(8)). This exemption would apply to Critical Aquifer Recharge Areas. Because the project that you mentioned in the email was for "normal repair and maintenance" of an irrigation ditch, the County did not review, nor permit any part of it.

Because Clallam County had no jurisdiction over the project, no permit, including any required mitigation was required. Any mitigation concerns would have been detailed in the SEPA determination. Clallam County was not the lead agency in the SEPA process for this project. The reference of CCC 27.12.865 Critical Aquifer Recharge Areas - Special Requirements in your email would only apply to a project within the County's jurisdiction.

I have reviewed the Sequim Prairie-Tri Irrigation Association Irrigation Efficiencies and Improvement Project executive summary that was attached to your email. On page 7 of the summary, it states:

"The water that will be conserved by piping is currently lost to seepage and evapotranspiration. This seepage water does augment the shallow aquifer, thus mitigates well water withdrawals, and it supports unnatural wetlands, and small independent streams. As beneficial as this ditch leakage may be for the shallow aquifer, wetlands, and small streams, it is artificial and detrimental to Dungeness River flows. Irrigation conveyance losses through seepage have been well studied in the Dungeness watershed for decades, and a 2003 Environmental Impact Statement completed for the Dungeness River Agricultural Water Users Association Comprehensive Water Conservation Plan concluded that despite the benefits of artificially recharging the shallow aquifer with leaky irrigation ditches, this is considered an unlawful wasting of water".

It was known prior to the start of the of the project that the "unlawful" wasting of water that was supporting artificial wetlands and the artificial recharge of the shallow aquifer would be affected. It could be assumed that since knowledge of the effects of the project were known prior to implementation, mitigation measures for the shallow aquifer and unnatural wetlands would not be warranted.

Clallam County would not be responsible for future mitigation efforts for this project since the Critical Areas Code explicitly exempts this project. The codes that you highlight in your email would not apply to the project.

Sincerely,

Todd Coward

4/8/26, 3:33 PM

Gmail - Fwd: Response to Needed CARA protections for impacts of proposed piping of ditch

Planner II
Department of Community Development
223 East 4th Street, Suite 5
Port Angeles, WA 98362
(360) 417-2239

Please note: my email has changed: todd.coward@clallamcountywa.gov

assigned #24-322.

Future communications regarding this request will be sent through the portal. Instructions for setting up your account in the portal were email to you today from the portal.

Thank you again. Have a good day.

Kelly Gonzalez

Kelly Gonzalez |Public Records Officer | Public Records, HR, & Risk Management
223 E. 4th Street, Ste. 16|Port Angeles, WA 98362| 360.417.2234| 360.417.2550
kelly.gonzalez@clallamcountywa.gov

-----Original Message-----

From: larjdyng@olypen.com <larjdyng@olypen.com>
Sent: Thursday, February 29, 2024 9:44 AM
To: Gonzalez, Kelly <kelly.gonzalez@clallamcountywa.gov>
Cc: larjdyng@olypen.com
Subject: Public Records Request RE: Joe Holtrop (aka CCD) & DCD Director communications

[You don't often get email from larjdyng@olypen.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Kelly Gonzalez, Clallam County Public Records Officer,

* Please accept this email as my Public Records Request to have the complete details of all records regarding emails, phone logs or recordings and complete notes about/for any meetings that took place between Joe Holtrop and Clallam County Department of Community Development Director Bruce Emery beginning with the Director's current term of office. Also, if there have been any additional DCD communications with Clallam Conservation District pertaining to the CCD-SPTIA proposed piping project, I request those records.

* I am including with this PRR the email I received from Director Emery, dated 12-18-23 which clearly acknowledges a 10-20-23, 3pm meeting with Joe Holtrop and also notes phone and email contact with Joe Holtrop on "December 25th." (This latter date seems inconsistent with the Director's email date to me, but perhaps he can explain when he provides pertinent records/details.)

* I have read over the County's Policy regarding Public Records and can see no justification for redactions or confidential privilege.

* I thank you for your attention to this request. If your office needs additional clarifications, please email me: larjdyng@olypen.com.

Respectfully yours,
Judy M. Larson

----- Original Message -----

Subject: RE: Response to Needed CARA protections for impacts of proposed piping of ditch
Date: 2023-12-18 11:55
From: "Emery, Bruce" <Bruce.Emery@clallamcountywa.gov>
To: "larjdyng@olypen.com" <larjdyng@olypen.com>, "Gallagher, Mike (ECY)" <MGAL461@ECY.WA.GOV>
Cc: "Coward, Todd" <Todd.Coward@clallamcountywa.gov>, "Boughton, Dee" <dee.boughton@clallamcountywa.gov>

Good morning, Judy,

I apologize for my delay in responding but it's been a busy time at DCD.
My responses to your four questions are as follows:

1. I did review the response provided by Todd Coward on December 1, 2023.

2. I was contacted by Joe Holtrop in October. He had requested a meeting with me without specifying the content. We met on October 20, 2023, at

3:00 PM. Attached is the sheet from my note pad, dated 10/20/23 with unrelated information redacted. I also spoke with Mr. Holtrop by phone on December 25th. On that same day, he forwarded me by email copies of two letters: one from Virginia Shogren to SPTIA dated 4/28/2023, and a response from Thomas Pors to Virginia Shogren, dated 6/8/2023.

Additional records may be available by making a public records request at: <https://www.clallamcountywa.gov/971/Request-Public-Records>

3. I do not believe that new piping for upgrading an irrigation ditch is "normal repair and maintenance" as intended by Title 27, CCC. This is made clear by the definitions contained in CCC 27.12.900(43) and (44). However, CCC 27.12.615 sets forth the performance standards for non-exempt activities within a critical aquifer recharge area. The only provision from this section that applies is Subsection (4), Land Disturbing Activities. Typically, land disturbing activities require a Certificate of Compliance, and may require a temporary erosion and sediment control plan and permanent drainage plan. However, these requirements may be waived by the Administrator upon a determination that the proposal will not affect the critical area. Since the proponent has already proposed adequate erosion and sediment controls (SPTIA Irrigation Efficiencies and Improvement Project, December 9, 2021, P. 22) and there will be no new impervious surfaces or pollution-generating surfaces from the project, it is within reason that the requirements will be waived for the proposal. Most critically, there is no requirement or authority for Clallam County to regulate the project based on potential impacts to ground water levels.

4. Nothing in CCC 27.12.615(4) triggers or otherwise requires the studies referenced in Subsections .840 or .865.

5. Mr. Coward's reference came directly from the SPTIA Irrigation Efficiencies and Improvement Project, December 9, 2021, P. 7. You are free to review the 2003 FEIS for the corresponding pages.

In addition to the above-stated answers, the project to be undertaken by the SPTIA is considered a Watershed Restoration Project in accordance with RCW 36.70A.460, and is subject to the limited permitting requirements articulated in RCW 89.08.450 to .510. To date, Clallam County has not received the consolidated permit application nor any formal opportunity to comment on the proposal. Any future review and official response will be based on the information provided by the proponent. Consideration of permit conditions in advance of that information would be premature.

I hope this information is helpful. Please let me know if you have any questions. I can be reached at 360-417-2323 or this email.

Sincerely,

Bruce Emery, Director
Clallam County DCD

-----Original Message-----

From: larjdyng@olympen.com <larjdyng@olympen.com>
Sent: Monday, December 11, 2023 12:13 PM
To: Gallagher, Mike (ECY) <MGAL461@ECY.WA.GOV>; Emery, Bruce <Bruce.Emery@clallamcountywa.gov>
Subject: Fwd: Response to Needed CARA protections for impacts of proposed piping of ditch

[You don't often get email from larjdyng@olympen.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Director Emery,

I am asking:

- 1) for verification that the following response has been reviewed by the DCD Director;
 - 2) for information on how to obtain a record of the meeting(s), and other communications Joe Holtrop has had with CC DCD in 2023;
 - 3) how new piping is considered to be normal repair and maintenance of an irrigation ditch; hence how 27.12.035 (8) DOES apply;
 - 4) recognition of how .040 involving development to alter or replace pre-existing...DOES apply, hence piping would be subject to standards (~.420(2), .600, .840, .865).
- <ALSO: In addition to reading Ord.915, I have read Ord.1010. The Code developed for storm-water management protections now also apply per 27.14.060,.070,.120 etc... Therefore, Clallam County should now be requiring permits for such land alteration

activities involved in piping of the original Sequim Prairie ditch which is located in CC designated CARA where quantity impact protections are required.> 5)what is the exact page citation IN the 20003 FEIS which Todd Coward seems to have excerpted from the CCD/SPTIA 12/2021 proposal,p8.

Please provide the DCD Director's response to these concerns by email.
Your prompt attention will be appreciated.

Thank you,
Judy Larson (larjdyng@olympen.com)

To: Judy Larson <larjdyng@olympen.com>
Cc: "Emery, Bruce" <Bruce.Emery@clallamcountywa.gov>

Judy,

This is to respond to your email dated November 8, 2023.

The intent of Clallam County Code 27.12.600 - Critical Aquifer Recharge Areas is to provide water quality protection through the regulation of land use activities that pose a potential contaminant threat to the aquifer.

Pursuant to Clallam County's Critical Areas Code, the normal repair and routine maintenance of irrigation and drainage ditches are considered exempt and are not regulated by the County (CCC 27.12.035(8)). This exemption would apply to Critical Aquifer Recharge Areas. Because the project that you mentioned in the email was for "normal repair and maintenance" of an irrigation ditch, the County did not review, nor permit any part of it.

Because Clallam County had no jurisdiction over the project, no permit, including any required mitigation was required. Any mitigation concerns would have been detailed in the SEPA determination. Clallam County was not the lead agency in the SEPA process for this project. The reference of CCC 27.12.865 Critical Aquifer Recharge Areas - Special Requirements in your email would only apply to a project within the County's jurisdiction.

I have reviewed the Sequim Prairie-Tri Irrigation Association Irrigation Efficiencies and Improvement Project executive summary that was attached to your email. On page 7 of the summary, it states:

"The water that will be conserved by piping is currently lost to seepage and evapotranspiration. This seepage water does augment the shallow aquifer, thus mitigates well water withdrawals, and it supports unnatural wetlands, and small independent streams. As beneficial as this ditch leakage may be for the shallow aquifer, wetlands, and small streams, it is artificial and detrimental to Dungeness River flows.

Irrigation conveyance losses through seepage have been well studied in the Dungeness watershed for decades, and a 2003 Environmental Impact Statement completed for the Dungeness River Agricultural Water Users Association Comprehensive Water Conservation Plan concluded that despite the benefits of artificially recharging the shallow aquifer with leaky irrigation ditches, this is considered an unlawful wasting of water".

It was known prior to the start of the of the project that the "unlawful" wasting of water that was supporting artificial wetlands and the artificial recharge of the shallow aquifer would be affected. It could be assumed that since knowledge of the effects of the project were known prior to implementation, mitigation measures for the shallow aquifer and unnatural wetlands would not be warranted.

Clallam County would not be responsible for future mitigation efforts for this project since the Critical Areas Code explicitly exempts this project. The codes that you highlight in your email would not apply to the project.

Sincerely,

Todd Coward
Planner II
Department of Community Development
223 East 4th Street, Suite 5
Port Angeles, WA 98362
(360) 417-2239

Please note: my email has changed: todd.coward@clallamcountywa.gov



Virginia Shogren <vshogren@gmail.com>

Fwd: FW: Question(s) about Exempt Wells

larjdyng@olypen.com <larjdyng@olypen.com>
To: Virginia Shogren <vshogren@gmail.com>

Wed, Apr 8, 2026 at 3:34 PM

----- Original Message -----

Subject: RE: Question(s) about Exempt Wells

Date: 2025-02-18 14:27

From: "Gallagher, Mike (ECY)" <MGAL461@ECY.WA.GOV>

To: "larjdyng@olypen.com" <larjdyng@olypen.com>

Judy

I was finally able to finish your request for wells in the County and in the rule area. I am sorry this took so long, but I had to do this as I had time from the rest of the 11 Counties we cover in the SW Region.

Here is a response to your questions below:

When I attended the 10-22-24 Dungeness OCR Open House, I was referred to you/your office by Clallam County's Jason Hatch to obtain answers to my questions:

1) How many "exempt wells" are in the Dungeness Rule area of Clallam County?

There are a total of 5,555 exempt water wells in the Dungeness Rule area. I am assuming each of these wells serve one single home or in a few cases (<200) are shared between two homes.

In addition, there are 144 water right permits or certificates or small Group B water systems on a single exempt wells serving usually 3-14 homes, that use groundwater from well(s) to serve more than one home in the Rule area. So, this would amount to 5,699 total water wells in the Dungeness Rule area. In addition, some the larger water rights Like Sequim and Clallam UD systems would use more than one well.

2) How many of these exempt wells are known to have been deepened?

Ecology has no actual number, but my estimate is less than 50, and I believe this to be a high number. While I have heard of perhaps 5 wells needed to be deepened over the past dozen years, I have never received a direct call from a property owner stating their well has gone dry. I assume in these cases the property owner calls a well driller first to ascertain the situation and elects to have the driller construct a deeper well.

3) Are dates known for when such wells have been deepened?

Ecology has no record of such dates.

4) How many exempt wells are in all of Clallam County?

There are a total of 8,761 exempt water wells in the Dungeness Rule area. I am assuming each of these wells serve one single home or in a few cases are shared between two homes.

In addition, there are 224 water right permits or certificates or small Group B water systems on a single exempt wells serving usually 3-14 homes that use groundwater from well(s) to serve more than one home. This includes the number 144 above, so there are about 80 water rights or small groups B water systems outside of the Dungeness Rule area in the rest of the County. Overall, this would amount to 8,985 total water wells throughout Clallam County.

5) How many of the exempt wells outside of the Dungeness Rule area have been deepened (& if known - when)?

Ecology has no record of deepening of existing wells in the County. There are likely a few, but these would be deepened because the well was constructed in fractured bedrock, which has less physical availability of groundwater than the sand and gravel aquifer material that covers most of the Dungeness Rule area. Dry wells in fractured bedrock occur on the rare occasion throughout the Southwest Region, primarily in the Willapa Hills in Pacific County, Bald Hills in eastern Lewis County, Black Hills in western Thurston County, the Olympic foothills in Grays Harbor County and the southern Cascade foothills in Cowlitz and Clark Counties

Region-wide, we get anywhere from 2-6 calls per year about dry wells in this type of situation. These calls are usually in the late summer when the water table is at its lowest, and the wells become replenished again when the fall and winter rains resume. Usually in these cases the property owner becomes much more judicious about outdoor watering in the summer because their well cannot supply enough water for outdoor irrigation needs.

I hope this information helps!

Mike

Michael J. Gallagher, LHG - Section Manager
Water Resources Program - Southwest Regional Office
Washington State Department of Ecology
PO Box 47775
Olympia, WA 98504-7775
360-870-6291 (work cell) | mike.gallagher@ecy.wa.gov (e-mail)

Emery, Bruce

From: David LeRoux <marthadave@olypen.com>
Sent: Monday, April 13, 2026 9:24 AM
To: Emery, Bruce
Subject: county emergency plan

[You don't often get email from marthadave@olypen.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hi Bruce,

The county needs to recognize that the Sequim Valley Airport will be the logical staging grounds for emergency equipment and personnel in the event of a natural disaster here on the peninsula and, as such, the airport needs public water and sewer. The Sequim Valley Airport as a staging ground needs to be recognized the County's Comprehensive Plan.

Thanks
Dave Le Roux

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STATE OF WASHINGTON
DEPARTMENT OF COMMERCE

1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

April 13, 2026

Board of County Commissioners
c/o Bruce Emery, Community Development Director
Clallam County
223 East 4th Street
Port Angeles, WA 98362

Sent Via Electronic Mail: bruce.emery@clallamcountywa.gov

Re: 2026-S-11517 60-day Notice of Intent to Adopt - Periodic Update to Clallam County's Comprehensive Plan and Development Regulations.

Dear Commissioners:

Thank you for the opportunity to review and comment on Clallam County's draft comprehensive plan and development regulations. We appreciate the ongoing coordination with our agency as you work to achieve the community's vision consistent with the goals and requirements of the Growth Management Act (GMA). Growth Management Services received the proposed amendment on February 13, 2026, and processed it with material identification number 2025-S-11517.

Your submission represents a great deal of work towards the 2025 periodic update of your comprehensive plan and implementing development regulations, which were due December 31, 2025.

We have reviewed your submittal using Commerce's [Periodic Update Checklist](#), and [Expanded Housing Checklist](#). We encourage you and your community to consider the following as you finalize your drafts prior to adoption:

Housing Element

a. Deficits in UGAs:

In our review of the county's land capacity analysis (Appendix B), we did not find demonstration of sufficient land capacity for projected housing needs across income levels as required by [RCW 36.70A.070\(2\)\(c\)](#). Specifically, we are concerned about the deficits identified for high-density zoning in the Clallam Bay/Seki and Sequim UGAs, emergency housing deficits identified in the Sequim UGA, and the medium density deficit shown in the rural areas of Clallam County (County). In our review of Appendix C, we did find discussion about the added capacity the proposed rezonings of the Clallam Bay / Seki UGAs would create. Ultimately, we recommend providing additional documentation within Appendix B that formally revises the housing allocations within the various UGAs to align with the proposed rezonings and reallocations from rural Clallam County and demonstrates adequate capacity for Clallam County's housing and emergency bed allocations.

b. Adequate Provisions:

1. As required by [RCW 36.70A.070\(2\)\(d\)\(ii\)](#), please ensure the list of programs and actions needed to achieve housing availability in the unincorporated County (identified in section

6.3 of Appendix C) reflects actions and regulations the County has or is prepared to adopt along with the periodic update (for development regulations). We recommend adding an updated list of actions to achieve housing availability and the barriers they are intended to address to better align with [RCW 36.70A.070\(2\)\(d\)](#), [RCW 36.70A.130\(1\)\(a\)](#) and [\(5\)\(b\)](#). Please note: This documentation is not intended to remove longer term planning actions from the comprehensive plan.

2. Based on recent GMHB cases, we also recommend identifying gaps in local funding needed to achieve affordable housing needs, documenting which available local funding tools or incentives are already being used, and which tools can be implemented to help close the funding gap. Guidance on this can be found in chapter 4 of [Guidance for Updating Your Housing Element](#) (pg. 60-62) and Appendix B: Adequate provisions checklist.

c. **Racially Disparate Impacts:**

In our review, we did not find identification of policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing. While the Comprehensive Plan Checklist (page 15) notes that Clallam County did not find and racially disparate impacts resulting from their policies, we recommend more detailed documentation to demonstrate how the County came to that determination, consistent with [RCW 36.70A.070\(e\)](#). For additional, guidance on completing this requirement, please see [Guidance to Address Racially Disparate Impacts](#) (step 3, pg. 33-36).

Transportation Element

During our review, we did not find an analysis for future funding capability to judge against probable funding resources, as required under [RCW 36.70A.070\(6\)\(a\)\(vi\)\(A\)](#). To demonstrate sufficient funding capability, we recommend considering the life-cycle costs of facility maintenance as well as initial construction costs as compared to revenue sources that are reasonably expected to be available under existing laws and ordinances. If the County is expecting to utilize new or previously untapped revenue sources, we recommend the analysis should be realistic in estimating the availability of those sources ([WAC 365.196-430\(2\)\(k\)\(iv\)](#)). For additional guidance, please see [chapter 41 of "Your Transportation System"](#) associated with multi-year financing plans for steps on analyzing projected funding capacities.

Development Regulations

Zoning Code

- a. Based on recent Growth Management Hearings Board (GMHB) cases, including *Futurewise et. al., v. City of Mercer Island* (Case No. 25-3-0003), we recommend the county make regulatory changes within their development regulations to address listed housing barriers such as the identified large minimum lot sizes, low maximum densities, low maximum building heights, and other barriers identified in the city's adequate provisions analysis with the periodic update. The GMHB found that the city may not delay in making adequate provisions for the needs of all economic segments until later.
- b. In our review we found two instances of language in the draft comprehensive plan (CCC 31.02) that we believe should be housed in the development regulations sections of Clallam County Code. Specifically:
 1. The policy associated with the limitation on regulating outdoor encampments, safe parking efforts, indoor overnight shelters and temporary small houses on property owned or controlled by religious organizations, under section 31.02.283(3)(m) of the draft Comprehensive Plan. We recommend moving this regulatory language to the development regulations under the appropriate zoning regulations within Title 33 of Clallam County Code.
 2. The policy associated with agricultural accessory uses, under section 31.02.115(3)(c) of the draft Comprehensive Plan, has direct regulations embedded along with the policy language. We recommend moving the regulatory language to the development regulations associated

with accessory agricultural uses under CCC 33.48.

Essential Public Facilities

Based on our review, the County does provide a framework for siting Essential Public Facilities under section CCC 31.02.300(8) of the Comprehensive Plan and indicates on page 25 of the Comprehensive Plan Periodic Update Checklist that regulations associated with the conditional use process under CCC 33.27 are expected as part of the 2026 work plan. For consistency with RCW 36.70A.200(5)(a), we recommend including language that explicitly states this process does not preclude the siting of essential public facilities.

Finally, as a friendly reminder, copies of adopted plans and development regulations must be submitted to Commerce within ten days after final adoption (RCW 36.70A.106(2)).

Again, we appreciate the work your proposed amendments represent, and we wish you success in meeting the goals of the Growth Management Act. We are available for technical assistance and, if requested, can attend upcoming meetings with your Planning Commission and/or Council. If you wish to discuss these comments, you may reach me at joshua.engelbrecht@commerce.wa.gov or 360-725-3046.

Sincerely,

Joshua Engelbrecht

Joshua Engelbrecht, AICP
Senior Planner
Growth Management Services

cc: David Andersen, AICP, Managing Director, Growth Management Services
Valerie Smith, AICP, Deputy Managing Director, Growth Management Services
Ben Serr, AICP, Eastern Regional Manager, Growth Management Services
Carol Holman, MUP, Western Regional Manager, Growth Management Services
Anne Fritz, AICP, Housing Section Manager, Growth Management Services
Laura Hodgson, Housing Planning and Data Manager, Growth Management Services



**Washington State
Department of Transportation**

Olympic Region
7407 31st Ave NE, Lacey
P.O. Box 47440
Olympia, WA 98504-7440
360-357-2600 / Fax 360-357-2601
TTY: 1-800-833-6388
www.wsdot.wa.gov

April 14, 2026
Bruce Emery, Director
Clallam County Department of Community Development
223 E 4th St, Port Angeles, WA 98362

Dear Bruce Emery,

The Washington State Department of Transportation (WSDOT) appreciates the opportunity to review and comment on the Clallam County's 2025 Comprehensive Plan Update (Plan).

WSDOT has an interest in Clallam County's Plan based on its transportation subject matter expert status and statutory authority to plan, locate, design, construct, improve, repair, operate, and maintain the state highway system (RCW 47.01.260(1)).

The plan contains extensive discussion and policy language supporting responsible growth, multimodal access, and active transportation. The plan also contains detailed analysis of the impacts from planned growth on the local and regional transportation system.

Our review did not identify any analysis of the impacts from planned growth on the state transportation system, namely highways of statewide significance. This analysis is a required element of a Comprehensive Plan Transportation Element Mandatory Elements (RCW 36.70A.070(6)(a)). This requirement also states that the plan should provide "specific actions and requirements for bringing into compliance transportation facilities or services that are below an established multimodal level of service standard." We did not identify any such actions.

As such, WSDOT does not view the Plan as sufficiently satisfying the environmental analysis requirements for SEPA Categorical Exemptions on housing streamlining (RCW 43.21C.229(3)(b)) or any other situation in which WSDOT has statutory review or approval authority. In such future situations, WSDOT will request detailed review of jurisdiction-wide cumulative impacts from all long-term planned growth during each individual project's development review phase.

Please contact us (orplanview@wsdot.wa.gov) if you need assistance or have questions. WSDOT looks forward to continuing our coordination and partnership.

Sincerely,

George Mazur, P.E.

WSDOT Olympic Region Multimodal Planning Manager

cc: Eric Guida, Washington State Department of Commerce
Edward Coviello, PRTPO Lead Planning Agency
Gabe Phillips, WSDOT Tribal and Regional Integrated Planning



4-14-2026

RE: Additional Amendments Requested Relating to Sequim Valley Airport
& The Comprehensive Plan Update

Hi Bruce,

Here a couple of changes would like to see in the Draft Comprehensive
Plan Update:

Sequim Valley Airport Zone 3

31.03 Zone 3 Page 79

It would be helpful to amend the language (d) Airport (Policy 19) changed
from "This may..." to "This shall..."

PUD Water

We would like to see some language added into the plan that prioritizes
and assists the PUD to provide water to Sequim Valley Airport. Additional
language in 31.03.120 *Public Facilities and Services – Policies (Water)* or
somewhere else in the Comprehensive Plan Update.

Having PUD water would help the airport and community in two ways:

- **EMERGENCY PLANNING** – PUD water at Sequim Valley Airport
would be helpful in a local or National emergency such as a major
Cascadia event. In such an event, roads may be blocked to eastern

Clallam County and the Airport might become a critical food distribution center and medical transport location. Having a good water supply would be critical during that time. The airport is currently utilized for Air ambulance operations, Coast Guard, Army and Civil Air Patrol, DART and CERT training.

- FIRE CODES COMPLIANCE FOR FUTURE CONSTRUCTION – PUD water is needed to comply with fire codes for construction of any airport related building or hangar larger than 2000 square feet. This would also assist the fire department in firefighting operations.

Over the last few weeks, the Coast Guard and Army have conducted training exercises. LifeFlight has conducted at least 2 emergency medical flights.

The same would apply to obtaining sewer service to the Sequim Valley Airport but is currently restricted to the Carlsborg UGA. Could that language also be amended to include Sequim Valley Airport?

Attached are supporting letters for PUD water for Sequim Valley Airport from Clallam County Commissioners, Fire District 3, WSDOT, DART and the Coast Guard.

Thank you for your consideration,



Andy Sallee
Airport Manager
Sequim Valley Airport
(360) 670-3083
sequimairport@gmail.com
PO Box 101
Carlsborg, WA 98324



Board of Clallam County Commissioners

223 East 4th Street, Suite 4
Port Angeles, WA 98362-3015
360.417.2233 Fax: 360.417.2493
Email: commissioners@co.clallam.wa.us

MARK OZIAS, District 1, Chair
RANDY JOHNSON, District 2
BILL PEACH, District 3

RICH SILL, County Administrator

November 9, 2021

Clallam County PUD
Attn: Doug Nass
104 Hooker Road
Sequim, WA 98382

Dear Doug Nass,

The Sequim Valley Airport, located just outside the boundary of the Carlsborg Urban Growth Area in Clallam County, is a vital local facility. It serves as an essential component of our regional emergency management infrastructure and plays an important role in both wildfire response capability and in emergency life flights taking off for trauma care in Seattle that isn't available in our rural county. It also serves the many private pilots who live in and around the Sequim area.

The owners of the Sequim Valley Airport would like to have access to PUD water in order to improve the resilience of their facility. The owners of the Sequim Valley Airport are requesting that the Department of Commerce consider an expansion of the Carlsborg UGA to include the Airport and the County Commissioners are supportive of this request. We write you today to express similar support for allowing the Airport access to PUD water.

We are uncertain as to why this facility was not included in the Carlsborg UGA boundary when it was originally created, but given both the nature of the facility and its role as essential infrastructure we do support its inclusion now and we sincerely hope that a path forward may be forged to allow for a water connection.

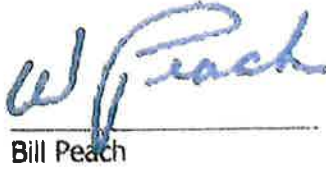
Thank you for your consideration.

Sincerely,

BOARD OF CLALLAM COUNTY COMMISSIONERS


Mark Ozias, Chair


Randy Johnson


Bill Peach

CC: Representative Steve Tharinger, Representative Mike Chapman, Senator Kevin VandeWege



Clallam County Fire District 3

323 N Fifth Ave., Sequim, Washington 98382

360-683-4242, Fax: 360-683-6834

www.ccfcd3.org

G. Michael Gawley

Steven K. Chinn

Bill Miano

Commissioners

Ben J. Andrews, Fire Chief

10/13/2020

PUD #1 of Clallam County
Tom Martin, Superintendent
104 Hooker Road
Sequim, WA 98382

Letter of support for Sequim Airport

Mr. Martin,

This letter is in support of the request for PUD water access that has been made by the Sequim Airport and surrounding areas.

On September 4th we had a significant fire which consumed a harvester and a couple of acres of field. This was a reminder of how far water is from the airport and what it takes to get water to any portion of the property.

The Sequim Airport has made significant strides in improving their facilities and infrastructure; a dedicated water system would certainly add to those improvements. As the PUD grows and adds new customers, I ask that you please continue to consider the Sequim Airport's requests for water.

As you know, hydrants make a huge difference in Fire District Operations when fighting fire and protecting property. Consideration of this water access would not only benefit the Sequim Airport, it would benefit the Fire District and citizens in the surrounding areas.

If you have any questions, please contact me directly at (360) 683-4242. Ext. 114

Respectfully,

Dan Orr, Assistant Chief
Clallam County Fire District 3

Cc: Andy Sallee



Washington State
Department of Transportation

Aviation Division
7702 Terminal St SW
Turnwater, WA 98501
360-709-8015 / FAX: 360-709-8009
Toll Free: 1-800-552-0666
TTY: 1-800-833-6388
www.wsdot.wa.gov

February 10, 2022

Clallam County PUD
Attn: Doug Nass
104 Hooker Road
Sequim Valley, WA 98382

Dear Doug Nass,

The Sequim Valley Airport, located just 3 miles west of Sequim in Clallam County, is vital for Washington's regional emergency response preparedness. It serves an important role in firefighting response, catastrophic event management operations, and as an emergency lifeline for trauma care patients in rural parts of the County. Numerous government and public entities also use the airport and surrounding grounds for various activities of critical importance to national security, including U.S. Border Patrol, U.S. Coast Guard and the U.S. Army, Clallam County Sheriff's Office, Civil Air Patrol, Clallam County Disaster Airlift Response Team (DART), Emergency Volunteer Air Corps (EVAC), disaster food distribution teams and fire districts.

The Sequim Valley Airport, the surrounding community, and the county would benefit greatly from access to the Clallam County PUD's water service. Adding this critical component of infrastructure supports these activities, builds resiliency, and contributes to the economic vitality of the region. Access to water would provide emergency vehicles and aircraft with needed resources and sustainment for staging during a catastrophic event such as a major forest fire in the Olympic National Park and surrounding areas. Water and sewer access would also allow the airport to make capital improvements to provide essential septic services and allow the airport to apply for Community Aviation Revitalization Board loan funds.

Given the important role the Sequim Valley Airport plays in the region, we support the Airport sponsor's request for expanding water service to include the Airport. We encourage the Clallam County PUD to consider extending water access for the Sequim Valley Airport.

Thank you for your consideration.

Sincerely,

David Fleckenstein

David Fleckenstein
WSDOT Aviation Director

U.S. Department of
Homeland Security

United States
Coast Guard



Commanding Officer
United States Coast Guard

Air Station Port Angeles
Ediz Hook
Port Angeles, WA 98362
Phone: (360) 417-5805

5700

Sequim Valley Airport
468 Dorothy Hunt Ln
Sequim, WA 98382

Dear Mr. Sallee,

I would like to extend my sincerest appreciation for your steadfast support of Coast Guard Air Station Port Angeles. Sequim Valley Airport has long served as an alternative training platform for our aircrews to hone their skills and prepare themselves for the challenging search and rescue missions they face in rugged Washington State.

Your follow on support in hosting a full-scale mishap drill in April of 2021 fortified the unit's capability to respond to an aircraft crash and solidified relationships with Clallam County Fire, the Port Angeles Police Department, and the Clallam County Sherriff's Office. The efforts of your airport directly improved emergency management response for not only Sequim and Port Angeles, but the entire Strait of Juan de Fuca and the greater Puget Sound.

Thank you for your support of Coast Guard Air Station Port Angeles.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Snaith".

J. Snaith, CDR
U. S. Coast Guard
Commanding Officer



January 20, 2021

To Whom It May Concern,

I am Chairman and Founder of the Clallam County Disaster Airlift Response Team. This DART is the first in the State of Washington and the only fully developed DART in this State. We have been the inspiration for many other counties and organizations in Washington to develop other local or regional DART's. The life saving value of this concept has been recognized by Washington State and incorporated into their logistical disaster response plans and our DART is annexed into the Clallam County Emergency Plan as well. It is a fully volunteer organization with pilots using their own aircraft at their own expense and assisted by ground trained volunteers to provide a wide variety of disaster relief missions both major as well as lesser events such as food and PPE delivery around the County as has been done recently throughout Western Washington.

In a Cascadia level earthquake scenario, it is likely that most if not all bridges throughout the County will be rendered impassable creating 21 micro islands cut off to vehicular traffic. Volunteer aircraft will be the primary early means of delivering personnel, medical supplies, food, water and damage assessment to these outlying areas of our County. To do this, landing and staging areas are critical to this overall mission.

Sequim Valley Airport is particularly crucial as it is the only paved airstrip in the eastern portion of our County and is elevated from tsunami concerns and flooding. This location will be the hub of pickup and delivery of all types aircraft cargo as well as evacuation of casualties. This facility will be called upon to operate for weeks or months in the aftermath of a large event. It will thus need dependable electric service, water and facilities to house workers, materials and aircraft.

Bottom line is that for this facility to further develop support facilities that will be crucial to support disaster response activities in the event of a largescale response, adequate water and power from PUD

is essential. This is both to support emergency operations, but also to allow the airport to further develop for a wide variety of aviation uses deriving profit over the years to support its' continued existence and growth.

For all concerned, I urge you to take this potential lifesaving mission for this airport into account by allowing it to develop and prosper to be viable and available into the future as a critical part of our disaster response in Clallam County.

Respectfully,

A handwritten signature in cursive script, appearing to read "Alan Barnard".

Alan Barnard, Chairman

Clallam County Disaster Airlift Response Team

Emery, Bruce

From: john worthington <worthingtonjw2u@hotmail.com>
Sent: Wednesday, April 15, 2026 4:01 PM
To: Havel, Tim; Emery, Bruce; Gores, Lori
Subject: Comprehensive Plan comments

Hello Members of the Planning Commission,

Regarding the claim that the Planning Commission lacks purview to consider the "JimmyComelately" Dungeness Hybrid flood-control proposal. I believe that would be incorrect and unacceptable. The fact is you accepted public comment and formally received this proposal — that act alone creates an obligation to evaluate it on planning, environmental, and public-safety grounds, not to dismiss it out of hand. Because stormwater, flooding, and shoreline impacts cross jurisdictional lines, you must coordinate with the City of Sequim and any relevant special districts to account for all stormwater damage possibilities.

Key points you must address:

1. Legal and policy responsibility

- The comprehensive plan assigns the Commission responsibility for land use and stormwater policy interpretation and implementation; proposals that affect drainage, habitat, and development impacts fall squarely within that remit. See RCW 36.70 (local planning—comprehensive plans and development regulations) and RCW 36.70A (Growth Management Act) for general planning authority and duties.

- Where proposals affect shorelines, consult the Shoreline Management Act (RCW 90.58).

2. Interjurisdictional coordination requirement

- Washington law authorizes and, in many cases, requires local governments to coordinate on planning and service delivery to address cross-boundary issues like stormwater and flooding. RCW 39.34 (Interlocal Cooperation Act) allows cities, counties, and special districts to enter interlocal agreements to jointly perform governmental functions, including stormwater management and flood control. Use RCW 39.34 to formalize collaboration with the City of Sequim, water/sewer districts, and any county flood control or conservation districts.

- The Growth Management Act (RCW 36.70A) also emphasizes coordination among jurisdictions to achieve countywide planning policies and consistent approaches to capital facilities and stormwater management where applicable.

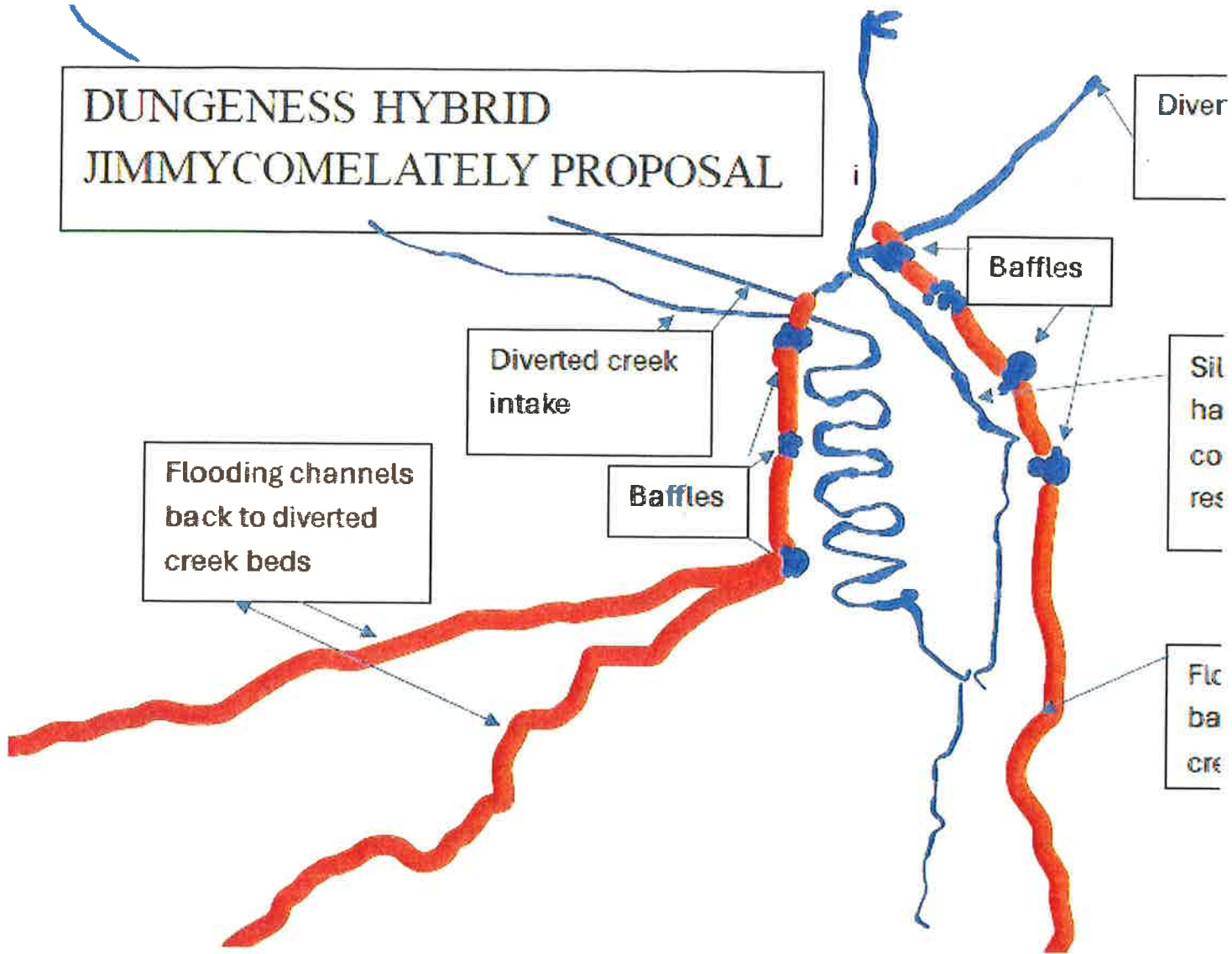
3. Procedural fairness

- You have a duty to provide a timely, transparent review of submitted proposals. Receipt without review is de facto dismissal and denies due process to the community that submitted the plan.
- If you believe the proposal requires technical review, state the exact review process, timeline, and criteria, and commission or disclose any outside analysis you will rely upon — and include Sequim and any affected special districts in that review.

4. Substantive reasons to evaluate the proposal

- The hybrid proposal addresses stormwater conveyance, creek diversion intakes, baffles, and habitat continuity — all matters that materially affect flood risk, environmental compliance, and future development constraints across jurisdictional boundaries.
- Even if you do not adopt every element, evaluating the proposal jointly with Sequim could identify feasible, cost-effective measures that reduce repeated flooding without coercive buybacks.

DUNGENESS HYBRID JIMMYCOMELATELY PROPOSAL



Emery, Bruce

From: Maureen Mcelravy <beachitmo@gmail.com>
Sent: Wednesday, April 15, 2026 4:10 PM
To: Emery, Bruce
Subject: COMPREHENSIVE PLAN

You don't often get email from beachitmo@gmail.com. [Learn why this is important](#)

MR. EMERY HAS BEEN SENT A COPY OF THIS TESTIMONY. OUR DISCUSSION CENTERS AROUND THE CHANGE OF ZONING IN THE WESTERN STRAIT REGION. OUR NAMES ARE MARYANN LOVIK, A LONG TIME BUSINESS WOMAN AND MAUREEN MCELRAVY, BOTH FULL-TIME RESIDENTS AT BULLMAN BEACH.

WE RECENTLY DISCOVERED WHAT YOU HAVE PLANNED FOR BULLMAN BEACH AND ARE STUNNED AT YOUR DESCRIPTION. THERE ARE NOT ANY TOURIST BUSINESSES HERE EXCEPT A GRANDFATHERED OLD MOTEL, A HOTEL PROHIBITED BY CO BUT LICENSED THROUGH THE STATE AND A GROWING LIST OF NON-RESIDENT NEW SECOND HOME OWNERS OPERATING SHORT TERM RENTALS WHO EVICTED THE LONG-TERM RENTERS. NOT A ONE MEETS THE REQUIREMENTS AS WE UNDERSTAND THEM.

THE CHARTER REVIEW COMMISSIONER'S PUBLIC PLEA FOR A WATER STEWARD CLAIMED THE ISLAND VIEW WATER SYSTEM AND BULLMAN BEACH HOMEOWNERS ASSOICIATIONS SOURCE RUN OUT OF WATER AND THE ENTIRE COUNTY, NOT JUST THE DUNGENESS MUST TAKE ACTION BEFORE ITS TOO LATE. AN ENGINEER CLAIMS THE WATER USAGE MORE THAN DOUBLED BECAUSE THE NEW OWNERS SPENDS MORE TIME HERE. THERE WAS ONLY ONE NEW OWNER OPERATING A SHORT-TERM RENTAL AT THAT TIME. WE DISAGREE WITH HIS CLAIM.

WATER RIGHTS TAKE YEARS IF EVER POSSIBLE TO OBTAIN AND THEN YEARS OF DESIGN PLANNING WITH CONSTANT ADDITIONAL REQUIREMENTS AND A REVOLVING DOOR OF STATE ENGINEERS REDIRECTING THE DESIGN OR INCREASING THE SCOPE OF APPROVED PLANS.

THE STATE DEPT OF ECOLOGY SAYS THE WESTERN SLOPES RELY ON SEASONAL RAIN AND A DRILLED WELL MAY ONLY BE A DRY WET HOLE, MEANING ONCE YOU'VE DRAWN WHAT WATER WAS THERE IT IS GONE. THE STATE OFFICE OF DRINKING WATER WILL NOT APPROVE A LOAN FOR THIS RISKY VENTURE. THE OWNERS OF OUR WATER SYSTEM PAID TO INSTALL A NEW WELL AFTER THE OFFICE OF DRINKING WATER CANCELLED OUR FULLY ENGINEERED AND APPROVED FILTRATION SYSTEM; THEY SAID IT WAS TOO EXPENSIVE ALTHOUGH WE WERE PREPARED TO PAY IT OURSELVE AS WE ALWAYS HAD, OUR BIDS WERE LESS THAN HALF THE COST OF THE ODWS WITHOUT THEIR INCREASED SCOPE.

THE NEW WELL WAS RAPIDLY REFILLED BY SALTWATER. RISING IRON, MANGANESE AND MORE WERE FAR ABOVE MAXIMUM CONTAMINANT LEVELS. CHLORIDES, CORROSION AND CONTAMINANTS SWIFTLY DAMAGED OUR HOMES AND GOODS. SEPTIC DESIGNERS CAUTIONED IT WOULD DESTROY THEM AND CAUSE ENVIRONMENTAL HARM. THE OFFICE OF DRINKING WATER SAID USE IT AND PURCHASE TRUCKED OR BOTTLE WATER FOR CONSUMPTION. THE SAME OFFICE OF DRINKING WATER ENGINEER TWICE TRIED TO HAVE COUNTY RECONNECT IT. FORTUNATELY CO WAS EVENTUALLY CONVINCED OTHERWISE.

BULLMAN BEACH IS ILL SUITED FOR THIS ZONING AND DEVELOPMENT. GEOGRAPHICALLY CONSTRAINED, HENCE THE LAMRID DESIGNATION IN A VERY SHORT AREA, IT CAN ONLY GO ONE WAY, SOUTH UP THE HILL INTO THE TREE FARMS WHERE LANDSLIDE AND SOILS PRESENT RISKS TO EVERYONE BELOW AND BEYOND. THE HOTELS PREVIOUS OWNERS HAD DIFFICULTY WITH THEIR SEPTIC, PARKING AND FIRE REGS. THE SEPTIC RULES REQUIRE ADDITIONAL SPACE FOR EVERY BEDROOM.

THE LOCATION OF THIS DEVELOPMENT YOU ENVISION DOES NOT CONSIDER THE RISKS AND INCONVENIENCES TO TRAVELERS, THE AVAILABILITY OF GOODS AND SERVICES AND RECREATIONAL ACTIVITIES. MOST ARE LOCATED 16 MILES AWAY ALONG A STRETCH OF HIGHWAY RIDDLED WITH LANDSLIDES, FALLING ROCKS AND TREES. BOATS, TRAILERS AND OTHERS WANDER ACROSS THE CENTERLINE. DEFENSIVE DRIVING IS A MUST. THE MAKAH RESERVATION WITH A GROCERY HARDWARE STORE, A MINI MART AND GAS STATION IS JUST 3 MILES AWAY FROM BULLMAN BEACH WHERE THEY PRESENTLY OFFER A 20 DOLLAR PASS TO VENTURE UPON THEIR OUTDOOR AREAS AND ACCESS TO THE OLYMPIC NATIONAL PARK ON THE PACIFIC OCEAN.

COMMERCIAL ZONING WILL SURELY CAUSE FURTHER REDUCTION IN RESIDENTIAL HOMES SORELY NEEDED. THE MAKAH TRIBE RECENTLY RECEIVED FUNDING TO CONSTRUCT HOMES FOR TEACHERS AND THEIR MEDICAL STAFF WHO ONCE OBTAINED HOUSING HERE UNTIL SHORT TERM RENTALS BECAME A MONEY MAKER FOR NON-RESIDENT INVESTORS. IT IS DIFFICULT TO OBTAIN PERMITS FOR EXISTING RESIDENCES. A NEW HOMEOWNER EXPERIENCING THIS EFFORT DOES NOT BELIEVE THAT ANYONE COULD OBTAIN A COMMERCIAL PERMIT CONSIDERING HOW DIFFICULT IT IS TO GET PERMITS FOR A RESIDENCE. HE IS AN EXPERIENCED BUILDER; HIS PARTNER IS A REAL ESTATE BROKER.

THIS ZONING CHANGE WILL BENEFIT ONLY SELLERS AND THE WEALTHY DEVELOPER WHO CAN SECURE PROPERTY ELSEWHERE IN A BETTER SUITED PLACE WITH ADEQUATE INFRASTRUCTURE AND EXISTING ZONING WITH OWNERS EAGER TO ACCEPT YOUR GOALS.

CLALLAM BAY AND GREATER SEKIU ARE DESPERATE FOR BUSINESS AND GROWTH. THEY HAVE THE LAND AREA, WATER AND UTILITIES. THE HOKO OZETTE ROAD IS ZONED AS MIXED AND SHOULD BE THE LIMIT OF THE DEVELOPMENT YOU ENVISION. THE GROWTH AND YOUR PLAN WILL RESULT IN FURTHER RESIDENCES DEMOLISHED OR CONVERTED FOR VISITOR LODGING. ONLY THOSE BUILDING THEM WILL REAP THE REWARD. AFTER FIFTY YEARS RESTRICTING ECONOMIC DEVELOPMENT IN THE WEST END, FEW HAVE FOUND WORKING FOR LODGING BUSINESSES PLEASANT OR ENOUGH TO SUPPORT A FAMILY AND PAY RISING HOUSING COSTS.

REMEMBER THE CLOSURE OF THE MANY TOURIST SERVICES, STILL VIABLE THAT HAVE BEEN SHUTTERED BY THE STATE AND ITS AGENCIES ALONG THE SHORES OF THE WESTERN STRAITS. SNOW CREEK, TRETIVICKS, PILLAR POINT, SILVER KING, AND OTHERS FROM THE REZ LINE TO SALT CREEK. LYRE RIVER TOO IS SCHEDULED NOW FOR CLOSURE.

COWANS RANCH, ON THE HOKO OZETTE ROAD, WAS GIFTED TO THE STATE FOR CAMPING AND RECREATION DEVELOPMENT, BUT STILL WE WAIT AS THE PARKS BEACHES FILL QUICKLY TO CAPACITY AND NO CAMPING PERMITS ARE AVAILABLE.

THE ONLY HIKING OUTDOOR OPPORTUNITIES BEYOND THE HOKO OZETTE AREA ARE GAINED THROUGH THE MAKAH RESERVATION AT NEAH BAY.

THE TRIBE CLOSED THE RESERVATION DURING COVID. FISHERMEN WERE TURNED BACK TO LAUNCH AT SEKIU. WE ALL HAD TO DRIVE TO CLALLAM BAY FOR FUEL, TO FORKS AND PORT ANGELES FOR GROCERIES. THE MAKAHS HAVE INVESTED IN LODGING. DEVELOPING THE SERVICES YOU LIST HERE WILL IMPACT THE BUSINESSES IN NEAH BAY AND THE SERVICES TOURISTS WANT SHOULD BE LOCATED THERE AND EAST OF BULLMAN BEACH. THE CLOSURE OF SNOW CREEK WAS IMPACTFUL TO OUR ONLY AVAILABLE GROCERY AND HARDWARE STORE.

MEANWHILE, THE CO AND STATE ARE PUSHING US OUT OF REACH OF THE SHORES TO PREVENT POLLUTING IT WHEN THE PREDICTED RISING SEAS OVERTAKE US. MILLIONS HAVE BEEN SPENT TO MOVE THE TRIBES TO HIGHER GROUND. RESIDENTS PAY FOR MORE AND MORE BUILDING RESTRICTIONS, AND STILL RISK LOSING THE USE OF THEIR PROPERTIES TO UNRESTRAINED EMPLOYEES WITH PERSONAL OBJECTIVES AND DOCUMENTS SUCH AS YOURS THAT ARE DIFFICULT TO MUDDLE THROUGH.

WE BELIEVE THIS WILL IMPACT US DRASTICALLY AND NEGATIVELY. WE CONSIDERED NOTIFYING OTHER OWNERS, BUT FEARED THEY MAY WISH TO SELL, DOUBLE THEIR MONEY AND RUN AS THEY HAVE DONE SINCE CO BEGAN MANAGING OUR WATER SYSTEM. WE DO NOT BELIEVE THIS PLAN IS A VISION FOR THE COMING 20 YEARS BUT A PROPOSAL ALREADY MADE AND THE DEVELOPERS KNOWN.

ITS WONDERFUL TO DREAM AND NECESSARY TO PLAN FOR THE FUTURE, BUT THE COUNTYS CREDIBILITY TO KEEP OUR PRESENT OPPORTUNITIES OPEN HAS BEEN WEAK. CONSIDER THE REOPENING OF THE RECREATIONAL FACILITIES THAT HAVE BEEN CLOSED.

Virginia Shogren
961 W. Oak Court
Sequim, WA 98382
360-461-5551

April 15, 2026

Meeting of the Clallam County Planning Commission
223 East Fourth Street, Room 160
Port Angeles, WA 98362

Public Comment Re: Comprehensive Plan Periodic Update – Irrigation Pipeline
Moratorium and Ditch Protection

Dear Planning Commission Members,

I would like to round out my previous public comment on the issue of the importance of ditch historic protection.

I brought with me this evening images to share from the 1978 Sequim Irrigation Festival booklet. It contained songs, poems, and a write up of the irrigation beginnings.

If you read this you will begin to understand the deep love that the Sequim residents feel for the ditches and their historical significance.

I would like to compare what is happening in Sequim to what happened in Venice, Italy. There was at least one serious proposal to eliminate the Venice canals and turn them into roads, motivated by a desire for "modern," "efficient," and "hygienic" land-based traffic.

After Venice became part of the Kingdom of Italy in 1866, a strong current of opinion—especially among engineers, hygienists, and politicians—argued that the city was obsolete, unhealthy, and economically backward precisely because of the canals.

The slogan was roughly: "Venice must become a land city" ("Venezia città di terra").

Between 1830 and 1950 more than 50 smaller canals were filled in across the city.

In the 1920s and 1930s, referred to as the fascist period, the most radical plans emerged. Engineers and the Fascist administration seriously studied filling in large parts of the historic center, including major canals, to create boulevards for cars and trams.

After World War II, with the automobile boom, new voices again proposed large-scale destruction of the canals.

The radical plans were ultimately defeated.

There was a rise of cultural heritage consciousness and tourism. By the late 1950s and especially after UNESCO campaigns to "Save Venice", the idea of preserving Venice exactly as a water city became dominant.

There was serious local resistance. But Venetian citizens, intellectuals, and artists fiercely opposed the destruction of the city's identity. The phrase "Venice is the Water" became a rallying cry.

Today, only the minor canals have been filled in. The Grand Canal and the main secondary canals were never touched.

In sum, there was a long, serious, and partially successful movement to dry Venice up and turn it into a "normal" road-based city. But the most radical versions were defeated, largely thanks to a heritage movement.

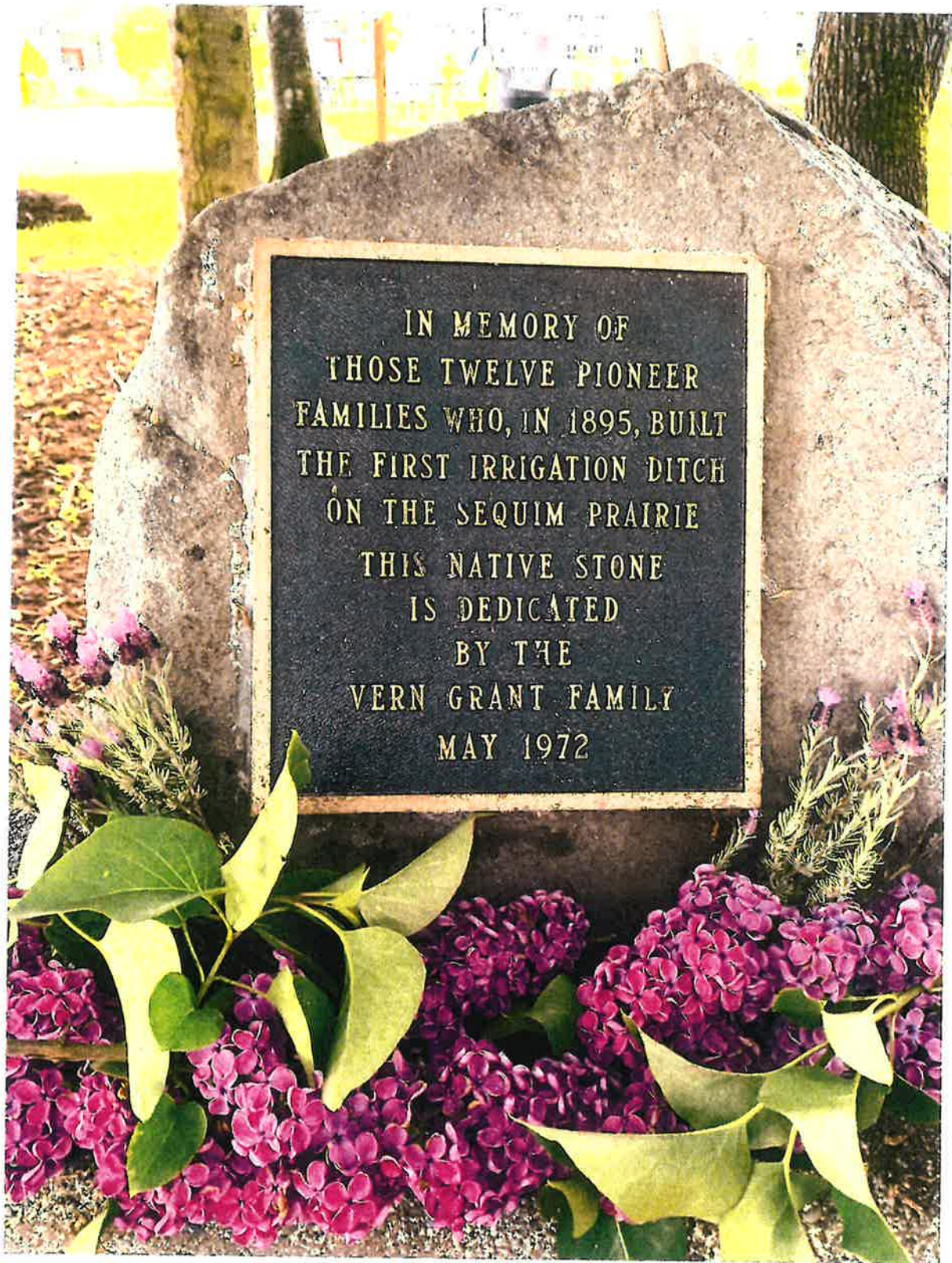
Sequim's motto is "Where Water is Wealth".

We can dry up Sequim and pave the way to become the Tacoma of the North or we can hold on to what sets us apart and makes us truly unique.

Sincerely,



Virginia Shogren





Sequim Irrigation Festival

Irrigation is the basis for Sequim's vitality. With such unique essentials as this right angle siphon, the life-giving waters from high in the Dungeness River flow and bubble with speed, tumbling and dropping in elevation enroute to the pastures, the gardens and the dry corners of what was once an arid triangle of land. Today, because of many dug ditches and canals.



THE SEQUIM PRAIRIE BLOOMS WITH FERTILITY AND GROWTH.

This Is Your - Fertile - Land.

HISTORY OF FESTIVAL AND ORIGIN

There's something intensely brash about making a flat statement that the Sequim Irrigation Festival is the oldest functioning celebration in the State of Washington. But there is sufficient factual documentation to support this statement. In fact, the title combines history in two areas, that of the festival and that of the irrigation systems, for the two are inseparably intertwined. The celebration was the spontaneous result of the opening of the first irrigation ditch into the northwest corner of the town of Sequim.

That happening was worth celebrating, for it had resulted from the highly advanced dreams of four early Sequim Prairie settlers who loved the spring weather with the bright flowers, green fields and workable soil, but as the summer drew on, the weather dried, the ground cracked and the grasshoppers took over. No gardens could be raised for lack of moisture. Water was needed, and it wasn't going to come from the skies. Their dreams revolved around the volume of water running through the Dungeness River which they envisioned as being harnessed into irrigation canals and ditches. The dry land would be productive and fertile, and a man could earn a livelihood from it.

One summer evening in 1895, the speculation stage finally wound up around a dinner table planned by one wife, Mrs. James W. Grant. She, too, was a believer in the success of this proposition and wished to hurry it along. (Later at the time of her death, in 1940, she was the last individual stock holder in the Sequim Prairie Ditch Company.)

The enthusiasm springing from that evening was catching to some neighbors and was ridiculed by others, but resulted in the spring of 1896 in the completion of the first canal, dug by hand all winter, regardless of the elements. It was started several miles up the river and ran north and east toward the driest part of the prairie.

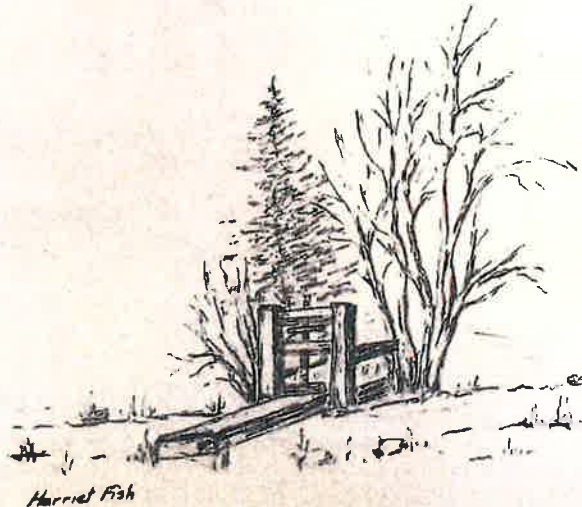
Sound business foundations in paper work had been laid by these men, along with the proper engineering designs, so that by May that year, the first canal was ready, the headgate installed, and a furrow opened eastward into which the water was to be turned. Intense excitement and suspense was evident for miles around.

It was only natural that the whole community would gather, so they planned a festive picnic to be a part of this historic moment, even for those who were skeptical. It was May Day so the celebration became known as the May Day Festival, and the spot was a woodsy grove of native oak trees on the outer northwest edge of town.

There was food galore and people came great distances afoot, by wagon and horseback to see "it" happen. After the picnic and some games, the long anticipated ceremony started. The gate was opened, and it is said that Mrs. Grant had tears in her eyes as the muddy water slowly crept along the parched land. The long hoped-for irrigation was about to be a fact and she knew it would be successful.

Each year following, the pioneers have continued this festival adding new features of enjoyment for all, until today, when it has grown from the original one day celebration to a full week... but it still starts with a community picnic to which each family brings ample food, and shows proper respect for the introduction of moisture into the dry prairie.

This irrigation control gate is said to be one of the very early, if not an original Diversion Gate. It stands staunchly, high on the hill south of Sequim. With an upward twist of the large wheel at the top of the long screw, the gate is raised allowing water to pass into a secondary ditch from the primary canal. Thus the irrigation system spreads its long, wandering tentacles to nourish the parched lands.



IRRIGATION CANALS

The Sequim Prairie was more than refreshed when man provided water through hand dug ditches from the Dungeness River. It was awakened to a new life!

The first ditch was started above today's Dungeness Meadows on the east side of the river and ended at the present site of the Sequim Middle School. The name given to it, The Sequim Prairie Ditch Company, told exactly where it terminated, and, with its activation, two of the dry land residents, the grasshoppers and the cactus, were firmly discouraged.

Almost annually, following this successful first try, a new irrigation company was formed, dug and started operation. The year of 1903 saw the most starts for any one year—seven corporations were formed on both the east and west sides of the Dungeness River.

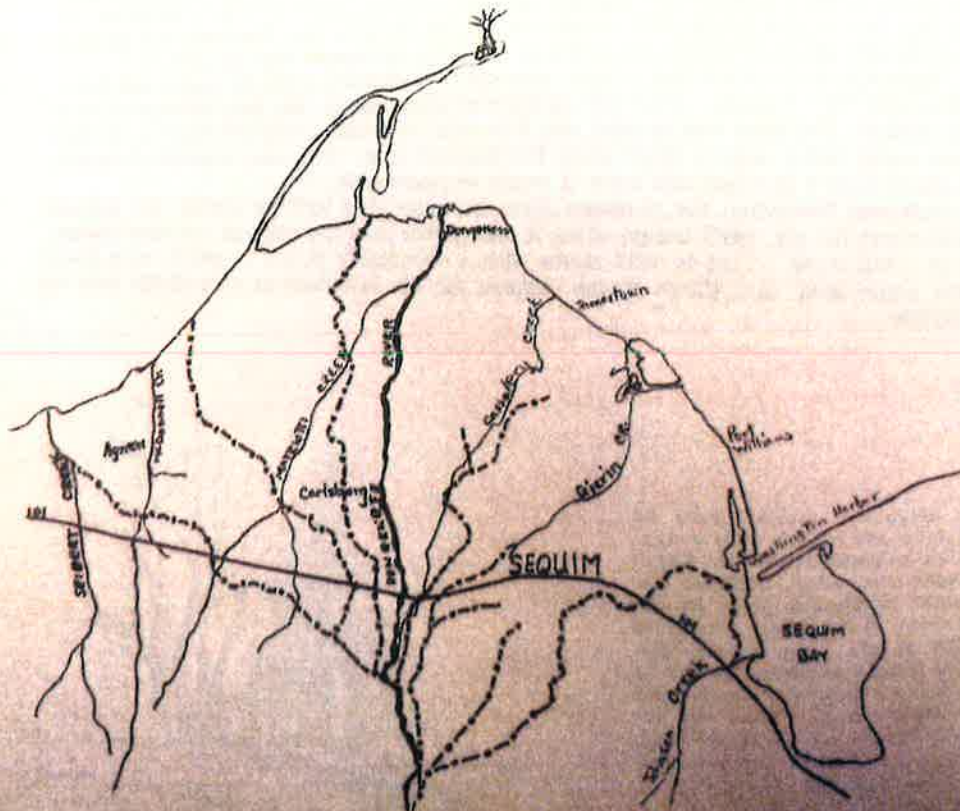
The acreage served by irrigation grew rapidly from the center of the prairie outward both to the east and the west. By 1921, when the last ditch was opened, the irrigated land stretched from Sequim Bay on the east to Seibert's Creek on the west.

All told, twenty separate companies operated at one time, with nine of them surviving to distribute water today to the fan-shaped area of dry land. And... you guessed it... the first company formed is still one of the backbones of this life support system.

The accompanying map shows by dots and dashes the general locations and directions of the main irrigation canals through which water still flows. You may locate the original 1896 one as terminating just above the "S" in Sequim.

—Harriet Fish

Distribution of Irrigation Canals



IRRIGATION BEGINNINGS

Today's fertile prairie around Sequim was not always productive. Before May 1, 1896, it raised merely cactus, scrub trees, hammer-head cattle and grasshoppers.



But the visionary planning of four early settlers, and their arduous and sometimes troublesome physical efforts, provided the first moisture to this arid soil through a long hand-dug ditch and its laterals. Through these, the waters, diverted high in the Dungeness River, flowed into the soil around Sequim.

Since by this method, with careful engineering, a gravity flow could be provided, it formed the start of one of the most practical and inexpensive irrigation systems in the United States.

So successful was this first effort in creating productive land that many ditches were dug, and today the fan-shaped pattern of irrigated land extends from Johnson Creek on the East to Seibert's Creek on the West. Nine ditch companies are functioning today, providing the major reason for our area's present growth.

As soon as it was evident that the first effort was headed for success, a community picnic was planned to be held at the point where water would be turned into the lateral. Along with plenty of food and games, a ceremony would be conducted for the opening of the headgate, from which the flow of water would change the future of the arid land around Sequim. Since this was set for May 1, 1896, the festival was called the May Day Celebration, and each year since, some respectful recognition has been held at this time of year.

For the maintenance of the canals, those who lived along the first ditch formed the original "ditch walkers". Their "beat", through underbrush and woods, led them, at the source, to a large hollow maple tree, where, tacked inside was a paper-covered board for recording their inspection tours.

From the one-day celebration in 1896 to a week-long one in 1978, 83 years later, the Sequim Irrigation Festival still starts with a community picnic, but today that event is minus the grasshoppers.



Virginia Shogren
961 W. Oak Court
Sequim, WA 98382
360-461-5551

April 15, 2026

Meeting of the Clallam County Planning Commission
223 East Fourth Street, Room 160
Port Angeles, WA 98362

Public Comment Re: Comprehensive Plan Periodic Update – Irrigation Pipeline
Moratorium and Ditch Protection

Dear Planning Commission Members,

To round out my previous public comment for the Comp Plan Update proposal for a pipeline moratorium, I would like to make five points.

First, a moratorium will bring certainty to property owners in the Sequim and Agnew region where at the moment, property owners are anxious and wondering whether they are “next” on the pipeline bandwagon.

I have attended several large meetings where people have openly expressed their concern as to how do they know whether their ditch is slated to be piped in.

I have spoken with property owners who had little to no prior notice of the pipeline construction on their property and whose wells went dry within months after the construction.

Based on my own experience and those of whom I have spoken with, the common factors are: no pipeline easements, no permits, little to no notice to landowners, workers showing up with heavy machinery, some workers showing up with a gun in a holster with the homeowner told to stay out of their way; timber is often removed with no compensation to the property owner; sloppy infill issues are never addressed despite complaints; dying trees and stumps are not removed.

At meetings, property owners fearfully ask is their ditch next? How can they find out whether their ditch is on the pipeline plan? They are given completely vague answers, like ‘maybe we’ll put that on a website’. The truth is, these projects are not publicly noticed anywhere.

I first learned of a multi-million dollar federal project to install a large pipeline through our home property two years *after* my ditch company had signed an MOU for the project with the Conservation District. I got the late information only because I attended the annual meeting for my ditch company. Nothing in writing was ever provided. Nothing was ever mailed to any of the affected property owners.

When I ask whether the pipelines are being installed in order to protect the salmon, irrigation entity workers literally laugh. One worker, who suffered brain injury and was almost killed by a pipeline explosion, told me that the pipelines are about money and nothing else.

Second, a moratorium will give us the time needed to do an updated environmental assessment. We currently rely on an EIS from 2003 that, according to my own ditch company President, is “outdated”. Graysmarsh filed suit over that EIS and won a settlement to protect their aquifer from impairment by pipelines.

We need an updated environmental impact statement *prior* to any additional pipeline development.

Third, a moratorium is needed because the City of Sequim, the County, and the Department of Community Development are actively turning a blind eye to these projects.

For the pipeline project that was slated to destroy the original Sequim Prairie ditch, the federal Bureau of Reclamation decided that no ground breaking activity would take place until and unless an updated environmental assessment was done that resulted in a FONSI determination.

Despite full notice of a FONSI requirement, and with zero updates to the admittedly outdated 2003 EIS, the City of Sequim, the County, and the DCD, allowed yet another pipeline project to be completed early this year.

In the absence of a moratorium, it is sadly the case that the City of Sequim and the County will allow unfettered pipeline development without a single permit required and without proper environmental review.

Fourth, there are no public funds available to repair or replace pipelines over time. The state and federal funding is only for “new infrastructure”.

As the pipelines age, repair costs are rising. At a meeting of farmers and irrigators in March held at the Sequim Grange, a principal of an irrigation entity publicly stated that the pipelines are great when they work, but over time, the need for pipeline repairs is increasing. Those repairs require specialized workers and equipment, such as matching the original pipeline materials, which are expensive and difficult to find. Whereas, ditch repair requires getting someone on a back hoe.

He noted that the irrigation entities were sold a good story of ‘free’ pipelines. Unfortunately, as so many of us have learned the hard way, when something is offered as ‘free’, we are the product. And now *they* are paying the true price.

We can stop the bleeding by imposing a moratorium in order to allow the irrigation entities time to determine the true costs of the pipeline projects.

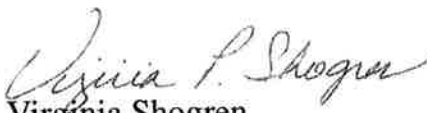
Fifth, a moratorium will protect the government entities involved from legal proceedings of inverse condemnation.

As established by plat maps and the title deed records, the irrigation entities have *ditch maintenance easements*, only. They are legally obligated to maintain the ditches which has been done for over 130 years. They have no lawful right to install pipelines on private property in the absence of a pipeline easement granted by the property owner.

In the case of irrigation districts, in order to install a pipeline without written landowner permission, they would need a final judgment of condemnation following eminent domain proceedings. This is common sense based on basic property rights.

In the absence of eminent domain proceedings, if the pipeline projects continue, the government entities involved will be exposed to liability for inverse condemnation. A moratorium would help to protect all parties concerned.

Sincerely,


Virginia Shogren

From: larjdyng@olypen.com
Sent: Thursday, April 16, 2026 1:51 PM
To: Emery, Bruce
Cc: Virginia Shogren; jsteeby@olypen.com; larjdyng@olypen.com
Subject: 4-15-26 Planning Commission CC-CP Update Public Hearing(PH) Record - written copy of Judy Larson's oral Public Comments on 4-15-26

Subject: 4-15-26 Planning Commission CC-CP Update Public Hearing(PH)

Good Evening:

I am Judy Larson, rural land owner with exempt well in Sequim.

<I signed in my exact address: 1070 W Palo Verde Loop, Sequim.>

First: THANKS - to DCD for providing my 4-8-26 emailed comments & -to you for considering them.

To avoid redundancy &/or exceeding my 3 minutes, I recap summarily:

*Please support V.Shogren's request to place a moratorium on further piping of irrigation ditches in Sequim valley.

*Allow piping only after an updated EIS/ES is conducted (last done as FEIS dated November 2003).

NOTE: Bureau of Reclamation held up/then cancelled on 12-31-25 a WaterSMART grant for a project proposed 12-9-2021 based on a need for a new ES.

*Incorporate the Climate Change & Resiliency(CC&R) added GMA element by considering language changes, at a minimum, requested on bottom of p.2 & on p.3 of my <<4-8-26 emailed comments.>> << Referenced details based on 3-13-26 draft of the CC-CP Update included:

p.177 of 543: Goal 12 WATER RESOURCES. Protect, conserve and enhance water resources in Clallam County and create more resilient water systems. I propose the additional language, at a minimum, that Clallam County will require permits/SEPA reviews for future piping of irrigation ditches.

p.205 of 543: POLICY 7. Pursue appropriate groundwater protection programs...resolve ground or surface water issues. I propose the additional language, at a minimum, will require permits/SEPA reviews for future piping of irrigation ditches.

p.206 of 543: 31.03.220 (1)GMA Goals:(d)PROPERTY RIGHTS.The property rights of land owners shall be protected from arbitrary and discriminatory actions. Add: This needs to apply to rural non-commercial farmers.

p.216 of 543: (8)HISTORICAL & CULTURAL RESOURCES. ...In listing places, add, at a minimum, "the original,first Sequim Prairie Ditch..." I would prefer that all remaining open ditches be designated as historical and cultural resources.

In CCC 27.12 All of Part Six needs a special CC commitment due to CC&R as an added Comp Plan element. Especially for .610(1) & (2).

I propose the added language that "Activities that can impact quality or quantity of exempt wells must complete an environmental assessment as described under section (9) on p.27-82.">>

The trail of "past emails" included <on 4-8-26> shows how long & consistently concerns about the need to review piping impacts have been raised.

DCD's position on County responsibilities for "repair of ditches"- declared by Todd Coward on 12-1-23 as "exempt" is shown to be inconsistent with the Director's analysis finally received 12-18-23: point(3).

<< point(3): I do not believe that new piping or upgrading an irrigation ditch is "normal repair and maintenance" as intended by

Mike Gallagher's (ECY) belated response of 2-18-25 reveals the large number of exempt well and lack of monitoring/record-keeping regarding number of wells requiring deepening.

A recent A-I inquiry I made obtained: "...specific cumulative number not explicitly listed in public records...local reports confirm that 'many' shallow wells have had to be deepened to 100 feet or deeper."

As/when continued public comment was allowed at 4-15-26, my oral comments included:

*I HAVE NOT YET received pertinent CC-CP Update emails from DCD, since the finding ~ 6 weeks ago that these messages were not being generated as expected.

*My well was drilled on 1-14-1975 to a depth of 63 feet, had a water level of/at 44 feet & a discharge rate of 25 gal/min. This was typical for exempt wells in my area. Many studies show such wells are now vulnerable (to going dry).

*I showed static water level data for a near neighbor's exempt well (which he has monitored after he had to deepen by ~20 feet to a now

85.2 foot depth), with the data showing ~14 feet changes for when nearby (original, first) Sequim Prairie ditch is running or NOT.

*I then showed Figure 7-24 from the DCD Director's reference to the 11/2003 FEIS for DRAWUA 10/1999 Comprehensive Water Conservation Plan, which reveals projected decline of our area's water levels if piping/lining was pursued would be ~15 feet - closely matching neighbor's empirical verification! <<I do not have fax capability, but DCD should/should be able to add Figure 7-24 for the record. I am emailing separately neighbor's data sheet -with his permission.>> *In response to Director's comments that the FEIS required that DRAWUA pipe ditches, I read from/emphasized the FEIS Summary 1-1 and its page 3-1 Alternatives, verifying the FEIS "does not identify a preferred alternative."

<<Again, I am unable to fax these pages, but DCD should/should be able to provide these pages for the record.>>

In my concluding remarks I noted how so many of us who benefit from (indeed, depend on our exempt wells) have WA recognized "Senior water rights" -Senior compared to the MOU date of ECY & DRAWUA. Our County should help protect such Senior rights in our CP update.

Respectfully submitted for the record, per permission on 4-15-26...
Judy Larson

From: larjdyng@olypen.com
Sent: Thursday, April 16, 2026 1:57 PM
To: Emery, Bruce
Cc: Virginia Shogren; jsteeby@olypen.com; larjdyng@olypen.com
Subject: 4-15-26 Planning Commission Public Hearing -EXEMPT WELL DATA per oral PC x Judy Larson

----- Original Message -----

Subject: March Well Measurement (Finally!)

Date: 2026-03-08 16:53

From: jsteeby <jsteeby@olypen.com>

To: "Assoc. Larson Young" <larjdyng@olypen.com>, Virginia Shogren <vshogren@gmail.com>

Hi, I'm down 1.45' from December

Well Information 85.2' Deep

4/15/22 measure down from top of 1/2" pvc pipe 56.7'

9/10/23 measure down from top of 1/2" pvc pipe 51.4'

10/8/23 measure down from top of 1/2" pvc pipe 53.4'

11-12-23 measure down from top of 1/2" pvc pipe 55.6'

12-11-23 measure down from top of 1/2" pvc pipe 57.8'

01-14-24 measure down from top of 1/2" pvc pipe 58.67'

02-11-24 measure down from top of 1/2"

pvc pipe 59.02'

03-10-24 measure down from top of 1/2" pvc pipe 59.25'

04-13-24 measure down from top of 1/2"

pvc pipe 59.44' (ditch turned on today @ 1700hrs)

04-21-24 measure down from top of 1/2"

pvc pipe 59.30' (no tape)

04-29-24 measure down from top of 1/2"

pvc pipe 57.44' (red tape)

05-05-24 measure down from top of 1/2"

pvc pipe 55.15' (red tape)

05-12-24 measure down from top of 1/2"

pvc pipe 51.85' (used tape measure to check)

06-09-24 measure down from top of 1/2" pvc pipe 47.50' (used tape measure to check)

07-14-24 measure down from top of 1/2"

pvc pipe 45.84'

08-11-24 measure down from top of 1/2"

pvc pipe 45.51'

09-08-24 measure down from top of 1/2"

pvc pipe 46.97' (black tape)

10-07-24 measure down from top of 1/2"

pvc pipe 49.13' (black tape)

11-11-24 measure down from top of 1/2" pvc pipe 52.83' (yellow tape)

12-08-24 measure down from top of 1/2"

pvc pipe 54.46' (yellow tape)

01-13-25 measure down from top of 1/2" pvc pipe 55.84'

02-10-25 measure down from top of 1/2"

pvc pipe 56.67'

03-08-25 measure down from top of 1/2" pvc pipe 57.3' ditch is flowing

04-05-25 measure down from top of 1/2"

pvc pipe 54.8' ditch not flowing, yellow tape

05-10-25 measure down from top of 1/2" pvc pipe 51.5', ditch flowing, yellow tape

06-15-25 measure down from top of 1/2" pvc pipe 48.7', ditch flowing, red tape

07-27-25 measure down from top of 1/2" pvc pipe 47.92', ditch flowing, red tape

08-23-25 measure down from top of 1/2" pvc pipe 47.67' ditch off at 10am for pulse flow, yellow tape

11-02-25 measure down from top of 1/2" pvc pipe 54.0', red tape

12-14-25 measure down from top of 1/2" pvc pipe 56.8', yellow tape

3-8-26 measure down from top of 1/2" pvc pipe 58.25', red tape Sent from my iPhone

Emery, Bruce

From: john worthington <worthingtonjw2u@hotmail.com>
Sent: Monday, April 20, 2026 12:14 PM
To: Emery, Bruce; Havel, Tim; Ozias, Mark; French, Mike; Johnson, Randy; Gores, Loni; hhals@jamestowntribe.org; FEMA-R10-CongQ; drice@anchorqea.com
Subject: Re: Roberts rules of order for the record Planning Commission testimony rebuttal.

Formal Letter to Clallam County Commissioners

To: Clallam County Board of Commissioners
Attn: Commissioner Mark Ozias (District 1)
Cc: Anchor QEA, Jamestown S'Klallam Tribe Natural Resources
Subject: Proposal for Strategic Fish Screening and Paleochannel Restoration at Bell Creek

Dear Commissioners,

I am writing to advocate for a more visionary approach to the management of Bell Creek and its relationship with the East Highland Irrigation Ditch. Current plans to "cut off" fish by piping irrigation tailwater are short-sighted and ignore the deep geological history of our landscape.

1. Historical and Geological Context

Bell Creek is a recognized paleochannel of the Dungeness River. Historically, this valley was a primary route for the river, and even after it migrated west, seasonal "pulses" of floodwater regularly reconnected the two systems. These pulses provided essential genetic exchange and high-flow refuges for salmonids. By allowing Dungeness-origin fish into Bell Creek via existing irrigation flows, we are not creating an artificial environment; we are restoring an ancient ecological connection.

2. Strategic Requirement: Post-Conjunction Screening

I strongly urge the Commissioners and its contractors (Anchor QEA) to locate the proposed fish screening infrastructure **downstream** of the confluence where the East Highland Ditch meets Bell Creek.

- **Exclusion is not Restoration:** Screening *before* the conjunction merely isolates the systems. Screening *after* the conjunction protects all fish—regardless of whether they originated in the Dungeness or Bell Creek—and directs them toward the mouth of the creek.
- **Comprehensive Protection:** This ensures that fish drawn into the "re-watered" paleochannel are not lost to downstream irrigation diversions or urban hazards but are instead safely guided to the estuary.

3. Investing in the "Washington Harbor Blueprint"

We should follow the successful "undevelopment" model of Jimmycomelately Creek. Investing in a spanning bridge at 101 and by the Les Schwab and Blake Ave. and tidal marsh recovery at Washington Harbor will only be successful if we ensure a robust, screened supply of fish reaches the mouth via the Jimmycomelately fixed meandering coil fortified with additional habitat for kings and silvers.

Bell Creek should be treated as a revitalized stronghold for our local king and silver salmon runs, not as a drainage to be abandoned. I request a formal review of the fish screen placement to ensure it follows the "post-conjunction" model.

Sincerely,

John Worthington

From: john worthington <worthingtonjw2u@hotmail.com>

Sent: Wednesday, April 1, 2026 8:21 PM

To: Emery, Bruce <bruce.emery@clallamcountywa.gov>; Havel, Tim <tim.havel@clallamcountywa.gov>; Gores, Loni <loni.gores@clallamcountywa.gov>; Loni.gores@clallamcounty.wa.gov <loni.gores@clallamcounty.wa.gov>

Subject: Roberts rules of order for the record Planning Commission testimony rebuttal.

Argument experts disagree.

The people running the DRMT have not signed any official document memorializing they switched from Jimmycomelately science or explain any type of policy on the Dungeness. Hansi Hals has stated they use Jimmycomelately science on Dungeness (Clallam County Water Conservation District hearing witnessed by Virginia Shogren and Judy Larson) and then argued just what Bruce argued tonight. In reality they can't contradict the Jimmycomelately science ie 3- 4 percent grade, slower moving water. So they do not. You will not find one single final agency action regarding Dungeness river management that could be challenged under the APA. The insult you, ignore you and then lie to you. Not one expert will put their John Hancock on what Bruce said tonight.

Argument: The Clallam County Planning Commission Does Have Purview Over Salmon Recovery, Floodplain Restoration, and Related River Projects

Emery's statement that the Planning Commission "does not have purview" over these matters is incorrect under both Clallam County Code and Washington State law. The Planning Commission has clear statutory and local authority to review, recommend, and influence projects involving river restoration, floodplain reconnection, levee setbacks, habitat improvements, and water management — including the Jimmycomelately-style proposals we have discussed.

Here are the key legal and procedural reasons why the Planning Commission has purview:

1. **Comprehensive Plan and Growth Management Act (GMA) Authority** Under RCW 36.70A (Growth Management Act), the Planning Commission is responsible for developing and updating the County's Comprehensive Plan. This plan must address critical areas (including frequently flooded areas and fish and wildlife habitat conservation areas), land use, and natural resource lands. Any major river restoration project that involves floodplain modification, levee removal, or large-scale land acquisition directly affects the Comprehensive Plan's goals for habitat protection, flood hazard reduction, and rural land use. The Commission has purview to review whether proposed projects are consistent with these goals.

2. **Shoreline Management Act (SMA) and Shoreline Master Program** The Shoreline Master Program (SMP) is part of the County's land-use authority. The Planning Commission reviews shoreline permits and substantial development permits for work in or adjacent to rivers, estuaries, and floodplains. Baffle installations, channel realignment, levee setbacks, and floodplain reconnection are shoreline "developments" under the SMA. The Commission must ensure these actions protect ecological functions, maintain flood storage, and avoid adverse impacts — exactly the issues raised by the Jimmycomelately model versus current steep-grade projects.
3. **Critical Areas Ordinance (CAO) and Floodplain Management** Clallam County Code Title 27 (Critical Areas) and Chapter 27.11 (Floodplain Management) require the Planning Commission to review projects that affect critical areas, including frequently flooded areas and fish habitat. River restoration that alters channel geometry, grade, or floodplain connectivity falls squarely under this review. The Commission can — and should — evaluate whether projects incorporate proven elements such as 3% effective grade control with baffles, slower/deeper channels, and large sediment baffling to prevent aggradation and protect spawning habitat.
4. **SEPA Review and Environmental Impact** Under the State Environmental Policy Act (SEPA), major restoration projects require environmental review. The Planning Commission often serves as the lead or co-lead agency for SEPA determinations on land-use related actions. They have the authority to require alternatives analysis — including whether a Jimmycomelately-style single-channel coil with baffles would better achieve flood protection, water conservation, and salmon spawning goals than the current approach.
5. **Historical and Ongoing Role in River Management** The Planning Commission has previously reviewed and recommended on Dungeness River floodplain projects (e.g., River's Edge, Kinkade Island). They cannot now claim no purview when the same issues — levee setbacks, channel design, flood risk, and habitat — are at stake. Their role is not optional; it is required by county code and state statute.

Bottom line: The Planning Commission does have purview. It is their statutory duty to review projects that affect land use, floodplains, critical areas, and shoreline resources. Claiming otherwise avoids accountability for why the county continues to fund projects that ignore the proven Jimmycomelately model (baffles, 3% grade, slower deeper channels, large sediment baffling, flood protection, water conservation, and best-practice salmon spawning) while the tribe continues to benefit from that same model in Blyn.

The Commission should immediately exercise its authority to require a full evaluation of the Jimmycomelately hybrid approach before any further appropriations or permits are approved for Dungeness River projects. This is not just a procedural issue — it is about protecting public safety, property, and salmon recovery in Clallam County.

Emery, Bruce

From: john worthington <worthingtonjw2u@hotmail.com>
Sent: Monday, April 20, 2026 1:55 PM
To: Emery, Bruce; Havel, Tim; Ozias, Mark; French, Mike; Johnson, Randy; Gores, Loni; hhals@jamestowntribe.org; FEMA-R10-CongQ; drice@anchorage.com
Subject: Re: Roberts rules of order for the record Planning Commission testimony rebuttal.

The Argument: Why Bell Creek Needs "JCL Science," Not the Elwha Model

1. Velocity Control vs. High-Energy Chaos

- **The Elwha Failure:** Because the Elwha is a high-energy system with a steep gradient, it "moves too fast." Winter flows with logs and heavy sediment often scour the riverbed, washing away salmon eggs (redds) before they can hatch.
- **The JCL/Bell Creek Solution:** By installing **11 clear-span overpasses** and restoring the **Washington Harbor estuary in a Jimmycomelately fashion**, we create a low-energy system. Like Jimmycomelately, Bell Creek can be engineered with baffles and meanders that slow the water, allowing the right gravel and silt mix to settle and wild spawning to actually take hold.

2. Estuary-First Success

- **The JCL Lesson:** Jimmycomelately's success (returning Summer Chum from near-extinction) happened because the project focused on the **mouth of the creek** first. It restored the tidal exchange and "nursery" habitat where young fish can feed and grow strong before hitting the open salt water.
- **Application to Bell Creek:** The **Washington Harbor Restoration** is our anchor. By diverting toxic stormwater to **Johnson Creek** and screening Dungeness-origin fish into Bell Creek, we ensure that the "nursery" isn't poisoned by urban runoff, unlike the sediment-choked early years of the Elwha.

3. Wild Spawning vs. Hatchery Reliance

- **The Elwha Reality:** Much of the Elwha's "success" still relies on hatchery intervention because the natural river remains too volatile for consistent wild spawning. The Dungeness is the same.
- **The Bell Creek Goal:** Because Bell Creek is a smaller, "stable" paleochannel, it is uniquely suited for **wild production**. With 11 bridges providing natural streambeds and protected flows from the deepend East Highland Ditch, we can create the stable, gravel and silt-rich environment that wild King and Silver salmon require for self-sustaining runs.

Side-by-Side Comparison: Why JCL Science Wins for Bell Creek

Feature	Elwha Model (High Energy)	JCL / Bell Creek Model (Meander Science)
Water Velocity	Extreme: Scours redds and moves gravel too quickly.	Controlled: sediment baffling and slow meanders allow eggs to stay in place.

Wild Spawning	Struggling: Still heavily reliant on hatcheries.	Proven Success: JCL Chum runs returned naturally and grew rapidly.
Infrastructure	Dam Removal: Creates a "pulse" that can smother habitat.	11 Overpasses and deeper trenches: Restores connectivity without habitat destruction.
Estuary Health	Sediment-Driven: Slow, decades-long recovery.	Hydrology-Driven: Immediate benefits from removing tidal barriers and stormwater damages.

Conclusion for the Commissioners

"We are not proposing an experiment in high-velocity river management. We are proposing the application of **proven estuary science**. By investing in the **11-overpass corridor** and protecting the **Washington Harbor nursery** from toxic stormwater, we are giving Bell Creek the stability it needs to become a wild-spawning stronghold, mirroring the undeniable success of the Jimmycomelately restoration."

0 0.125 0.25 0.375 mi

Search This Area

N BENDALL RD

N MAROTT AV²

OLD OLYMPIC HWY

CROWNVI

PORT WILLIAMS RD

Grim Creek

JAY SIBI N
N ROCK ROSE AVE
N VIOLET AVE

W DEYTONA ST

E CAMELIA ST

N SEVENTH AVE

N FIFTH AVE

N THIRD AVE

E SPRUCE ST

E OAK ST

E WILLOW ST

E FIR ST

E ALDER ST

E CEDAR ST

N RHODEFER RD

LILAC ST

Goodwill

McDonald's

W BELL ST

Oak Table Cafe

The Oasis Bar
and Grill

Coastal
Farm & Ranch

Wholesale

W PRAIRIE ST

E PRAIRIE ST

S FOURTH AVE

W PINE ST

Bell Creek

101

E BLAIR AVE

STILL RD

Red Lion Hotel

W MCGURDY RD

BROWNFIELD RD

DAISY LN

MILLER RD

W NORMAN ST

W EUNICE ST

W RESERVOIR RD

S THIRD AVE

CORAL DR

TOKEN LN

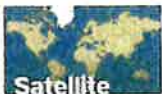
FOX HOLLOW RD

OWLS NEST RD

FAWN LN

COVEY RUN LN

ELK PASS RD



Satellite

HAPPY VALLEY RD



From: john worthington <worthingtonjw2u@hotmail.com>

Sent: Monday, April 20, 2026 12:14 PM

To: Emery, Bruce <Bruce.Emery@clallamcountywa.gov>; Havel, Tim <Tim.Havel@clallamcountywa.gov>; Ozias, Mark

<mark.ozias@clallamcountywa.gov>; French, Mike <mike.french@clallamcountywa.gov>; Randy Johnson <randy.johnson@clallamcountywa.gov>; Gores, Loni <loni.gores@clallamcountywa.gov>; Hansi Hals <hhals@jamestowntribe.org>; FEMA-R10-CongQ <fema-r10-congq@fema.dhs.gov>; drice@anchorqea.com <drice@anchorqea.com>

Subject: Re: Roberts rules of order for the record Planning Commission testimony rebuttal.

Formal Letter to Clallam County Commissioners

To: Clallam County Board of Commissioners

Attn: Commissioner Mark Ozias (District 1)

Cc: Anchor QEA, Jamestown S'Klallam Tribe Natural Resources

Subject: Proposal for Strategic Fish Screening and Paleochannel Restoration at Bell Creek

Dear Commissioners,

I am writing to advocate for a more visionary approach to the management of Bell Creek and its relationship with the East Highland Irrigation Ditch. Current plans to "cut off" fish by piping irrigation tailwater are short-sighted and ignore the deep geological history of our landscape.

1. Historical and Geological Context

Bell Creek is a recognized paleochannel of the Dungeness River. Historically, this valley was a primary route for the river, and even after it migrated west, seasonal "pulses" of floodwater regularly reconnected the two systems. These pulses provided essential genetic exchange and high-flow refuges for salmonids. By allowing Dungeness-origin fish into Bell Creek via existing irrigation flows, we are not creating an artificial environment; we are restoring an ancient ecological connection.

2. Strategic Requirement: Post-Conjunction Screening

I strongly urge the Commissioners and its contractors (Anchor QEA) to locate the proposed fish screening infrastructure **downstream** of the confluence where the East Highland Ditch meets Bell Creek.

- **Exclusion is not Restoration:** Screening *before* the conjunction merely isolates the systems. Screening *after* the conjunction protects all fish—regardless of whether they originated in the Dungeness or Bell Creek—and directs them toward the mouth of the creek.
- **Comprehensive Protection:** This ensures that fish drawn into the "re-watered" paleochannel are not lost to downstream irrigation diversions or urban hazards but are instead safely guided to the estuary.

3. Investing in the "Washington Harbor Blueprint"

We should follow the successful "undevelopment" model of Jimmycomelately Creek. Investing in a spanning bridge at 101 and by the Les Schwab and Blake Ave. and tidal marsh recovery at Washington Harbor will only be successful if we ensure a robust, screened supply of fish reaches the mouth via the Jimmycomelately fixed meandering coil fortified with additional habitat for kings and silvers.

Bell Creek should be treated as a revitalized stronghold for our local king and silver salmon runs, not as a drainage to be abandoned. I request a formal review of the fish screen placement to ensure it follows the "post-conjunction" model.

Sincerely,

John Worthington

From: john worthington <worthingtonjw2u@hotmail.com>
Sent: Wednesday, April 1, 2026 8:21 PM
To: Emery, Bruce <bruce.emery@clallamcountywa.gov>; Havel, Tim <tim.havel@clallamcountywa.gov>; Gores, Loni <loni.gores@clallamcountywa.gov>; Loni.gores@clallamcounty.wa.gov <loni.gores@clallamcounty.wa.gov>
Subject: Roberts rules of order for the record Planning Commission testimony rebuttal.

Argument experts disagree.

The people running the DRMT have not signed any official document memorializing they switched from Jimmycomelately science or explain any type of policy on the Dungeness. Hansi Hals has stated they use Jimmycomelately science on Dungeness (Clallam County Water Conservation District hearing witnessed by Virginia Shogren and Judy Larson) and then argued just what Bruce argued tonight. In reality they can't contradict the Jimmycomelately science ie 3- 4 percent grade, slower moving water. So they do not. You will not find one single final agency action regarding Dungeness river management that could be challenged under the APA. The insult you, ignore you and then lie to you. Not one expert will put their John Hancock on what Bruce said tonight.

Argument: The Clallam County Planning Commission Does Have Purview Over Salmon Recovery, Floodplain Restoration, and Related River Projects

Emery's statement that the Planning Commission "does not have purview" over these matters is incorrect under both Clallam County Code and Washington State law. The Planning Commission has clear statutory and local authority to review, recommend, and influence projects involving river restoration, floodplain reconnection, levee setbacks, habitat improvements, and water management — including the Jimmycomelately-style proposals we have discussed.

Here are the key legal and procedural reasons why the Planning Commission has purview:

1. **Comprehensive Plan and Growth Management Act (GMA) Authority** Under RCW 36.70A (Growth Management Act), the Planning Commission is responsible for developing and updating the County's Comprehensive Plan. This plan must address critical areas (including frequently flooded areas and fish and wildlife habitat conservation areas), land use, and natural resource lands. Any major river restoration project that involves floodplain modification, levee removal, or large-scale land acquisition directly affects the Comprehensive Plan's goals for habitat protection, flood hazard reduction, and rural land use. The Commission has purview to review whether proposed projects are consistent with these goals.

2. **Shoreline Management Act (SMA) and Shoreline Master Program** The Shoreline Master Program (SMP) is part of the County's land-use authority. The Planning Commission reviews shoreline permits and substantial development permits for work in or adjacent to rivers, estuaries, and floodplains. Baffle installations, channel realignment, levee setbacks, and floodplain reconnection are shoreline "developments" under the SMA. The Commission must ensure these actions protect ecological functions, maintain flood storage, and avoid adverse impacts — exactly the issues raised by the Jimmycomelately model versus current steep-grade projects.
3. **Critical Areas Ordinance (CAO) and Floodplain Management** Clallam County Code Title 27 (Critical Areas) and Chapter 27.11 (Floodplain Management) require the Planning Commission to review projects that affect critical areas, including frequently flooded areas and fish habitat. River restoration that alters channel geometry, grade, or floodplain connectivity falls squarely under this review. The Commission can — and should — evaluate whether projects incorporate proven elements such as 3% effective grade control with baffles, slower/deeper channels, and large sediment baffling to prevent aggradation and protect spawning habitat.
4. **SEPA Review and Environmental Impact** Under the State Environmental Policy Act (SEPA), major restoration projects require environmental review. The Planning Commission often serves as the lead or co-lead agency for SEPA determinations on land-use related actions. They have the authority to require alternatives analysis — including whether a Jimmycomelately-style single-channel coil with baffles would better achieve flood protection, water conservation, and salmon spawning goals than the current approach.
5. **Historical and Ongoing Role in River Management** The Planning Commission has previously reviewed and recommended on Dungeness River floodplain projects (e.g., River's Edge, Kinkade Island). They cannot now claim no purview when the same issues — levee setbacks, channel design, flood risk, and habitat — are at stake. Their role is not optional; it is required by county code and state statute.

Bottom line: The Planning Commission does have purview. It is their statutory duty to review projects that affect land use, floodplains, critical areas, and shoreline resources. Claiming otherwise avoids accountability for why the county continues to fund projects that ignore the proven Jimmycomelately model (baffles, 3% grade, slower deeper channels, large sediment baffling, flood protection, water conservation, and best-practice salmon spawning) while the tribe continues to benefit from that same model in Blyn.

The Commission should immediately exercise its authority to require a full evaluation of the Jimmycomelately hybrid approach before any further appropriations or permits are approved for Dungeness River projects. This is not just a procedural issue — it is about protecting public safety, property, and salmon recovery in Clallam County.

IN CASE DCD STAFF

UNABLE TO FIND/PRODUCE

FOR 4-15-26 RECORD
OF PLANNING COMMISSION

PUBLIC HEARING

RE: CC CR-UPDATE

RECEIVED

APR 22 2026

CLALLAM COUNTY
DCD

80

1. Summary

1.1 Summary

The purpose of the Dungeness River Agricultural Water Users Association Conservation Plan (Conservation Plan), the subject of this Environmental Impact Statement (EIS), is to reduce diversion of water by Water Users Association (WUA) member companies and districts from the Dungeness River for irrigation and domestic uses to the minimum practicable. This will increase streamflow in the Dungeness River and will increase the chances of survival of federally listed species of salmonids, including chinook salmon, Hood Canal summer chum, bull trout, and other stocks of concern, such as pink salmon. This is needed to ensure compliance with the Federal Endangered Species Act (ESA). Projects proposed in the Conservation Plan include piping leaky open ditches, combining adjacent canals, building re-regulating reservoirs, and abandoning a canal. Nonproject elements of the plan include a public education program, a drought response plan, improved gaging and measuring systems, and the combination of the seven districts and companies into two entities, one west of and one east of the Dungeness River.

Two alternatives to full implementation of the proposed Conservation Plan include an alternative that selects the most economically efficient projects (Alternative 4) and an alternative that minimizes adverse impacts to important streams and wetlands (Alternative 6).

The most significant area of controversy surrounds the artificial enhancement of shallow aquifer ground water and small-stream flow due to irrigation conveyance system losses. This artificial enhancement has, over the years of irrigation use, increased the shallow aquifer water level. This, in turn, has made more water available for pumping in wells and has expanded natural wetlands and increased natural streamflow levels in small creeks. At the same time, the conveyance losses have required excessive diversion of water from the Dungeness River, especially during low-flow periods. Artificial enhancement of the shallow aquifer ground water (and consequently small streams and wetlands) will continue under Alternative 1 (No Action) and in selected areas under Alternative 6 (Minimized Impact to Small Streams and Wetlands). Excess diversion has adverse impacts on habitat for Dungeness River fish, including those federally listed as well as local critically depressed stocks of other species.

Issues addressed in the EIS are included in two categories:

1. Reduced Dungeness River streamflow due to diversions for irrigation has an impact on fish species.
2. Increased efficiency of irrigation water delivery system will reduce the quantity of tailwater entering small streams and water entering the shallow aquifer in at least some places in the project area and could have an impact on wetlands, creeks, and human uses of the shallow aquifer.

The Conservation Plan is itself a large mitigation plan to minimize the impacts of continued diversion of Dungeness River water. Any direct or indirect use of Dungeness River water to mitigate for impacts to wetlands, creeks, or human uses of the shallow aquifer, including water from the shallow aquifer in possible hydraulic continuity with the river, would reduce the effectiveness of this mitigation plan and could decrease the chances for recovery of salmonid species dependent on the river.

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3. Alternatives

3.1 Introduction

This chapter describes the development of alternative actions for reducing diversions for irrigation and domestic use from the Dungeness River. Chapter 3 explains and compares the four alternatives selected for detailed study (Alternatives 1, 2, 4, and 6) and discusses the alternatives considered but eliminated from detailed study (Alternatives 3 and 5). The context in which these alternatives are considered is laid out in Chapter 4, Affected Environment, and the impacts for each of the alternatives is discussed and analyzed in Chapter 5, Environmental Impacts.

Alternatives selected for detailed study must feasibly attain or approximate the proposal's objectives; that is, they must meet the Purpose and Need for the action (Chapter 2). Compared to the proposal, as described in Alternative 2, the alternatives selected for detailed study reduce the amount of water saved and, for a variety of reasons, maintain some of the inefficiencies in the conveyance systems of the WUA membership. If the only objective were to maximize streamflow in the Dungeness, these alternatives would not qualify under SEPA for consideration. However, the other issues brought up in scoping and early project review require consideration of alternatives that address other concerns.

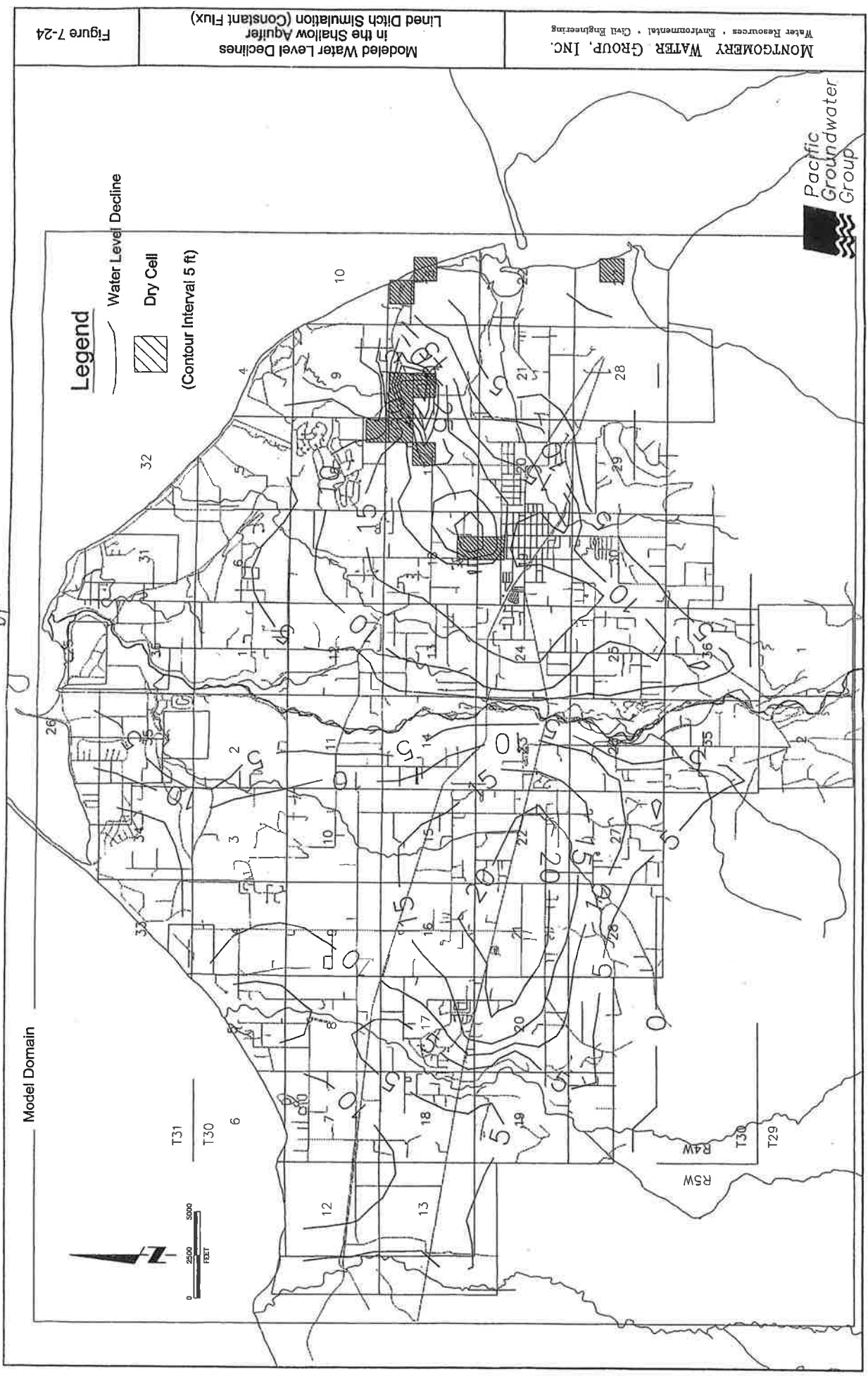
Please note that this EIS does not identify a preferred alternative. Ecology had not indicated a preference at the time of the analysis, and SEPA does not require that a preferred alternative be identified. In fact, Ecology may choose an alternative that is intermediate in effect within the range of alternatives herein examined, and will choose the set of mitigation measures it considers appropriate for this project at the time of project decision, estimated to occur in June 2003. The identification of the Conservation Plan as the "proposal" does not indicate any preference for Alternative 2, but merely reflects the language provided in the administrative code related to SEPA (WAC-197-11-784).

The Washington State Department of Ecology (Ecology) conducted scoping for this project starting in July of 2002. The purpose of scoping was to narrow the focus of the EIS to a discussion of probable significant adverse impacts of the proposal, to identify reasonable alternatives that meet the goals identified by the Dungeness River Agricultural Water Users Association, to suggest potential mitigation measures, and to eliminate from detailed study those impacts that are not significant.

The Declaration of Significance, which withdrew the initial Declaration of Nonsignificance issued by the Agnew Irrigation District, also announced the beginning of the scoping period. The scoping period ran from the date of the announcement (July 17, 2002) to August 13, 2002. A public meeting was held July 31, 2002, and comments were received during that time, including a suggestion for an alternative that would "define a subset of projects with less impact on habitat in irrigation-augmented wetlands and small streams". One letter was received from Perkins Coie, attorneys representing Graysmarsh LLC.

Issues raised during scoping included the function of wetlands, aesthetic values and property values (in regards to ditches often thought of as "streams"), public safety (in regards to open ditches), consideration of wildlife other than listed salmonids, and impacts to wetland forest composition.

11:15 AM 04-15-20 P.C. 11:15 AM 04-15-20



Pacific Groundwater

MONTGOMERY WATER GROUP, INC.
Water Resources • Environmental • Civil Engineering

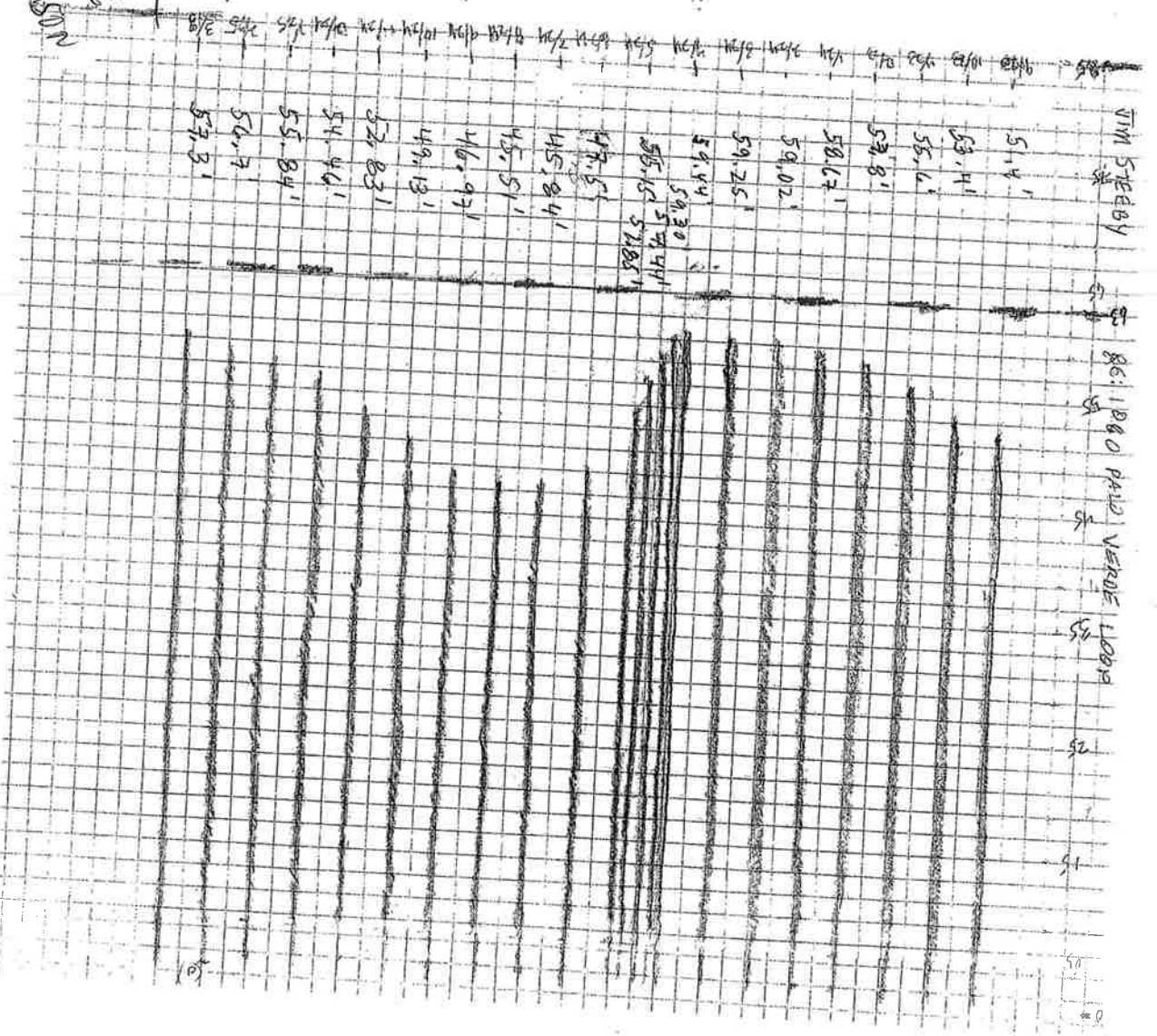
Modeled Water Level Declines
in the Shallow Aquifer
Lined Ditch Simulation (Constant Flux)

Figure 7-24

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JAN LARSON

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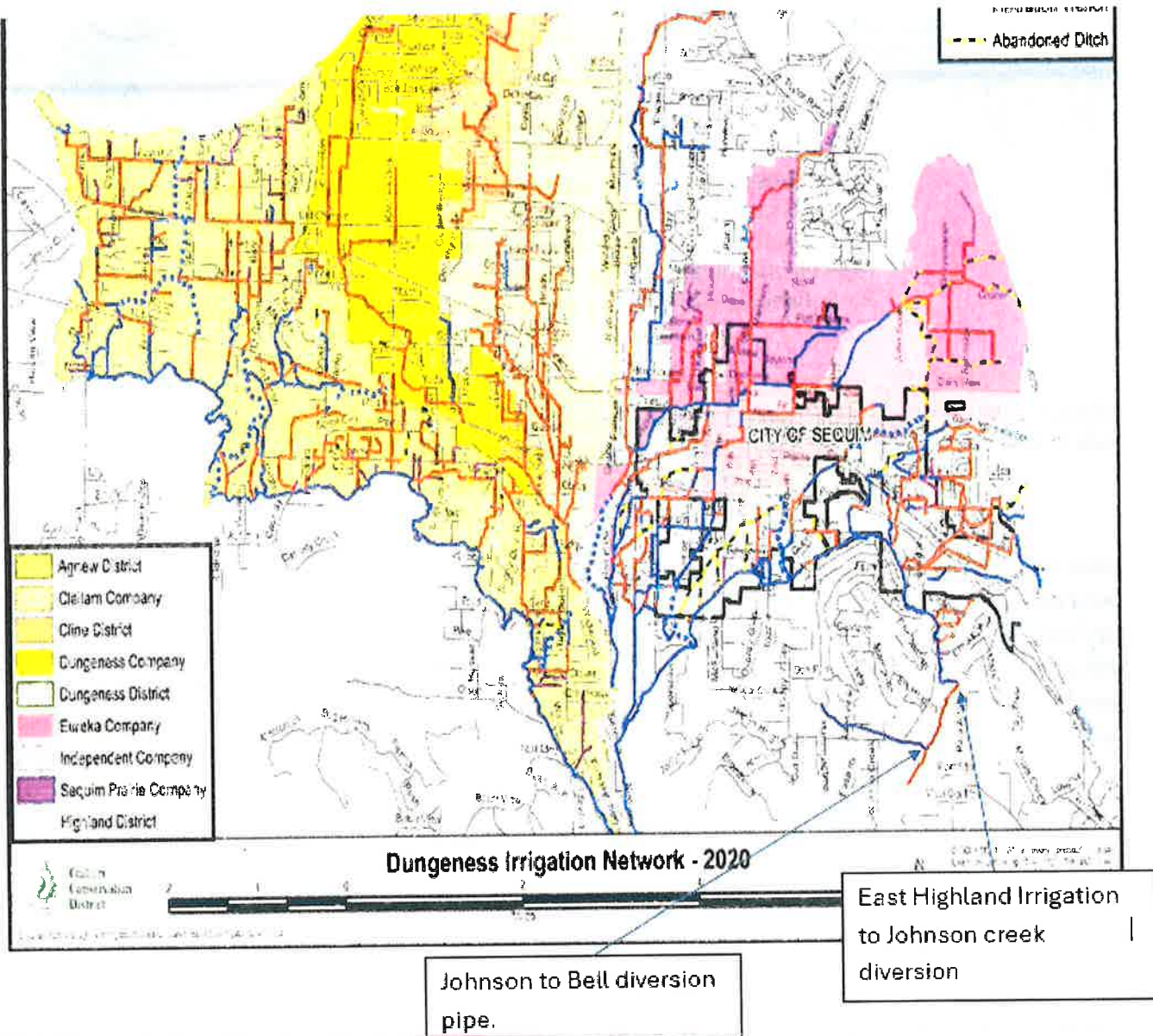
Emery, Bruce

From: john worthington <worthingtonjw2u@hotmail.com>
Sent: Saturday, April 25, 2026 9:44 AM
To: Emery, Bruce; Havel, Tim; Ozias, Mark; French, Mike; Johnson, Randy; Gores, Loni; hhals@jamestowntribe.org; FEMA-R10-CongQ; drice@anchorage.com; City Clerks
Cc: ccdditchwalker@gmail.com; sequim135@gmail.com; sjojmo85@gmail.com; highlandirrigationboard@gmail.com; secretary.spt@gmail.com; Kim Williams
Subject: Re: Roberts rules of order for the record Planning Commission testimony rebuttal.

EXTERNAL: This message originated from outside your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

The statement that it's too grandiose of a project is contradicted by the current irrigation ditch map. The project should be able to utilize the current ditch corridors and goes underground for a feasible distance that could cost as low as 1-2 million dollars per mile when it cannot. It's literally a matter of excavation of current systems, and a diversion of a source that the City of Sequim does not use as an aquifer recharge source. (Johnson Creek). Its literally shovel ready in most of the corridor. If you can pipe irrigation ditches without permits you could do wonders with this project.



From: john worthington <worthingtonjw2u@hotmail.com>

Sent: Saturday, April 25, 2026 8:54 AM

To: Emery, Bruce <Bruce.Emery@clallamcountywa.gov>; Havel, Tim <Tim.Havel@clallamcountywa.gov>; Ozias, Mark <mark.ozias@clallamcountywa.gov>; French, Mike <Mike.French@clallamcountywa.gov>; Randy Johnson <randy.johnson@clallamcountywa.gov>; Gores, Loni <loni.gores@clallamcountywa.gov>; Hansi Hals <hhals@jamestowntribe.org>; FEMA-R10-CongQ <fema-r10-congq@fema.dhs.gov>; drice@anchorqea.com <drice@anchorqea.com>; City Clerks <clerk@sequimwa.gov>

Cc: ccdditchwalker@gmail.com <ccdditchwalker@gmail.com>; sequim135@gmail.com <sequim135@gmail.com>; sjojmo85@gmail.com <sjojmo85@gmail.com>; highlandirrigationboard@gmail.com <highlandirrigationboard@gmail.com>; secretary.spt@gmail.com <secretary.spt@gmail.com>; Kim Williams <kim.williams@clallamcd.org>

Subject: Re: Roberts rules of order for the record Planning Commission testimony rebuttal.

Hello,

The "Rain Shadow" Reality vs. Policy Fiction

Because Sequim, Bell creek and the Dungeness sits in a **rain shadow**, the high-volume pulses of water currently moving through rural and urban ditches are not "natural" to this landscape.

- **The Mismatch:** Natural river flow in this paleochannel was historically governed by slow, seasonal seepage and rare river migration pulses. Modern stormwater is a high-velocity, artificial "flash" of water from impervious surfaces (roofs and roads).
- **The Inaccuracy:** Categorizing this runoff as "natural river flow" is factually incorrect. It misleads infrastructure design, leading to undersized culverts that act as "firehoses" rather than the stable meanders required by **JCL (Jimmycomelately) Science**.

The GMA and "Best Available Science"

Under the GMA, Comprehensive Plans are required to use **Best Available Science (BAS)** to protect critical areas and fish/wildlife habitat.

- **Mandatory Distinction:** If a plan fails to distinguish between natural hydrology and artificial stormwater, it is not using the best available science.
-
- **Flooding Liability:** By mislabeling stormwater as natural, the City of Sequim and County risks designing systems that cannot handle the actual urban "pulses," leading to avoidable property damage and flood liability.

The "Dual-Basin" Solution for the Comp Plan

To bring the plan "under reality," the County must adopt the following distinction:

Conclusion for Commissioners:

"Claiming urban stormwater is part of the natural river flow is a legal and ecological fiction that violates the GMA's requirement for Best Available Science. To protect our irrigation districts, our residents and the City of Sequim and to triple our salmon runs, the Comprehensive Plan must treat stormwater as a pollutant to be diverted and treated, not a 'natural' component of the Dungeness or Bell Creek systems."

From: john worthington <worthingtonjw2u@hotmail.com>

Sent: Saturday, April 25, 2026 8:36 AM

To: Emery, Bruce <Bruce.Emery@clallamcountywa.gov>; Havel, Tim <Tim.Havel@clallamcountywa.gov>; Ozias, Mark <mark.ozias@clallamcountywa.gov>; French, Mike <Mike.French@clallamcountywa.gov>; Randy Johnson <randy.johnson@clallamcountywa.gov>; Gores, Loni <loni.gores@clallamcountywa.gov>; Hansi Hals <hhals@jamestowntribe.org>; FEMA-R10-CongQ <fema-r10-congq@fema.dhs.gov>; drice@anchorqea.com <drice@anchorqea.com>

Subject: Re: Roberts rules of order for the record Planning Commission testimony rebuttal.

Proposal: Strategic Fish Screen Placement and Watershed Integration

To: Project Engineering Team, Anchor QEA; Clallam County Board of Commissioners

Subject: Technical Justification for Post-Conjunction Fish Screening at Bell Creek

1. Primary Recommendation: Post-Conjunction Placement

The proposed fish screen for the East Highland Ditch must be situated downstream of the confluence with Bell Creek. This positioning is the only way to protect all fish entering the system from two distinct sources:

- **Dungeness "Strays":** Captures fish diverted from the Dungeness River via the irrigation ditch.

- **Native Bell Creek Stocks:** Protects salmon and trout naturally occurring in the creek.

2. The "Bell Creek Corridor" Context

The fish screen is the biological "gatekeeper" for the broader Bell Creek Adaptive Corridor, which includes:

- **Multi Bridge Salmon Overpass:** Replacing urban culverts with clear-span bridges (including a 185-foot US 101 span) to eliminate the "firehose" effect.
- **The Stealth Bore:** A 1.5-mile directional bore from Johnson creek through the foothills to an unnamed location in the Bell creek basin, delivering clean, non-toxic water to the nursery at Carrie Blake Park.
- **Stormwater Diversion:** Maintaining and fortifying East Highland irrigation ditch and make it more capable of redirecting runoff to Johnson Creek to ensure enough "slow moving water" meanders to the Carried Blake park silver and king nursery.

3. Ecological Synergy: The JCL Model

By screening the combined flow, we replicate the successful "Meander Science" of Jimmycomelately Creek.

Rather than excluding fish through "cutoff" strategies, we use the Highland Ditch as a "Flood Toggle" to pulse Dungeness water into a stable, non-scoured urban silver and king stronghold.

Project Balance Sheet: Gains and Mitigation

The Dungeness-Bell Creek Hydraulic Exchange

Target: 300% (3-Fold) Growth in Wild King and Silver Salmon Populations

I. The Core Strategy: "Meander Science" over "Energy Chaos"

Whereby we reject the "high-velocity" chaos of the Elwha model, where water moves too fast for wild spawning to take hold. Instead, we apply **Jimmycomelately (JCL) Science** to create a stable, low-velocity "Stronghold" in Bell Creek that acts as a vital relief valve for the Dungeness River.

II. Infrastructure: The "Stealth Link" Source Flip

To solve "false attraction" and urban "gutter" velocity, we will re-engineer the watershed source using a 1-to-2 mile "Short Bore" from the Johnson creek basin to the Bell Creek basin.

- **The Stealth Intake:** We will target an **unnamed basin/lake** below Smith Lake on County land. This bypasses local residential pushback and the federal bureaucracy of the BPA.
- **The 1.5-Mile Bore:** Using **Horizontal Directional Drilling (HDD)**, we connect the Johnson creek flow to the Bell creek flow.

III. The Multiple-Bridge "Salmon Overpass" Corridor

To unlock the 3-fold growth target, we will eliminate every major urban barrier between the foothills and the sea.

- **Action:** Replace multiple restrictive culverts with **clear-span overpasses**.
- **Biological Goal:** Bridges allow for natural gravel streambeds (redds) that won't wash away, providing the "slow water" nursery that wild Kings and Silvers need.

IV. The "Net Gain" Balance Sheet

Basin	What is "Lost" (Trade-offs)	What is GAINED (The 300% Win)
Bell Creek	Temporary construction disruption in urban parks.	A Wild Salmon Factory: 11 miles of connected spawning beds and a 33-acre protected nursery at Washington Harbor.
Dungeness River	Undermanaged "pulses" of water redirected to the paleochannel.	The Relief Valve: High-flow events that normally overflow and scour the mainstem are mitigated by pulsing water/fish into the stable Bell Creek meanders.
Johnson Creek	Lower summer volume (mitigated by engineered pools).	Energy Relief: Removal of the "gutter pipe" effect, protecting resident trout from high-velocity washouts and urban toxins.
Estuary	Bell Creek malfeasance	The Western Stronghold: The perfect kingdom of 3 percent artificial meandering and massive boost to silver and king population, protected by deeper slower moving spawning, that enables the needed protection from bird's and other predation.

V. Economic & Phased ROI

- **Phase 1: The "JCL" Foundation & Spawning Corridor (Years 1–3)**
- **Focus: Habitat expansion and barrier removal from the nursery to the sea.**
- **Infrastructure:**
 - **Widening & Meandering:** Widening the East Highland/Bell Creek channel and installing "Jimmycomelately-fixed" meandering coils from Carrie Blake Park to the mouth. This utilizes engineered exaggerated meandering to kill velocity and create stable spawning pools with perfect amount of gravel and silt..
 - **The 11-Bridge Corridor (Build-out):** Replacing 11 restrictive culverts with clear-span overpasses to eliminate the "firehose" effect.
 - 1 x 185 ft Spanning Bridge (US 101 Crossing)
 - 5 x Foothill Neighborhood Bridges
 - 4 x 40 ft Mid-Size Bridges
 - 1 x 20 ft Park Bridge
- **Estimated Cost: \$20M – \$35M**
- **Phase 2: The "Stealth" Source & Energy Dissipation (Years 4–7)**
- **Focus: Re-plumbing the watershed to deliver clean mountain water.**
- **Infrastructure:**
 - **1.5-Mile Foothill Bore:** Executing the Horizontal Directional Bore (HDD) through County land to the unnamed upper basin.
 - **The Source Flip:** Redirecting clean Johnson creek water into the newly widened Bell Creek meanders and year round silver and king habitat.

- **Estimated Cost: \$10M – \$18M**
 - **Phase 3: Operational Integration & Stormwater Buffer (Years 8–10)**
 - **Focus: Long-term management and chemical safety.**
- **Infrastructure:**
 - **The Flood Toggle: Finalize East Highland irrigation ditch excavation to manage Dungeness "pulses" and flood relief for the Dungeness community and City of Sequim**
 - **Stormwater Diversion: Fortifying the current East Highland irrigation ditch link to create a more robust stormwater bypass to Johnson Creek.**
- **Estimated Cost: \$5M – \$10M**
- ---
- **TOTAL INVESTMENT SUMMARY**
- **Estimated Total: \$35M – \$63M**
- **Economic Impact: Estimated 16.7 jobs created per \$1M spent.**
- **Biological Target: 300% (3-Fold) Growth in Wild King and Silver Salmon populations.**
- **The "Anchor & County" Pitch Strategy**
- **"We begin with Phase 1 to ensure the 'plumbing' is ready. By widening the ditch and installing JCL meanders from Carrie Blake to the mouth *before* we execute the foothill bore, we guarantee that the new water source supports—rather than scours—the spawning beds. This is why the Post-Conjunction Fish Screen is required now: it protects the fish during this critical habitat build-out."**
-

The Closing Pitch to the Commissioners

"This project is a biological and engineering pivot. By moving the intake behind the ridgeline to an unnamed basin, we eliminate political friction. By using boring technology, we eliminate federal friction. And by using JCL Meander Science, we ensure that every dollar spent results in a stable, wild-spawning environment that can realistically triple our regional King and Silver returns. We aren't just fixing a river or creek; we are restoring two river systems."

From: john worthington <worthingtonjw2u@hotmail.com>

Sent: Monday, April 20, 2026 1:55 PM

To: Emery, Bruce <Bruce.Emery@clallamcountywa.gov>; Havel, Tim <Tim.Havel@clallamcountywa.gov>; Ozias, Mark <mark.ozias@clallamcountywa.gov>; French, Mike <Mike.French@clallamcountywa.gov>; Randy Johnson <randy.johnson@clallamcountywa.gov>; Gores, Loni <loni.gores@clallamcountywa.gov>; Hansi Hals <hhals@jamestowntribe.org>; FEMA-R10-CongQ <fema-r10-congq@fema.dhs.gov>; drice@anchorqea.com <drice@anchorqea.com>

Subject: Re: Roberts rules of order for the record Planning Commission testimony rebuttal.

The Argument: Why Bell Creek Needs "JCL Science," Not the Elwha Model

1. Velocity Control vs. High-Energy Chaos