

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.__