

AGENDA

Clallam County Planning Commission

Planning Commission Meeting of Wednesday, July 15, 2026, 6:00 p.m.

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:**
- 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, Director

MINUTES

Clallam County Planning Commission

Meeting of June 17, 2026, 6:00 PM

- A. CALL TO ORDER: The meeting was called to order at 6:02 p.m.
- B. PLEDGE OF ALLEGIANCE.
- C. ROLL CALL: Members present were Chair Steve Gale, Vice Chair Katina Hester, Ken Reandeau, Jane Heilman, and Ron Long. Bruce Emery, Director and Donella Clark, Principal Planner, represented staff from the Department of Community Development.
- D. WELCOME: Chair Gale welcomed all in attendance.
- E. APPROVAL OF MINUTES: Motion to approve the minutes was made. Motion passed with two abstentions.
- F. ANNOUNCEMENTS: None.
- G. PUBLIC COMMENT PERIOD: Email received from Jake Seegers.
- H. UNFINISHED BUSINESS: None.
- I. PUBLIC HEARING ITEM: None.
- J. WORK SESSION ITEMS: Director Emery worked through the memorandums provided, starting with the public comment review table. Public Works Department provided the multi-year financing plan. This document table will become Appendix Q of the Comp Plan materials. There was a lingering comment from Department of Transportation that is answered by adding language to identify the LOS impacts to certain roads. Language is added regarding the extension of water to airport for fire suppression in response to comments from PUD. Commissioner Gale asked how the water expansion would work and it was briefly discussed. Commissioner Hester had no concerns with the table and how the comments were addressed. Commission Long commented that every issue and agency comment appears to have been satisfied. Commissioners asked to bring back the changes in the May 28th memo to relook at revisions to Addendum 3 per the discussion. It was asked for additional information regarding finance be provided at the next meeting to explain how the costs are going up so quickly. Findings document was determined to be ok. The Commission will continue the discussion on the materials requested at the next meeting.
- K. PUBLIC COMMENT PERIOD: None
- L. DISCUSSION OF PUBLIC COMMENTS: None
- M. GOOD OF THE ORDER: None.
- N. ADJOURNMENT: The meeting adjourned at __6:45 p.m.__

Emery, Bruce

From: Jacob Seegers <seegers101@gmail.com>
Sent: Saturday, June 13, 2026 8:26 AM
To: Emery, Bruce
Subject: Planning Commission Request

 **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.

Bruce,

Could you please relay to the Planning Commission my previous requests to expand the allowable number of vacation rentals to two per parcel and to allow RVs to be used as short-term rentals?

I understand that you and I may disagree on this issue, but I believe expanding property rights and creating additional opportunities for residents to generate income from their property are important tools for helping local families afford to remain in Clallam County.

Thank you for your consideration, and I hope you have a wonderful weekend.

Kind regards,

Jake



CLALLAM COUNTY
Department of Community Development
County Courthouse
223 E. 4th St., Suite 5
Port Angeles, WA 98362-3015
Phone: (360) 417-2323
Fax: (360) 417-2443
bruce.emery@clallamcountywa.gov

Memorandum

Date: July 7, 2026
To: Clallam County Planning Commission
From: Bruce Emery, Director of Community Development
Re: Planning Commission work session on the CPU, 07/15/2026

Hello, Planning Commissioners. Our next CPU Work Session will occur on July 15th.

Packet items. Your packet includes the following:

- Revised Addendum 3 to Appendix C, Housing Technical Analysis; Racially Disparate Impacts.
- Draft Findings Resolution and Transmittal Letter

Responses to June 17, Work Session Discussion.

Satellite bedroom. Concern was expressed by Planning Commissioners regarding the *one cubic foot* limitation on allowed bar sinks proposed under 33.50.060(6). In discussing this matter with the Building Official, it was determined that bar sinks of one (1.0) cubic foot are readily available on the market for use. That said, allowing the dimensions to be expanded to 1.5 cubic feet would not materially compromise the purpose or intent of the regulation, which is to ensure satellite bedrooms are not confused with accessory dwelling units. It was also noted that current building codes require the inclusion of hot and cold water to any sink facility, making any restriction on providing hot water inconsistent with the Code. In response, the following edits are suggested to be adopted by the Planning Commission:

- 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 sink exceeding one and one-half (1.5 SF) square ~~feet, hot water line to any bar 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 permanently-installed microwave oven, or total counter space exceeding 10 square feet.

Revisions to Addendum 3, Appendix C. Included in your packet is a revised Addendum 3 to Appendix C, prepared in response to our 6/17 discussion. Specifically, concerns were raised that the Addendum implicated Clallam County in creating potential racially disparate impacts. The revisions clarify the intent of the analysis, which was to demonstrate that economic exclusion may exist, but has not specific or deliberate racially disparate intent. The fact is all newcomers to the area face the same economic challenge created by housing costs. The report does recommend policy (already included in the Climate Element) intended to address potential future racial disparity. But the current data shows no nexus between current policy and racial disparity. Hopefully, the revisions make that point clear.

Proposed zoning changes in response to Commerce Letter. Concerns were expressed during the 6/17 discussion regarding potential aesthetic impacts to urban neighborhoods related to proposed zoning standard changes for certain urban residential zones in response to comments received by the Department of Commerce (Testimony #69). Specific to these concerns are increase in densities for certain types of development and changes in design parameters.

The Housing Element requirements under the GMA are set forth under RCW 36.70A.070(2). The following requirements (highlighted for emphasis) are specifically relevant to the comments received from the Department of Commerce:

- Makes adequate provisions for existing and projected needs of all economic segments of the community, including: (i) Incorporating consideration for low, very low, extremely low, and moderate-income households; (ii) Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations (RCW 36.70A.070(2)(d));
- Establishes antidisplacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing (RCW 36.0A.070(2)(h)).

The requirements for providing analysis on racially disparate impacts is required under RCW 36.70A.070(2)(f) (not listed here), and provided under Addendum 3, Appendix C. The analysis concludes that the same changes in development regulations needed to address regulatory barriers, adequate provisions, antidisplacement and inclusionary zoning requirements, will also address economic exclusion occurring in Clallam County, as set forth Under Addendum 1, Appendix C.

The recommendations under Addendum 1, Appendix C, addresses, in part, the regulatory barriers identified in Appendix C, including the documentation of actions needed to achieve housing availability (RCW 36.70A.070(2)(d)), regulatory barriers (RCW 36.70A.070(2)(d)), and inclusionary zoning (RCW 36.70A.070(2)(h)). These requirements are of particular interest to Commerce as they were pivotal in the Growth Hearings Board cases of Futurewise Et Al v. Kitsap County, and Futurewise v. Mercer Island. Failure to adequately address these issues could place the county in jeopardy of a GMA challenge. This risk is particularly clear given the documentation provided in Appendix C and the correspondence received from Commerce. We are obligated to make some changes to our development regulations in response to these issues.

In considering the proposed changes to zoning regulations, there may be latitude to reduce some of the more significant design changes (e.g. density); however, care must be taken that Clallam County demonstrate *adequate provisions, antidisplacement policies*, elements of *inclusionary zoning*, and *regulatory barrier* removal needed to improve affordable housing opportunity. The following table derived from Addendum 1, Appendix C, distills the proposed changes into categories and provides further analysis as to the changes needed or ones that could be modified or voided (highlighted in yellow).

Change Element	Description and Need
1. Increase maximum residential density for multi-family housing. Zones include: URH, VLD, LD. Modified proposal. Increase max. density for MFDs as follows: • URH: 12,500 SF to 6 DUs/acre. • VLD: 21,500 SF to 6 DUs/acre (no change) • LD: 9 DUs/acre to 12 DUs/acre	Generally, the proposed inclusionary zoning changes are intended to provide incentives for increasing multiple-family development opportunities (3 or more units). This barrier was identified multiple times in the Consultant's Report (Appendix C). In the URH and VLD zones, urban services are limited, which will substantially reduce the number of projects utilizing the new provisions. In the LD zone, the recommended change is from 9 to 15 DU's/acre. Although the change provides significant capacity on paper, costs related to building and energy code still act as a barrier to significant development potential. For these reasons, the anticipated change is expected to be modest. Consideration could be given to reducing the amount of density bonus (as shown), but the change is recommended to demonstrate inclusionary zoning provisions.
2. Increase maximum lot size for multi-family housing. Zones include: URH.	The maximum lot size inclusionary zoning standard prevents lot sizes that do not meet urban density standards (min. 4 DU's/acre) for traditional single-family dwellings. However, they also act as a barrier for multi-family development. As long as multiple units are being

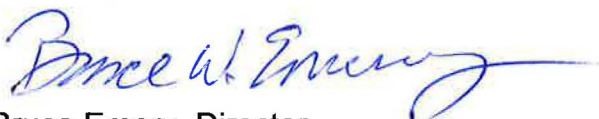
	created, the lot size should be allowed to increase to accommodate building, parking, landscaping, etc. As noted, the URH zone is limited by available urban services (except Clallam Bay/Sekiu). This will limit the significance of this change but still allow for some expanded opportunity for multi-family projects. This provision is highly recommended as a reasonable measure to increase the opportunity for multi-family developments.
3. Maximum lot size in zones where none currently exists. Zones include: LD, MD.	Same as above, the maximum lot size is an inclusionary zoning technique intended to provide efficiency in lot sizes to ensure urban densities are achieved in UGAs. This was specifically cited by Commerce as a potential barrier. The change will assist the County in meeting its stated density objectives for each zone and is highly recommended.
4. Uniform language for setback standards in all urban zones.	No change expected. New language captures what the Department already does.
5. Allowance of zero lot-line setback in all urban residential zones.	This inclusionary zoning feature is not expected to be widely implemented as it requires a covenant to address roof and exterior maintenance (all owners must agree). But it will help to facilitate townhouse style development, which is specifically identified under RCW 36.70A.070(2) as essential to increase housing affordability. Common walls and roofs help to reduce overall construction costs. Allowing units to be owned in fee increases economic status of the owners. It also makes more efficient use of available development space within UGAs.
6. Suspension of TDR program for all applicable zones.	As discussed, this will facilitate development at full densities within the Port Angeles and Sequim UGAs by removing this identified barrier.
7. Increase in minimum residential density. Zones include: LD, MD, VLD/LD, MD, CR-II, CR-III, CN, CC.	This affects the minimum density required for new subdivisions and ensures new development is concentrated at urban densities. This barrier was specifically cited by Commerce as requiring attention (Testimony #69). The change varies depending on the availability of urban services

	(e.g. 4 to 5 DU's/acre for LD; 4 to 10 DU's/acre for MD). The goal is to ensure target densities are being achieved in new subdivisions consistent with the underlying zone. These changes are strongly recommended to demonstrate attention to specific issues raised by Commerce..
8. Decrease side yard setbacks to 6-feet for all urban residential zones.	This will achieve more uniformity in urban development consistent with standards adopted in the cities of Sequim and Port Angeles, and a formerly approved for the Carlsborg UGA.
9. Decrease minimum lot size. Zones include: S(R-III), S(R-IV). Changes would result in the following: • SFDs: 6,000 SF • Duplexes: 8,000 SF • Triplexes: 10,000 SF • 4-plexes: 12,000 SF Note, these changes would not impact the S(R-II) zone as currently established (min. lot size, 9,000 SF).	This will allow greater flexibility for smaller lots to be created within the S(R-III) and S(R-IV) zones and improve opportunity for targeted densities to be achieved consistent with the underlying zones. In the Sequim R4-8 zone, the minimum lot size is set up as follows: • SFDs: 5,400 SF • Duplexes: 9,000 SF • Triplexes: 10,000 SF • 4-plexes: 12,000 SF The change of increasing the minimum lot size by 2,000 SF per additional unit, would generally track consistent with the City of Sequim's standards. Density remains unchanged for each residential zone.

Draft Findings Resolution and Transmittal Letter. I have included a copy of the Draft Findings along with a Draft Transmittal Cover Letter. This is a Draft Resolution for the Board's signature, but the findings are cited by the Planning Commission as part of their recommendation to the Board, assuming that recommendation is for approval. Please be ready with any suggested edits for discussion if you feel they are in order.

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

Sincerely,



Bruce Emery, Director
Clallam County DCD



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Memorandum

Date: June 29, 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 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 \$90,400 (family of 4), 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 versus 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. This data suggests the possible presence of racially disparate impacts.

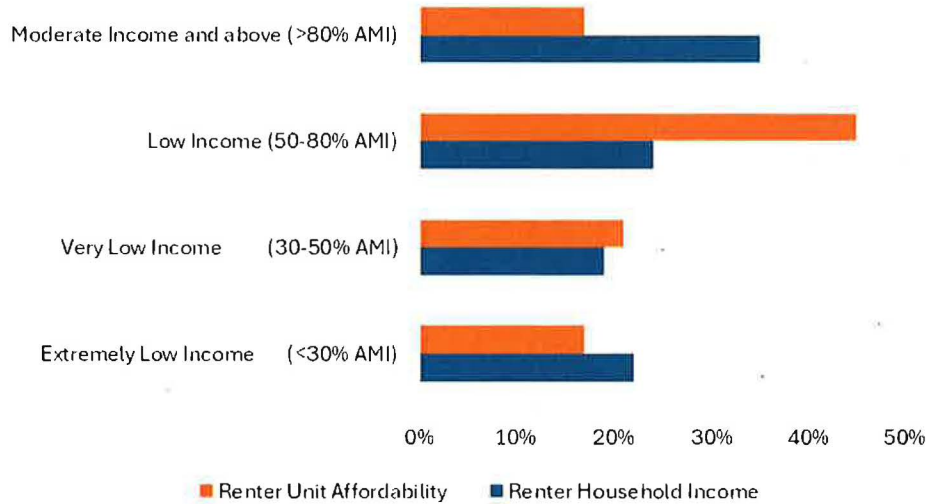
Clallam County is unique in its setting and economic history. The County is largely geographically isolated from the rest of Western Washington due to the Puget Sound and the Olympic Mountains. Historically, the economy for Clallam County was driven by timber, agriculture and fishing industries. Although 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. Illustrating this, the median age in Clallam County is 53.2 compared to a State median age of 38.7.² 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 home price is presently \$427,000. However, with a median household income within Clallam County of \$90,400, a family of four would only be eligible to purchase a home of around \$320,000, or \$107,000 under the current median price.

The obstacle 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:

² Source: US Census Bureau, obtained May 11, 2026, from:
https://data.census.gov/profile/Clallam_County,_Washington?g=050XX00US53009#populations-and-people

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 County to improve energy	Climate change can render residential structures marginal for habitation and increase displacement, especially to vulnerable populations. New policy

	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 hazards, such as Elders or people living in high-risk areas.	Focusing on the most vulnerable populations to instill climate resilience with further safeguards against climate-induced displacement.

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 households... [M]easures should be developed to avoid	General policy to proactively address displacement risks related to changes from economic growth.

	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.	
Identify and remove regulatory barriers that limits access to or provision of affordable housing supply.	Analysis under Appendix C and Addendum 1, along with the proposed changes to urban residential zoning regulations.	Proposed changes are designed to facilitate moderate and high-density residential housing types that help to meet affordability targets identified with the Land Capacity Analysis (Appendix B).

Conclusions on Racially Disparate Impacts. The information contained in Appendix C and further analyzed herein does support the existence of racial disparity in housing—primarily in the form of economic exclusion. Although no specific policies were identified that could be contributing to this result, Specific new policies intended to address and improve circumstances over time 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 may have contributed to ~~has created~~ an exclusionary environment based on economics. 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

LETTER OF TRANSMITTAL

To: Clallam County Board of Commissioners

From: Clallam County Planning Commission

Subject: Transmittal to BOCC: Findings and Conclusions regarding revisions to the Clallam County Comprehensive Plan and Development Regulations pursuant to RCW 36.70A.130.

Dear Commissioners:

The Clallam County Planning Commission has completed its review and public hearing process regarding the 2025 Periodic Update of the County's Comprehensive Plan and development regulations as mandated under RCW 36.70A.130. The Planning Commission held a series of ten (10) public hearings on the matter originating on November 5, 2025, and concluding on April 15, 2026. The Planning Commission completed its review and approved its final recommendations to forward to the BOCC at its meeting on July 15, 2026. As Chair of the Clallam County Planning Commission, having first received the authorization of the Commission, I am transmitting herewith the findings and recommendations of the Commission on this proposed Ordinance:

FINDINGS OF FACT:

1. The Findings in support of the Planning Commission's recommendation for approval of the Ordinance are included in the *Draft Resolution Affirming Completion of the State Mandated Periodic Review and Update Under RCW 36.70A.130*, attached herewith.

CONCLUSION:

1. The Conclusions in support of the Planning Commission's recommendation for approval of the Ordinance are included in the *Draft Resolution Affirming Completion of the State Mandated Periodic Review and Update Under RCW 36.70A.130*, attached herewith.

The Planning Commission recommends approval by the BOCC and as Chair of the Commission, has directed me as its duly authorized agent to transmit this recommendation to the BOCC.

Steve Gale, Chair

Date



RESOLUTION _____, 2026

AFFIRMING COMPLETION OF THE STATE MANDATED PERIODIC REVIEW AND UPDATE
UNDER RCW 36.70A.130 THAT CLALLAM COUNTY COMPREHENSIVE PLAN AND
DEVELOPMENT REGULATIONS CONTINUE TO COMPLY WITH THE STATE GROWTH
MANAGEMENT ACT (GMA).

THE BOARD OF CLALLAM COUNTY COMMISSIONERS finds as follows:

1. Under the Washington State Growth Management Act (GMA), RCW 36.70A, Clallam County is required to develop and maintain a Comprehensive Plan and implementing development regulations that are consistent with the goals and other requirements of the GMA.
2. The Clallam County Comprehensive Plan and Development Regulations are subject to continuing review and evaluation under the GMA. RCW 36.70A.130(1).
3. The GMA provides two mechanisms for updating comprehensive plans and implementing development regulations:
 - a. **Mandatory GMA Periodic Review/Update.** Each county and city subject to fully planning under the GMA is required to periodically take legislative action to review and, if needed, revise their comprehensive plan and development regulations every eight years to ensure that they comply with the GMA, as per the schedule in RCW 36.70A.130.
 - b. **Annual Amendments.** In addition to the required GMA Periodic Review/Update action every eight years, local jurisdictions may consider proposed amendments on a more frequent basis. Under RCW 36.70A.130(2), local jurisdictions may consider amendments to their comprehensive plans no more frequently than once per year, with some exceptions. This is to ensure that proposed amendments are considered "concurrently so that the cumulative effect of the various proposals can be ascertained." Adoption or amendment of development regulations that do not require an amendment of the comprehensive plan are not subject to this once-a-year requirement.
4. The GMA Periodic Review/Update must be accomplished through "legislative action." Legislative action means the adoption of a resolution or ordinance following notice and a public hearing indicating at a minimum, a finding that a review and evaluation has occurred and identifying the revisions made, or that a revision was not needed and the reasons therefore (RCW 36.70A.130(1)).
5. Clallam County took legislative action to complete its last GMA Periodic Review/Update on August 7, 2018 (Resolution 82). With the adoption of Resolution 82, Clallam County affirmed that the County had reviewed and updated its countywide comprehensive plan, regional comprehensive plans, and development regulations to ensure continued compliance with the GMA. This action completed the County's last GMA Periodic Review/Update under RCW 36.70A.130.
6. Under the schedule established in RCW 36.70A.130(4), the deadline for Clallam County to take "legislative action" to comply with the latest, mandated GMA Periodic Review/Update was December 31, 2025. RCW 36.70A.130(7) allows County's additional time where substantial progress is demonstrated towards compliance for development regulations to protect critical areas. Clallam County was delayed in taking final legislative action to complete the GMA Periodic Review/Update by the December 31, 2025, deadline, but is now able to proceed with adoption. In accordance with RCW 36.70A.130(7)(a)(ii), the County has made substantial progress towards updating its protection standards for critical areas and will move to adopt said standards in less than 12 months from adoption of the Comprehensive Plan update.

7. Pursuant to RCW 36.70A.130 and .131, and WAC 365-196-610 (1)(e), the GMA Periodic Review/Update must at a minimum include:
 - a. Consideration of critical area regulations;
 - b. Analysis of urban growth areas to accommodate the urban growth projected to occur in the county based on the most recent 20-year population forecast by the state Office of Financial Management;
 - c. Review of mineral resource lands designations and mineral resource lands development regulation;
 - d. Establishment of a climate change and resiliency element and integration of the same throughout other Plan elements, regional plans and development regulations; and
 - e. Other applicable changes to the GMA since the last review that have not been addressed in the comprehensive plan and development regulations.
8. To assist with the GMA Periodic Update/Review, the County received state grant funding administered by the Washington State Department of Commerce for work completed between July 1, 2024, and June 30, 2025. This state funding supported County review and update efforts, including related public process, in the following primary work areas during the GMA Periodic Update/Review process:
 - a. Review and amendment of County Comprehensive Plan for consistency with updated requirements of the GMA.
 - b. Review and amendment of County development regulations for consistency with updated requirements of the GMA.
 - c. Specific review and update of County Critical Areas Ordinance consistent with updated requirements of the GMA.
 - d. Specific review and update of the Housing Element consistent with updated requirements of the GMA.
 - e. Specific development of a Climate Element and integration in other elements of the Comprehensive Plan.
 - f. Development of Findings and adoption of Resolution that the periodic Comprehensive Plan update is complete.
9. At the conclusion of the prior periodic review/update in August 2018, the County determined that, as amended, the Comprehensive Plan met the goals and requirements of the GMA (RCW 36.70A), as applicable at that time (Resolution 82, 2018).

County GMA Comprehensive Plan and Development Regulations

10. The Clallam County Comprehensive Plan has served as a guide for directing local land use policy and decision-making since adoption of the first plan in 1967.
 - a. In 1995, Clallam County adopted a comprehensive plan (Title 31 CCC) under the GMA planning framework (Ordinances 572, 573, 574, and 583) that included a County-wide Comprehensive Plan (Chapters 31.01 and 31.02 CCC) and four regional plans (see Map below)—Sequim-

Dungeness Regional Plan (Chapter 31.03 CCC), Port Angeles Regional Plan (Chapter 31.04 CCC); Straits Regional Plan Chapter 31.05 CCC), and Western Regional Plan (Chapter 31.06 CCC).

- b. The objective of the County-wide Comprehensive Plan, Chapter 31.02, is to identify goals and policies for those issues that are of a county-wide nature and provide the framework for regional comprehensive plans. Those issues that are of a county-wide nature are: forest and mineral lands, urban growth and sprawl, transportation, economic development, affordable housing, natural, historical and cultural resources, utilities and capital facilities (CCC 31.01.300).
- c. The objectives of the County's regional comprehensive plans are to implement county-wide objectives and address regional/local issues and needs more specifically (CCC 31.01.300).



- 11. The County's adopted Official Comprehensive Plan Land Use and Zoning Map and related countywide and regional comprehensive plan policies and implementing zoning regulations designate urban growth areas (UGAs), natural resource lands, and rural lands as required under the GMA pursuant to RCW 36.70A.070, .110 and .170 as summarized below:

Clallam County General Comprehensive Plan Land Use Designations

GENERAL LAND USE DESIGNATION	ACRES (REV)	% OF COUNTY (REV)
Urban Growth Areas (UGA)	21,724¹	1.94%
Sequim UGA	5,269 ²	0.47%
Port Angeles UGA	9,220 ³	0.83%
Forks UGA	4,944	0.44%
Carlsborg UGA	559	0.05%
Clallam Bay-Sekiu UGA	1,397	0.13%
Joyce	335	0.03%
Natural Resource Lands	640,899⁴	57.44%
Commercial Forest	634,696	56.88%
Agriculture Retention	6,202	0.56%
Rural Land	100,806	9.03%
Rural	92,126	8.26%
Residential LAMIRDs	6,308 ⁵	0.57%
Commercial and Mixed Use LAMIRDs	2,371 ⁶	0.21%
Other Public Lands	4,689⁷	0.42%
Other Lands	347,676⁸	31.16%
Olympic National Park	313,355	28.08%
Tribal Reservation & Trust	34,322	3.08%
COUNTY TOTAL	1,115,794	100%

1- Calculated by adding up each individual UGAs. UGA total equals both incorporated and unincorporated UGA.

2- Includes 53 acres of tidelands.

3- Includes 2405 acres of water area (harbor) and 143 acres of ONP within City boundaries.

4- Commercial Forest Lands are also designated mineral resource land s of long-term commercial significance.

5- Includes Beaver - Lk Pleasant, Bell Hill, Bogachiel Bridge, Bullman, Cedar Glen, Cres, cent Beach, Deer Park - 4 Seasons, Diamond Point, Dungeness Bay - Marine Dr, Dungeness Meadows, East Anderson, East Sequim Bay, Hoko River, East Hoko River, West Kitchen Dick, Lake Farm, Lake Sutherland, Maxfield, NE Carlsborg, Old Beaver, Place Road, Quillayute River, Snider, Solmar – Dryke, Straits, Sunland, The Bluffs, Whitcomb/Dimmel.

6- Bear Creek, Beaver - Lk Pleasant, Blyn, Bogachiel Bridge , Camp Hayden, Clallam River, Deer Park - 4 Seasons, Diamond Point, Dungeness Village, Granny's Café, Indian Creek, Laird's Corner, Laird's Corner East, Lake

Sutherland, Miller Peninsula, O'Brien, Quillayute Airport, Sappho, Sequim Lodge, Silver King, Solmar – Dryke, Straits, Three Rivers, Whiskey Creek, Whitcomb/Dimmel.

- 7- Includes Public and Parks and Recreation zoning.
 - 8- Olympic National Park and Tribal Reservation and Trust Lands are not subject to GMA or County Comprehensive Plan and development regulations.
12. Clallam County GMA development regulations that implement the comprehensive plan include: Consolidated Development Permit Process, Chapter 26.10 CCC; Clallam County Environmental Policy (SEPA Review), Chapter 27.01 CCC; Right to Practice Forestry, Mining and Agriculture, Chapter 27.10 CCC; Critical Areas Code, Chapter 27.12 CCC; Subdivisions, Title 29 CCC; and Zoning, Title 33 CCC. In accordance with RCW 36.70A.020(15) and .480(1), the Clallam County Shoreline Master Program, as adopted under Title 35, CCC, is considered an element of the Comprehensive Plan. Compliance with GMA development regulations is administered through the County's requirements under Title 20 CCC, Code Compliance. Implementation of the County's Comprehensive Plan and GMA goals is also achieved by a variety of other County plans, regulations, interlocal agreements, and non-regulatory programs including, but not limited to:
- a. Building and Construction Code, Title 21 CCC;
 - b. County Board of Health Regulations, Title 41 CCC;
 - c. Open Space Current Use Tax Reduction Program, Chapter 27.08 CCC;
 - d. Clallam County Comprehensive Parks and Recreation Master Plan (2016-2026);
 - e. 2025 Clallam County Hazard Mitigation Plan (Appendix M);
 - f. 2014 Comprehensive Solid Waste Management Plan;
 - g. Junk Vehicle Public Nuisance Code, Chapter 19.60 CCC;
 - h. WRIA 18 and 20 Watershed Plans;
 - i. Community outreach, projects and other efforts benefitting the health of County Coastal areas through the Clallam County Marine Resources Committee (MRC – Puget Sound) and the North Pacific Coast MRC projects;
 - j. Partner on local salmon and ecosystem recovery planning and restoration efforts through the efforts of the North Olympic Peninsula Lead Entity (NOPE), North Pacific Coast Lead Entity (NPCLE), and Strait Ecosystem Recovery Network (Strait ERN); and
 - k. Habitat restoration projects throughout Clallam County.

Growth Allocations and Land Capacity Analysis

13. In accordance with RCW 36.70A.110(2), the County shall designate Urban Growth Areas (UGAs) of adequate size to accommodate future development "based upon the growth management population projection made for the county by the office of financial management." The target growth period to be accommodated is 20 years.
14. RCW 36.70A.070(2) requires the County to accommodate housing for all income segments, including "units for moderate, low, very low, and extremely low-income households." This section of the Act specifically requires the County to include "...an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage growth, as provided by the Department of Commerce."
15. In an effort to assist counties and cities in meeting their obligations for housing allocations, the Department of Commerce developed the Housing for All Planning Tool, or HAPT tool, to assist Counties in allocating housing needs based on anticipated future growth. The HAPT tool is an excel

spreadsheet that includes pre-loaded data for calculating future housing needs based on current housing data within the jurisdiction. Originally, the HAPT model included two methods: HAPT Method A, and HAPT Method B. HAPT Method A allocated housing targets on a pro-rata share of new growth among the jurisdictions. HAPT Method B considered the current status of existing housing stock within each jurisdiction and adjusted the allocation for housing needs accordingly. Both methods failed to consider the limits inherent in the Growth Management Act for allocating low-income housing—typically requiring high-density zoning allowances—in unincorporated UGAs and rural areas.

16. On July 26, 2024, Commerce made available HAPT Method C to all counties in recognition of issues related to the provision of affordable housing in unincorporated urban and rural areas. The HAPT Method C tool exempted rural areas from being required to accommodate very low to extremely low-income housing (0-50% AMI) and required that those needs be accommodated in UGAs and incorporated cities.
17. In considering the input assumptions for the HAPT Method C tool, The Department of Commerce recommended using the medium growth projection model. According to analysis provided by the Department of Community Development, the medium growth projection appeared most in line with growth trends experienced in Clallam County (see Clallam County Demographic Profile, May 2024, Appendix F). Based on these inputs, the HAPT Method C tool projected a County-wide population of 86,700 people by 2045, representing an increase of 7,241 people over the OFM 2025 population estimate (9,545 from 2020 census population figures).
18. Several joint and individual discussions were held between county planning staff and the planning staff from the three incorporated cities between July 12th and August 28, 2024. General consensus was established for supporting the use of the HAPT Method C tool, and for specific growth allocations for the three incorporated cities, the six UGAs within the County, and the remainder non-urban (county) area.
19. On November 26, 2024, the Board of Clallam County Commissioners adopted the growth allocations under the HAPT Method C tool (Resolution 101, 2024), as consented to by the County and three incorporated cities therein. The results of the housing allocation are provided in the following table:

Clallam County Housing Allocations, HAPT C, 8/28/24								
	0-30% AMI							Emergency Housing (temp)
	Non-PSH	PSH	>30-50%	>50-80%	>80-100%	>100-120%	>120%	
City of Forks	100	45	92	37	13	10	2	27
Forks UGA	10	5	9	4	1	1	0	3
City of Port Angeles	664	299	605	241	85	63	13	173
Port Angeles UGA	100	45	91	37	13	10	2	27
City of Sequim	623	280	568	227	80	61	11	164
Sequim UGA	100	45	91	37	13	10	2	27
Clallam Bay/Seki UGA	10	5	9	4	1	1	0	3
Joyce UGA	0	0	0	0	0	0	0	0
Carlsborg UGA	60	27	55	22	8	6	1	16
Unincorporated Rural	0	0	0	124	44	34	812	0

20. Based on the requirements of RCW 36.70A.110(2) and .070(2), the County prepared a Land Capacity Analysis (LCA, Exhibit B) that determined the suitability of existing lands under the existing land use/zoning array to accommodate projected housing, commercial and industrial growth over the 20-year planning horizon, including the needs of housing within extremely low, very low, low and moderate-income households, emergency housing and emergency shelters. Uniform methodologies were applied, including consideration of vacant parcels, developed parcels with additional capacity, maximum units available under existing zoning densities, and consideration of accessory dwelling units. Concessions were made for the presence of critical areas and application of a reasonable market factor for parcels unlikely to experience development over the 20-year planning horizon.

- a. *Residential capacity.* The analysis for residential unit construction further considered densities needed to meet housing demand based on income bracket. The analysis was completed for the six unincorporated urban growth areas and the non-urban (rural, resource) area of the County. The analysis concluded that an expansion of high-density residential zoning (10 units/acre or greater) would be needed to accommodate a projected 24-unit need within the Clallam Bay/Seki UGA, and a projected 147-unit need within the Sequim UGA. Comprehensive Land Use Map and Zoning Map amendments have been proposed for changing the current URH designation in Clallam Bay/Seki to MD (change from 1 dwelling/12,500 SF to 15 dwellings/acre), and approximately 46.7 acres of currently designated Sequim S(R-II) to S(R-III) (Change from 5 dwellings per acre to 10 dwellings per acre).

Analysis of the 46.7 acres within the Sequim UGA demonstrates that, taking into consideration land precluded by existing development, critical areas and a reasonable market factor, a total of 22.0 net acres would be available for development. At a density of 10 units per acre, that would produce a net capacity of 220 potential residential units, satisfying the shortfall of 147 high-density residential units identified in the LCA (Appendix B). The net capacity of this change will allow for the reasonable attainment of the targeted 147 high-density residential units without significantly increasing densities beyond what is projected over the 20-year planning horizon for the UGA. The LCA and the Clallam County Housing Technical Analysis (Appendix C) both demonstrate that the 10 units-per-acre density threshold is adequate for meeting the County's high-density target needs, including growth needs for low, very low, and extremely low-income households.

Appendix L includes an analysis of the land use and zoning density increase within the Clallam Bay/Seki UGA. Although this change (from 1 dwelling per 12,500 DF to 15 dwellings per acre) could create significant capacity for growth, the analysis clearly details that the expectation for growth within the UGA is very limited—with a 20-year forecast of only 30 total units. Given the population trends of the past two decades demonstrating a slow decline, this projection is optimistic. As demonstrated in Appendices B, C and L, the proposed change will assist the community in meeting its housing targets without risk of over-extending the UGA's urban services and infrastructure in meeting the demands of that growth.

- b. *Emergency housing/emergency shelters.* The adopted HAPT Method C tool included allocations for emergency housing/emergency shelters (Finding 19). The analysis provided in the LCA (Appendix B) demonstrated adequate capacity to accommodate all allocated emergency housing/emergency shelter needs for the 20-year planning horizon except for the unincorporated Sequim UGA. Within the Sequim UGA, a deficit of 27 allocated beds was noted. In evaluating possible alternatives for accommodating this projected need, it was determined that the changes would be substantially disruptive to existing neighborhoods. The County coordinated with the City of Sequim on the matter. According to the City's analysis, substantial capacity existed within the City's commercial core to accommodate the 27-bed allocation applicable to the unincorporated UGA. The Sequim City Council considered this matter during their November 24, 2025, Council Meeting and followed up with a letter of concurrence on December 1, 2025, agreeing to accept the reallocation of the identified 27-bed need within City

limits. The Board of County Commissioners responded on December 9, 2025, adopting Resolution 94, 2025 that officially reallocated the 27-bed emergency housing/emergency shelter need to within city limits.

- c. *Commercial and industrial capacity.* The LCA (Appendix B) included an analysis of existing and potential capacity for existing commercial and industrial-zoned areas to accommodate projected future employment and growth within these categories. The analysis demonstrated that adequate capacity was available under existing land use and zoning designations to accommodate commercial, industrial and related job growth over the 20-year planning horizon. The Findings of the LCA concluded that additional analysis may be needed to evaluate the adequacy of existing development patterns and the ability of available parcels at meeting the County's future economic development needs.
21. *Accessory Dwelling Units (ADUs).* Accessory dwelling units have been allowed in Clallam County since prior to the adoption of the GMA in 1990 as both attached and detached units. In response to changes under the GMA concerning ADU development in UGAs, amendments to Ch. 33.50, CCC, are being proposed that will ensure compliance with the new requirements. These changes will be adopted simultaneous with the Comprehensive Plan Update.
22. *Adequate Provisions.* RCW 36.70A.0780(2)(d) requires the County to "make adequate [housing] provisions for existing and projected needs of all economic segments of the community..." This includes but is not limited to the following:
- a. "Incorporating consideration for low, very low, extremely low, and moderate-income households." The housing needs of economic household segments were considered in the analysis of the LCA (Exhibit B), The Housing Element Technical Analysis (Exhibit C), and specifically articulated under CCC 31.02.281(2). This included households with moderate incomes (>80% to 120% of Area Median Income or AMI), Low incomes (>50% to 80% AMI), very low incomes (>30% to 50% AMI), and extremely low incomes (0 to 30% AMI). Specific housing density brackets were assigned to each income category to determine adequacy of existing capacity under current zoning to meet demand over the 20-year planning horizon. Based on this analysis, some changes in zoning density for areas of the unincorporated Sequim UGA and Clallam Bay/Seki UGA have been proposed to accommodate future housing needs of all income segments of the population.
 - b. "Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations." Several actions have been taken to comply with this section, including adoption of the 2025-2030 Clallam County Homeless Housing Plan (CCC 31.02.280(2)(g)); suspension of the County's TDR program pending improved economic conditions to assure its success (CCC 31.02.283(3)(i)); Expansion of consideration of middle income housing types, such as duplexes, triplexes, townhomes, as well as special accommodations under emergency housing, emergency shelters and permanent supportive housing (CCC 31.02.281(1)), inclusion of zero lot line standards (CCC 31.02.283(3)(b)), Implementation of siting standards for emergency housing and emergency shelters (CCC 31.02.283(3)(i)), and allowing for the installation of temporary housing, safe parking, and other overnight accommodations on land owned by religious organizations (CCC 31.02.283(3)(m)). Additional standards are being proposed under the Clallam County Zoning Code to implement these and similar policies. Analysis of these changes are included under Appendix C and Addendum 1 and Addendum 2, thereto.

- c. "Consideration of disparate impacts, displacement, and exclusion." Pursuant to RCW 36.70A.070(2)(e)&(f), the Growth Management Act requires the County to identify policies and regulations that result in racially disparate impacts, displacement, and exclusion, and implement policies and regulations to address and undo these impacts in housing. The Housing Element Technical Analysis (Appendix C) and Addendum 3 thereto analyzes the racial demographic profile of the County, considers racial distribution across the County, considers family income based on ethnicity, and other factors as recommended by the Department of Commerce to identify and address said impacts in housing. The documents further make recommendations for addressing the issues identified, demonstrating compliance with this requirement.
 - d. "Consideration of housing locations in relation to employment location." This section is specifically addressed under amended policy CCC 31.02.281(1).
 - e. "Consideration of the role of accessory dwelling units in meeting housing needs." Accessory dwelling units have been allowed in Clallam County since prior to the adoption of the GMA in 1990 as both attached and detached units. The role of ADU's in meeting the County's housing allocation targets were fully analyzed within the LCA (Exhibit B). In response to changes under the GMA concerning ADU development in UGAs, amendments to Ch. 33.50, CCC, are being proposed that will ensure compliance with the new requirements. These changes will be adopted simultaneous with the Comprehensive Plan Update.
23. To inform the GMA Periodic Review/Update, the County updated the *Clallam County Demographic Profile – Population, Housing and Economy, May 2024* (Appendix F). The information was updated according to the latest census data as provided by the Office of Financial Management (OFM). The Demographic Profile addresses both countywide and regional population and housing characteristics and changes. The Report informed the development of the LCA and updates to the data contained in the Comprehensive Plan.

Critical Area Regulations

- 24. Chapter 27.12 CCC of the County Code contains the County's critical area regulations. These regulations were originally adopted in June 1992 and have been amended 17 times by ordinance, with the last amendment adopted in June 2025 (Ordinance 1030).
- 25. The County's Critical Area Code, Chapter 27.12 CCC, defines and regulates critical areas consistent with the GMA definitions of critical areas under RCW 36.70A.030 that includes wetlands; areas with a critical recharging effect on aquifers used for potable water; fish and wildlife habitat conservation areas; frequently flooded areas; and geologically hazardous areas.
- 26. Clallam County's critical area regulations considered the state guidelines (WAC 365-190) in the designation and classification of critical areas as required under RCW 36.70A.170.
- 27. The GMA requires the County to include best available science (BAS) in their critical area designations and regulations (RCW 36.70A.172). As part of the GMA Periodic Review/Update process, the consulting staff prepared the Best Available Science Review, Clallam County Critical Areas Ordinance Update (March 18, 2025), and the Gap Analysis, Clallam County Critical Areas Ordinance Update (June 11, 2025). Both documents inform the County as to the specific changes needed in order to establish clear compliance with the current regulatory requirements of the GMA. In accordance with RCW 36.70A.130(7)(a)(ii), the analysis indicates the County has made substantial progress towards updating its protection standards for critical areas and will move to adopt said standards in less than 12 months from adoption of the Comprehensive Plan update.

Urban Growth Areas

28. Clallam County has designated six Urban Growth Areas (UGAs)—Carlsborg UGA, Clallam Bay-Sekiu UGA, Forks UGA, Joyce UGA, Port Angeles UGA, and Sequim UGA—that total approximately 21,724 acres (includes incorporated areas), or 1.94% of the County's land base. The largest UGAs are associated with the County's three cities—Forks UGA (~4,944 acres), Port Angeles UGA (~9,220 acres), and Sequim UGA (~5,269 acres). The other three UGAs are associated with the unincorporated communities of Carlsborg (~559 acres), Clallam Bay-Sekiu (~1,397 acres), and Joyce (~335 acres).
29. The Clallam Bay-Sekiu, Forks, Joyce, Port Angeles and Sequim UGAs were all formally designated in 1995 under the County's adopted GMA comprehensive plan. The unincorporated community of Carlsborg was formally designated as the County's sixth UGA in 2000 because of its urban characteristics including an industrial and commercial core, higher residential densities, and urban services and facilities such as public water systems, fire station, school, transit and post office.
30. During the 2007 GMA Periodic Review/Update (Resolution 77), Clallam County completed a 10-year comprehensive review and analysis of its six UGA's in accordance with RCW 36.70A.130(3). The analysis addressed: UGA characteristics; growth trends; projected 20-year population growth for Clallam County and its cities; permitted densities in the cities and unincorporated UGAs; projected UGA population allocations; and analysis of land availability and housing needs. The analysis was coordinated with the cities and the results compiled in a report titled: *Clallam County's Urban Growth Analysis and 10-Year Review, May 2007* (Appendix A).
31. The 2007 UGA Report considered whether the County's six UGAs had sufficient land and densities to accommodate the urban growth that is projected to occur in the county through Year 2030. The county performed the review considering the state OFM's 2002 population projections (Year 2005 to 2025) for Clallam County, which was supplemented to incorporate the OFM's September 2007 population projections for the County through the Year 2030. The analysis showed the County's population growth trending between the OFM's medium and high projections trending to the high population projection.
32. Based on the 2007 UGA Report, the County determined that no revisions to existing UGAs were required to accommodate the projected 20-year growth and that its six UGAs continued to comply with the GMA. The 2007 UGA Report was incorporated by reference under the 2007 comprehensive plan amendment (Ordinance 829, December 11, 2007).
33. The County's six UGAs were challenged following the completion of the 2007 GMA Periodic Review/Update to the GMHB as being oversized. The WWGMHB could not reach agreement on the challenged size of the County's UGAs; and therefore, the County's existing UGA boundaries maintained their presumption of invalidity (April 23, 2008, WWGMHB Final Decision and Order; Case No. 07-0-0018c).
34. Clallam County has determined that the 2007 UGA Report, as supplemented, remains applicable to demonstrate that County UGA's continue to provide sufficient land and permitted densities to accommodate the urban growth and meet housing needs that is projected to occur in the county through Year 2040. This is based on the following:
35. As referenced earlier, the 2025 LCA (Exhibit B) confirmed that the current UGAs are adequate to accommodate the projected growth over the 20-year planning horizon without need for adjusting the boundaries thereto. With minor adjustments to current zoning, the current UGA configuration is sufficient to accommodate all growth projected to occur.
36. Clallam County and its three cities have experienced population growth that has been accommodated by their respective comprehensive plans without any major revisions to UGA boundaries. Since the

2007 GMA Periodic Review/Update, the County has updated its comprehensive plan and development regulations related to the Sequim, Port Angeles and Carlsborg UGAs as summarized below (see Attachment A for more information on referenced Ordinances):

a. Sequim UGA:

- i. Eliminated the Sequim Residential – I comprehensive plan land use and zoning designation that limited urban residential densities to 2 dwelling units (du) per acre and re-designated these areas to Sequim Residential – II that allows for maximum densities of up to 5 du per acre (Ordinance 835, October 2008).
- ii. Expanded the UGA by approximately 105 acres and created a new Research and Development land use and zoning designation (Ordinance 857, December 2009).
- iii. Removed approximately 82 acres from the UGA and designated as rural lands (Ordinance 861, December 2009). The area removed was determined to not significantly impact accommodation of residential growth in the Sequim UGA.

b. Port Angeles UGA:

- i. Amended the comprehensive plan land use and zoning designation of approximately 60 acres from urban residential to industrial (Ordinances 880 and 921).
- ii. Amended the comprehensive plan land use and zoning designation of approximately 6 acres from urban residential to urban neighborhood commercial (Ordinances 932 and 933).

c. Carlsborg UGA:

- i. Constructed a sewer system at an approximate cost of 14.5 million dollars to convey Carlsborg UGA wastewater to the City of Sequim for treatment. The County-financed part of the sewer system was approximately 14.5 million dollars and Carlsborg UGA residents and businesses were able to start connecting in July 2017. Related actions included:
 - Entered into an Interlocal Agreement (November 24, 2014), between the County and the City of Sequim for the treatment of Carlsborg UGA wastewater at the Sequim Wastewater Reclamation Facility.
 - Adopted Resolution 18, 2015 noting the intent to adopt the December 2014 “Carlsborg Wastewater Facilities Plan Amendment” as the sewage general plan for the Carlsborg UGA.
 - Adopted the 2014 Carlsborg Wastewater Facilities Plan as the Carlsborg UGA sewage general plan by reference under the Sequim-Dungeness Regional Comprehensive Plan, Chapter 31.03 CCC (Ordinance 920, November 2016)
 - Adopted new County Code Chapter 13.12, Carlsborg Sewer System related to regulation (e.g., connection requirements) and administration of the sewer system within the Carlsborg UGA (Ordinance 925, March 2017).
- ii. Amended the Comprehensive Plan Land Use and Zoning Map (Ordinance 916, November 2016) affecting over 50% of the UGA as follows:
 - Amended approximately 260-acres of Carlsborg Residential (CR) land use and zoning designations throughout the UGA that allowed for 2 du per acre into three new CR zones that allowed for higher and a variety of residential densities—CR-I (4 to 6 du/ac.), CR-II (4 5 to 8 du/ac.), and CR-III (4 to 10 du/ac.). (Ordinance 916, November 2016)
 - Eliminated the Carlsborg Village Commercial comprehensive plan land use and zoning designation and re-designated the approximately 26 acres impacted into the adjacent Carlsborg Village Center designation. (Ordinance 916, November 2016)
 - Re-designated approximately 12 acres from Carlsborg Residential (CR) to Carlsborg Commercial (CC). (Ordinance 916, November 2016)

- Amended two, small isolated areas associated with the Parkwood Residential Community from commercial to the Carlsborg Residential-II (CR-II) designation for the Parkwood development. (Ordinance 916, November 2016)
- iii. Concurrent and consistent with the land use and zoning map amendments the County also updated the Sequim-Dungeness Regional Comprehensive Plan, Chapter 31.03 CCC, related to the UGA community vision and policies addressing public services and facilities, critical areas, open space, transportation, development standards and land use (Ordinance 920, November 2016).
- iv. Concurrent and consistent with the land use map and comprehensive plan amendments, the County updated the Clallam County Zoning Code zoning and development standards for the Carlsborg UGA (Ordinances 917, 918, and 919; November 2016).
- v. The County's above actions to plan and provide for a Carlsborg Sewer System; update the Carlsborg UGA comprehensive plan future land use map and related policies, and update of implementing zoning controls for the Carlsborg UGA comply with: GMA planning goals to encourage development in urban areas and ensure adequate public facilities and services to support development (RCW 36.70A.020 (1)(2)); capital facility planning for sewer facilities pursuant to RCW 36.70A.070(3); and requirements that UGA's plan for urban growth in areas that have adequate public facility and service capacities to serve such development.

The proposed amendments to the Comprehensive Land Use Map and Zoning Map as referenced in Finding 20, above, will further ensure compliance with the requirements of RCW 36.70A, and ensure the adequacy of the County's UGAs for accommodating future growth through 2045.

Comprehensive Plan Elements

37. Land Use Element. The County's adopted Official Comprehensive Plan Land Use and Zoning Map and related countywide and regional comprehensive plan policies and implementing zoning regulations designate UGAs, natural resource lands, and rural lands as required under the GMA pursuant to RCW 36.70A.070, .110 and .170 (see also Finding 11). Since the 2007 GMA Periodic Review/Update, the County has updated the Comprehensive Plan Land Use and Zoning Map and related comprehensive plan policies and implementing zoning regulations as summarized in Attachment A.
38. Housing Element. The Countywide Comprehensive Plan includes a housing element that addresses housing for all household incomes, including low, very low, extremely low and moderate incomes (CCC 31.02.280 through .283). Consistent with RCW 36.70A.070(2), the County has completed the required analysis of existing and projected housing needs and identifying the number of housing units necessary to manage projected 20-year growth (see Findings 13 through 22).
39. Capital Facilities Element. The Countywide Comprehensive Plan capital facilities element addresses County capital facilities that include County Courthouse (administration), parks and recreation, fairgrounds, sanitary sewer (Clallam Bay, Sekiu, and Carlsborg), solid waste management, detention and corrections, county roads, and equipment maintenance facilities (CCC 31.02.310-.320). A Capital Facilities Plan has also been developed as part of this Comprehensive Plan Update, adopted under Appendix I. The countywide and regional Comprehensive Plans contain additional inventory information and policies for public facilities and services. The cities of Forks, Port Angeles and Sequim have developed capital facilities plans for their respective UGAs as well as the Port of Port Angeles for its Port properties.

The County has adopted a capital facilities plan specific to the Carlsborg UGA. Other supporting County capital facility planning efforts include the six-year Transportation Improvement Program (see Finding 40), parks and recreation master plan, fairground master plan, solid waste management plan,

and annual 10-year capital improvement plan. These provisions guide County investment in developing public facilities and services and maintenance of existing facilities and services.

The County reviews and updates its capital facility needs as needed. The county finds that the comprehensive plan provisions related to capital facilities and supporting planning efforts together with the annual reviews continue to comply with GMA requirements based on local needs. Since the 2007 GMA Periodic Review/Update, significant updates include:

- a. Adoption of the "Carlsborg Wastewater Facilities Plan Amendment" as the sewage general plan for the Carlsborg UGA (2016).
 - b. Annual update of the Six-Year Transportation Improvement Program to address road and multi-modal transportation projects (e.g., trails)—see Finding 40.
 - c. County Park & Recreation Master Plan (2016-2026).
 - d. County Comprehensive Solid Waste Management Plan Update 2021
 - e. Annual update of a 10-Year Capital Facilities Plan to address capital projects and actions identified in the comprehensive plan, various county capital facility plans, and other plans concurrent with adoption of the county's annual budget.
 - f. Clallam County 5 Year Capital Plan, 2024-2028.
 - g. Adoption of the Clallam Bay/Seki General Sewer/Wastewater Facilities Plan (2018 Plan, amended 2025).
40. Utilities Element. The County-wide Comprehensive Plan provides a Utilities Element that identifies the general distribution, location, and extent of the county's public utilities, while analyzing the issues and goals for the same (CCC 31.02.300). Public utility policies and related provisions are also found in the four Regional Comprehensive Plans. Specific utility plans (e.g., electric, water, sewer) are also available from public utility service providers such as the Clallam County PUD #1, the County's three cities, and other larger public water utilities. Clallam County owns and operates a public sewer system utility serving the unincorporated communities of Clallam Bay and Sekiu. Since the 2007 GMA Periodic Review/Update, a major utility improvement by the County in cooperation with the City of Sequim was the construction of a new public sewer collection system serving the Carlsborg UGA that conveys wastewater to Sequim for treatment. Similarly, improvements to the Clallam Bay/Seki Sewer/Wastewater Facility system was completed in 2024.
41. Rural Element. The County's comprehensive plan land use and zoning map related countywide and regional plan policies and implementing zoning designate approximately 100,806 acres, 9% of County, as rural lands. Consistent with RCW 36.70A.070(5), these rural lands provide for a variety of rural densities with allowed maximum residential densities ranging between 1 du per 5 acres to 1 du per 20 acres. In addition, many County rural zones provide for innovative land use management techniques supported by RCW 36.70A.070(5)(b) and RCW 36.70A.090 such as flexible minimum lot size (where consistent with maximum density) to support retention of larger rural lots and density incentives if the property when subdivided meets adopted rural character conservation/cluster design policies and design standards.

County rural lands include formally designated (CCC 31.02.263) limited areas of more intensive rural development (LAMIRDs) consistent with RCW 36.70A.070(5)(d). These LAMIRDs include over 40 areas scattered throughout the County including approximately 6,224 acres (0.56% of County) of Residential LAMIRDs and approximately 2,364 acres (0.21% of County) of Commercial and Mixed Use LAMIRDs. Residential LAMIRDs include seven land use and zoning designations that allow for densities ranging from 1 du per 12,500 sf to 1 du per 2.4 acres, with approximately 70% of Residential LAMIRDs allowing a maximum residential density of 1 du per acre. County Commercial

and Mixed Use LAMIRDs are typically associated with isolated or cross-road commercial nodes along state highways, existing small communities, rural airports, and other locations.

The GMA provides that "because circumstances vary from county to county, in establishing patterns of rural densities and uses, a county may consider local circumstances, but shall develop a written record explaining how the rural element harmonizes the planning goals in RCW 36.70A.020 and meets the requirements of this chapter (RCW 36.70A.070(5))." Clallam County previously developed a written record that shows how local circumstances guided the development of the rural element of the comprehensive plan consistent with the GMA as noted in the following two reports entitled: *Clallam County Rural Lands Report, December 2006*, as supplemented (Appendix D) and the *Clallam County LAMIRD Report, September 2006*, as supplemented (Appendix E).

Upon review of the County's rural areas through the LCA (Exhibit B), it was determined that no additional changes were needed to the Land Use Designation and Zoning Map for this portion of the County under this Comprehensive Plan Update.

42. **Transportation Element.** The countywide comprehensive plan inventories, describes, and analyzes county transportation, including multimodal, needs and resources (CCC 31.02.410-444). The transportation element inventories roads; ports, terminals, and moorage; ferries; airport resources; recreational, pedestrian, and bicycle trails; and public transit resources and includes goals and policies for multi-modal transportation facilities (CCC 31.02.415). The Plan analyzes level of service (LOS) standards, which are used to measure whether transportation facilities are performing at acceptable levels and to identify capacity deficiencies (CCC 31.02.410-432), including adopting a policy that highway level of service (LOS) be consistent with the Peninsula Regional Transportation Planning Organization (PRTPO) regional plan. The county's four regional comprehensive plans, including neighborhood plans within the Port Angeles and Sequim planning regions, provide additional inventory, goals, and policies for transportation. The County also maintains an up-to-date inventory of County roads which includes functional class and road characteristics (e.g., width), and a pavement management system that involves videotaping of County roads.
43. **Six Year Transportation Improvement Plan.** Consistent with RCW 36.70A.070(6)(iv), the County annually reviews and updates a six-year Transportation Improvement Plan (TIP). Consistent with the comprehensive plan and 6-year TIP, a number of major transportation improvement projects have been implemented since the 2018 GMA Periodic Review/Update to improve LOS, road/bridge safety, and multi-modal transportation including, but not limited to:
 - a. **Major collector/arterial road improvement projects:**
 - i. Sequim-Dungeness Way and Woodcock Road Intersection Improvement Project. Constructed a roundabout.
 - ii. Dry Creek Road Improvement Project (~ 0.7 miles). Reconstruction, widening, and resurfacing. Project also added a left turn lane at US 101 intersection and moved intersection with Edgewood Drive to west to accommodate future left turn land from Edgewood Drive onto Dry Creek Road.
 - iii. Laird Road Improvement Project (~ 0.5 miles). Resurface, restore, and shoulder widening.
 - iv. Carlsborg Road Improvement Project. Resurface, restore, and shoulder widening (Mile Post 1.01 to 1.76) between Olympic Discovery Trail crossing and Old Olympic Highway.
 - v. South Airport Road Improvement Project (~ 0.7 miles). Resurfacing of key connecting road between US 101 to William Fairchild International Airport.
 - vi. Old Olympic Highway Improvement Project (~ 0.85 miles). Resurfacing, widening, and stormwater improvements (Milepost 2.75 to 3.6).
 - b. **Major local access road completed improvement projects:**

- i. Town Road Relocation and Improvement project. Relocated North Segment of Towne Road to top of relocated levee, including construction of separated (by curb) bike and pedestrian path along the road.
 - c. Major culvert/fish passage improvement projects:
 - i. Hoko-Ozette Road culvert replacement. Replaced structurally failed culvert and fish passage barrier at milepost 8.8 – Johnson Creek crossing.
 - ii. Kugal Creek culvert replacement on Cooper Ranch Road. Fish passage improvement project.
 - iii. Bear Creek Road culvert replacement. Fish passage improvement project.
 - iv. Crescent Beach Road culvert replacement. Replaced storm damaged culvert that failed.
 - v. Wilson Creek culvert replacements. Replaced culverts on Wilson Creek for fish passage improvement along Wisen Creek and Swede Roads.
 - d. Major bridge improvement projects:
 - i. Old Olympic Highway, McDonald Creek Bridge replacement.
 - ii. Woodcock Road, Dungeness River Ward Bridge scour repair project.
 - e. Olympic Discovery Trail (ODT) major improvement projects:
 - i. ODT-Freshwater Bay Road to Thompson Road, via Onella/historic railroad grade alignment (~ 1.75 miles).
 - ii. ODT-Gossett Road to Waterline Road connector (~ 1.6 miles).
 - iii. ODT-Spruce Railroad Trail Final Phase, North Shore Lake Crescent. Completed the remaining gap of the ODT around the north shore of Lk. Crescent to provide a safe, 10-mile long, ADA accessible, trail alternative for non-motorized users that completely bypasses the busy US 101 route around Lake Crescent. Key final phase improvements included: (a) restore Daley-Rankin Tunnel; (b) restore and pave approximately four miles of shared use trail.
 - iv. ODT-Diamond Point to Gardiner Road connector. Constructed the last ~600 feet trail segment from Diamond Point Rd. to East County Line and extending to Old Gardner Road in Jefferson County.
44. Economic Development Element. Under the GMA, the economic development element is mandated where funds sufficient to cover applicable local government costs are appropriated and distributed by the state at least two years before the jurisdiction must complete the periodic review/update (RCW 36.70A.070(9)). The Legislature has not specifically allocated funds to cover County costs for the County's economic development element. Nonetheless, the County's comprehensive plan contains an economic development element under CCC 31.02.610 and .620 of the Countywide Comprehensive Plan. Additional economic development element provisions are found within the county's four regional comprehensive plans. Data has been updated to reflect current trends and additional policies have been included under CCC 31.02.620 to reflect current opportunities and challenges.
45. Parks and Recreation Element. Under the GMA, the parks and recreation element is mandated where funds sufficient to cover applicable local government costs are appropriated and distributed by the state at least two years before the jurisdiction must complete the periodic review/update (RCW 36.70A.070(10)). The Legislature has not specifically allocated funds to cover County costs for the County's park and recreation element. Nonetheless, the County has adopted and a 10-year Clallam County Comprehensive Park and Recreation Master Plan (2016-2026) and is currently working on an update to the Plan. In 2009, the County amended the comprehensive plan land use and zoning map creating a County Parks and Recreation (PR) designation and related zoning standards (Ordinance 860), and in 2015 the County expanded the PR designation associated with new 40-acre regional park (Rainshadow Disc Golf Park) on the Miller Peninsula. No additional changes are proposed under this Comprehensive Plan Update.

46. Natural Resource Lands. Clallam County has designated natural resource lands totaling approximately 641,000 acres, or 57.6% of the County's land base, to assure the conservation of forest, agricultural, and mineral resource lands of long-term significance consistent with RCW 36.70A.060 and .170.

- a. Commercial Forest Lands. Nearly 641,000 acres (~57 % of County) is designated as commercial forest lands. Forestry is also an allowed and preferred use in County designated rural lands. At the time of the county's initial natural resource lands designation in the early-1990's under the GMA, the county found that conversions from forest use to residential and other uses were negatively affecting the amount of land available for productive commercial forest use (CCC 31.02.130). The county went through an extensive study and evaluation that resulted in the enactment of policies for designation and protection of commercial forestlands (CCC 31.02.140). To implement its policies for designation and protection of commercial forest lands, the county enacted regulatory changes. For instance, most designated commercial forest lands were downzoned from the pre-existing zoning (which allowed densities ranging from one unit per 5 acres to one unit per 20 acres,) to new zoning that restricts residential development to one unit per 80 acres for most designated commercial forest lands.

In 2016, there were only an estimated 105 homes scattered throughout the County's over 630,000 acres of designated commercial forest lands, and only another 56 homes in the over 4,000 acres of commercial forest-mixed residential designations. Since the 2007 GMA Periodic Review/Update, there has been no loss of designated commercial forest lands, and approximately 160-acres of rural lands were re-designated to commercial forest lands. The commercial forest industry continues to face challenges of economic conditions and environmental regulations, but the pressures previously presented by conversions to conflicting uses have been effectively curtailed.

- b. Agricultural Lands. Approximately 6,202 acres (~0.6 % of County) is designated as agricultural retention lands. Agriculture is also an allowed and preferred use in County designated rural lands. The designation and regulation of agricultural lands of long-term commercial significance in Clallam County have been thoroughly vetted associated with two prior WWGMHB cases. In the 1990's, regulations applicable to the designated agricultural lands were challenged and found to be noncompliant. The County undertook a thorough review and evaluation of the unique local circumstances applicable to these lands and designed regulations to appropriately conserve and protect the designated agricultural lands, consistent with local circumstances and the goals and requirements of the GMA (Ordinance 627, October 1997). Upon review of the county's compliance, the WWGMHB not only found compliance and lifted invalidity, but congratulated the county for "a job well done" (WWGMHB 96-2-0031, Rescission of Invalidity and Finding of Compliance, 11 (Dec. 11, 1997)).
- c. Mineral Resource Lands. At the adoption of the last Comprehensive Plan Update in August 2018, the County had identified over 634,00 acres of mineral resource lands, which primarily coincided with the County's designation of Commercial Forest Resource Lands (CF) as well as existing mining locations. A challenge of the Comprehensive Plan update was filed with the WWGMHB, taking issue with the lack of full compliance with the mineral lands' designation criteria of RCW 36.70A.131, citing that the County had over-designated all Commercial Forest Resource Lands as Mineral Resource Lands. On November 10, 2020, the Board of County Commissioners adopted Ordinances 967, 968 and 969 establishing a formalized method for classification of mineral resource lands that uses a scoring method and awards points for the presence of key resource features. 39 existing mining sites were automatically included in the Mineral Resource Land Overlay District (MRL0D), along with ten inactive sites based upon the designation criteria. Upon adoption of the ordinances, the petition before the WWGMHB was withdrawn. With no additional mineral resource inventory mapping or other information affecting the original data considered, no further changes to the mineral resource lands policies or the regulations included

under Chapters 27.10 or 33.62 are warranted. This review demonstrates that the County is presently compliant with the mineral resource lands designation criteria of RCW 36.70A.131 and .170.

- d. Natural Resource Land Notices. Clallam County has adopted development regulations consistent with the GMA requirements under RCW 36.70A.060(1) for notices and disclosure for development within 600 feet of natural resource land designations pursuant to its Right to Practice Forestry, Mining, and Agriculture code, Chapter 27.10 CCC, and Subdivision Code (Chapter 29.20.300(26)). To address recent changes under RCW 36.70A.060(1)(b), new notice requirements will apply to all new building and development permits occurring within 500 feet of designated agriculture, commercial forest or mineral resource areas designating those uses as priority uses, and limiting the County's consideration of possible nuisances if said operations are following best management practices (proposed CCC 33.40.110).
47. Climate and Resiliency Element. On July 23, 2023, the State Legislature adopted as law House Bill 1181, which amended, among other sections, RCW 36.70A.020(14) and .070(9), requiring the County to adopt a climate change and resiliency element to its Comprehensive Plan and development regulations. In association with a grant provided by the Department of Commerce, the County hired Cascadia Consulting to assist in the development of the newly required element. Following an extensive process involving an appointed focus group, public outreach meetings and coordination with County staff, the consulting team provided draft recommendations for a climate and resiliency element that has been incorporated under CCC 31.02.810 and .820 of the draft Comprehensive Plan Update. Key portions of the recommended element have also been integrated into other elements of the Plan and regional subarea plans.
 - a. To address specific requirements of RCW 36.70A.070(1), CCC 31.02.820(8)(f) and .820(13)(c) formally adopt the 2025 Clallam County Hazard Mitigation Plan and Chapter 6 of the 2021 Washington State Wildland-Urban Interface Code, respectively. These plans and regulations set forth standards and procedures for addressing public safety concerning the projected proliferation of wildfire and associated risks within Clallam County.
 48. Clallam County and its three cities are collaborating on updates to the Countywide Planning Policies adopted previously under RCW 36.70A.210. The City of Port Angeles adopted its Comprehensive Plan Update on December 26, 2025. It is anticipated that the remaining updates will be completed and adopted by the county and its cities in 2026.
 49. The Clallam County Planning Commission held a duly advertised public hearing on the proposed amendments to the Comprehensive Plan and development regulations on November 5, 2025. The public hearing was continued on five separate occasions, concluding on February 18, 2026, following which, the Planning Commission forwarded their recommendation to the Board of County Commissioners citing 49 findings in support of their recommendation.
 50. Board of Clallam County Commissioners held a public hearing on April 7, 2026, and continued the hearing to April 21, 2026. Following the close of the public hearing, the Board took unanimous action to approve the changes under the Comprehensive Plan Update based on Findings 1 through 50 within this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the Board of Clallam County Commissioners, in consideration of the above findings of fact:

1. The County has completed its periodic review and update as required under RCW 36.70A.130.

2. The County's comprehensive Plan and implementing development regulations as amended (see Attachment A) from the previous 2018 GMA Periodic Review/Update meets the goals and requirements of the GMA (RCW 36.70A).
3. In developing the changes incorporated into this Comprehensive Plan Periodic Update, the County developed and relied upon several supporting studies, documents and technical memoranda that informed the development of policies and regulatory changes. These supporting documents, as addended, are identified as Appendix "A" through "P" and are incorporated herein as part of the Comprehensive Plan Periodic Update by this reference.
4. The County's periodic review considered many prior County actions, particularly since the last GMA Periodic Review/Update completed in August 2018 (Resolution 82) and August 2007 (Resolution 77), to review and revise its Comprehensive Plan and development regulations, which actions reflect changing local needs and GMA compliance measures. By recognizing prior enactments for which notice of action has already been published, this Resolution in no way incorporates or re-enacts such measures, and they remain outside of the notice of action and appeal period applicable to this Resolution. This Resolution collectively summarizes the compliance status of the County's comprehensive plan and development regulations in recognition of regular annual and periodic amendments and the County's update activities in response to the update provisions of RCW 36.70A.130.
5. The County will continue to review and update its comprehensive plan and implementing development regulations to be responsive to local needs and growth issues consistent with the GMA.

PASSED AND ADOPTED this _____ day of _____ 2026

BOARD OF CLALLAM COUNTY COMMISSIONERS

Mark Ozias

ATTEST:

Randy Johnson

Loni Gores, Clerk of the Board

Mike French, Chair

ATTACHMENT A

*Summary of Updates to Clallam County
Comprehensive Plan and Development Regulations
(August 2007 thru Present)*

ATTACHMENT A

Summary of Updates to Clallam County Comprehensive Plan and Development Regulations (August 2007 thru Present)

The Clallam County Comprehensive Plan and implementing development regulations are subject to continuing review and evaluation under the Washington State Growth Management Act (GMA), RCW 36.70A. The GMA provides two mechanisms for updating comprehensive plans and development regulations:

1. **Annual Amendments.** Under RCW 36.70A.130(2), local jurisdictions may consider amendments to their comprehensive plans no more frequently than once per year, with some exceptions. This is to ensure that proposed amendments are considered "concurrently so that the cumulative effect of the various proposals can be ascertained." Adoption or amendment of development regulations that do not require an amendment of the comprehensive plan are not subject to this once-a-year requirement.
2. **Mandatory GMA Periodic Review/Update.** Each county and city subject to fully planning under the GMA is required to periodically take legislative action to review and, if needed, revise their comprehensive plan and development regulations every 10 years (formerly every eight years) to ensure that they comply with the GMA, as per the schedule in RCW 36.70A.130.

Clallam County took legislative action to complete its last GMA Periodic Review/Update under RCW 36.70A.130 in 2018. With the adoption of Resolution 82 (August 7, 2018), Clallam County affirmed that the County had reviewed and updated its countywide comprehensive plan, regional comprehensive plans, and development regulations to ensure continued compliance with the GMA. This action completed the County's last GMA Periodic Review/Update under RCW 36.70A.130.

The County has adopted 17 ordinances addressing a wide range of both minor and major amendments to its comprehensive plan and development regulations since the County's completion of the last GMA Periodic Review/Update in 2018. These Ordinances are summarized herein to highlight actions taken by Clallam County to maintain compliance with the GMA and further the purposes thereunder. Among these updates were three ordinances in response to a case brought before the Western Washington Growth Management Hearing Board (WWGMHB) regarding the County's mineral resource lands policies and regulations. The issues were resolved with the adoption of Ordinances 967, 968 and 939 (November 10, 2020) without further review and determination from the WWGMHB.

Between the periodic updates completed in 2007 and 2018, there were a total of 43 additional ordinances addressing policy and regulatory issues. Of those, there were a total of five ordinances in response to WWGMHB orders of GMA non-compliance related to certain residential densities in rural lands, designated limited areas of more intensive rural lands, urban densities in the Sequim UGA, and agricultural activities in critical areas (Ordinances 835, 850, 852, 856 & 915). Because of the detail of work involved in the responses to the WWGMHB orders of GMA non-compliance and the relevance of those ordinances to the County's current growth management policies and regulatory programs, the inclusion of all Comprehensive Plan and development regulation ordinances since August 2007, within this Attachment is warranted.

Significant comprehensive plan and development regulation updates included, but not limited to:

- Formerly designating Limited Areas of More Intensive Rural Development (LAMRIDS) (Ordinance 827).
- Increasing the maximum allowed residential densities within the Sequim UGA (Ordinance 835).
- Eliminating four LAMIRDS and re-designating these areas to lower density rural residential (Ordinance 835).
- Amending the boundaries of 16 LAMIRDS (Ordinances 835 & 850).
- Amending rural land designations affecting over 22,000 acres (Ordinances 835, 850, 852).
- Adopting an Airport Overlay District and related zoning regulations (Ordinance 837).
- Expanding the Sequim Urban Growth Area (UGA) by approximately 105 acres with related comprehensive plan and zoning to establish a Research and Development land use and zoning designation (Ordinance 857).
- Creating a County Parks and Recreation Land Use and Zoning Designation (Ordinance 860)
- Removing approximately 82 acres from the Sequim UGA and designate as rural lands (Ordinance 861).
- Increasing designated commercial forest lands by approximately 160 acres (Ordinance 852 and 905).
- Increasing industrial lands within the Port Angeles UGA by approximately 60 acres (Ordinance 880).
- Updating zoning regarding location and development standards for regulation of marijuana uses licensed by the state (Ordinances 904 & 931).
- Adding approximately 40-acres to the County's park and recreation land designations (Ordinance 905).
- Amending the critical area regulation related to agriculture uses (Ordinance 915).
- Updating Carlsberg UGA land use and zoning designations affecting approximately 300 acres and also supporting related comprehensive plan policies and zoning standards. (Ordinances 916, 919, & 920).
- Updating mineral resource land policies and regulations to demonstrate full compliance with the GMA(Ordinances 967, 968 and 969).
- Updating the critical area protection standards of the Clallam County Shoreline Master Program (Ordinances 972 and 985).
- Updating/expanding the Clallam County Zoning Code concerning agricultural accessory uses consistent with existing Comprehensive Plan policies and current GMA requirements (Ordinance 1018).
- Adoption of updated definitions as required by FEMA for floodplain protection standards articulated in the Critical Areas Ordinance (Ordinances 1029 and 1030).

Below is a summary of all 60 ordinances updating the comprehensive plan and/or development regulations, since the County's completion of the 2007 GMA Periodic Review and Update.

Summary of Ordinances Updating the Comprehensive Plan and/or Development Regulations from August 2007 to August 2018

Ordinance 827 (August 28, 2007)-Amends Comprehensive Plan to Formerly Designate Limited Areas of More Intensive Rural Development (LAMIRDs)

With the adoption of Ordinance 827 and supporting findings pursuant to Resolution 77 on August 28, 2007, the County amended the Countywide Comprehensive Plan, Chapter 31.02 CCC, to create Section 31.02.263, Limited Areas of More Intensive Rural Development (LAMIRD). This plan amendment formally designated 46 LAMIRDs under the GMA provisions of RCW 36.70A.070 (5)(d) based on location of more intensive rural land use and zoning designations already established under the County's original 1995 GMA comprehensive plan. This action to designate LAMIRDs did not change the County's comprehensive plan land use and zoning map, but was to affirm that the affected lands qualified as LAMIRDs under the GMA. The 46 residential, commercial, and/or mixed use type LAMIRDs located throughout the County was limited to approximately 1.1% of the County's total land area. In support, the County prepared a 2006 LAMIRD Report (supplemented in 2007, 2008 and 2009) that compiled an inventory and analysis for each LAMIRD consistent with the criteria under the GMA. The LAMIRD Report was incorporated by reference as part of the comprehensive plan amendments under Section 31.02.263.

Ordinance 828 (October 23, 2007)--Amends Comprehensive Plan Land Use and Zoning Map Related to the Clallam Bay-Seki Urban Growth Area (UGA)

With the adoption of Ordinance 828 (October 23, 2007), the County amended the Official Comprehensive Plan Land Use and Zoning Map for six parcels totaling approximately 43 acres from Urban Residential High (URH) to Urban Center (UC) within the Clallam Bay-Seki UGA. The UC designation allows for increased residential densities and a mix of residential and commercial uses. The specific change expanded existing UC designation associated with and adjacent to the town center of Seki.

Ordinance 829 (December 11, 2007)-Amends the Comprehensive Plan Related to the Housing Element Provisions

With the adoption of Ordinance 829 (December 11, 2007), the County amended the Countywide Comprehensive Plan, Chapter 31.02 CCC, to update housing element inventory, policies and other provisions. This update incorporated by reference five planning reports as part of the housing element that provided an inventory and analysis of the County's existing and projected housing needs and local circumstances: (1) Urban Growth Areas Analysis and 10-Year Review (May 2007); (2) Measuring Housing Need: A Data Toolkit for Clallam County (May 2006); (3) Draft 10-Year Plan to End Homelessness in Clallam County (December 2005); (4) Draft Rural Lands Report (December 2006, as supplemented); and (5) Draft LAMIRDs Report (September 2006, as supplemented).

Ordinance 830 (December 18, 2007)-Amends the Zoning Development Regulations Related to the Rural Limited Commercial (RLC) Lands

With the adoption of Ordinance 830 (December 18, 2007), the County amended development regulations under Section 33.15.060 related to the Rural Limited Commercial (RLC) land use and zoning designation. The main update was related to amending maximum height requirements for this commercial LAMIRD zone.

Ordinance 835 (October 21, 2008)-Amends Comprehensive Plan Land Use and Zoning Map, Comprehensive Plan, and Zoning Code Related to LAMIRDs and Sequim UGA

LAM/RD Related Amendments

Clallam County's LAMIRDS designated under Ordinance 827 were challenged to the WWGMHB. On April 23, 2008, the WWGMHB ruled that 20 of the 46 LAMIRDS were invalid and/or noncompliant with the GMA (April 23, 2008, WWGMHB Final Decision and Order; Case No. 07-0-0018c). The County conducted further compliance review as documented in a 2008 supplement to the 2006/07 Clallam County LAMIRD Report. On October 21, 2008 the County adopted Ordinance 835 and supporting findings pursuant to Resolution 88 as the County's compliance response that resulted in:

- Further revising LAMIRD policies, designations and other provisions of the countywide comprehensive plan and four regional comprehensive plans;
- Eliminating four LAMIRDS and re-designating to low density rural;
- Amending the boundaries of 16 LAMIRDS;
- Designating approximately 110 acres as a new Blyn LAMIRD that established a smaller area of more intensive "Rural Center" land use and zoning designations at the base of Sequim Bay;
- Creating two new LAMIRD-type land use and zoning designations-Rural Village Low (RV2) and Tourist Rural (TR); and
- Other related amendments to zoning development regulations.

The lands removed from LAMIRDS as a result of these amendments were re-designated to a rural land use and zone and in some areas resource land designations. The WWGMHB subsequently reviewed that the County's compliance response in regard to LAMIRDS achieved GMA compliance with the exception of finding continued noncompliance related to: a) boundaries four LAMIRDS--Dryke-Sherborne, Lake Farm, Deer Park, and Larids Corner; and b) wording of zoning standards implementing intent under RCW 36.70A.070(5)(d)(v) that LAMIRDS be established based on the character of the existing area "on July 1, 1990" and not "prior to or as of July 1, 1990" (November 3, 2009 WWGMHB Compliance Order; Case No. 07-0-0018c). The County conducted further compliance analysis (March 12, 2009 Memorandum) to supplement the Clallam County LAMIRD Report and recommend revisions to achieve compliance for the remaining non-compliant LAMIRDS.

Sequim UGA Related Amendments

The County's Sequim Urban Residential-I S(R-I) land use and zoning designation within the Sequim UGA that allowed a density of 2 du per acre was challenged because it did not allow for minimum urban densities of four dwelling units per acre. The WWGMHB found the S(R-I) designation invalid and noncompliant with the GMA for allowing new development at non-urban densities. With the adoption of Ordinance 835 and supporting findings pursuant to Resolution 88 on October 21, 2008, the County amended the comprehensive plan land use and zoning map to change S(R-I) designations to Sequim Urban Residential - II (S(R-11)); eliminated comprehensive plan S(R-I) designations and policies; and eliminated the S(R-I) zone and related development standards from the zoning code. The WWGMHB found the S (R-11) land use and zoning designation that allowed for maximum densities of 5 du per acre compliant with the GMA (November 3, 2009 WWGHB Compliance Order; Case No. 07-0-0018c).

Ordinance 837 (December 16, 2008)-Amends Comprehensive Plan Land Use and Zoning Map and Zoning Code Related to Creation of an Airport Overlay District

With the adoption of Ordinance 837 (December 16, 2008) and supporting findings pursuant to Resolution 125 (December 23, 2008), the County consistent with GMA requirements (RCW 36.70A.547) to discourage the siting of incompatible uses adjacent to general aviation airports amended its zoning code to create an Airport Overlay District and also updated the Official

Comprehensive Plan Land Use and Zoning Map to establish an Airport Overlay District for the Sequim Valley Airport.

Ordinance 850 (June 23, 2009)-Amends Comprehensive Plan Land Use and Zoning Map, Comprehensive Plan, and Zoning Code Related to LAMIRDs

With the adoption of Ordinance 850 (June 23, 2009) and supporting findings pursuant to Resolution 62, the County further reduced the size and adjusted the boundaries of the Deer Park, Lairds Corner, and Dryke/Sherbourne Roads LAMIRDs and amended other related zoning standards. The approximately 100 areas removed from these four LAMIRDs were re-designated to a Rural Low (RS) or other low intensity rural designations. In addition, Ordinance 850 removed the LAMIRD designation from the approximately 142 acre Lake Farm LAMIRD and re-designated these areas as Rural Low (RS). Ordinance 850 also further amended comprehensive plan provisions (e.g., policies) and zoning development regulations consistent with these amendments. The WWGMHB subsequently ruled that these compliance efforts with regard to LAMIRDs achieved compliance (November 3, 2009 WWGMHB Compliance Order; Case No. 07-0-0018c).

Ordinance 852 (July 21, 2009)-Amends Comprehensive Plan Land Use and Zoning Map, Comprehensive Plan, and Zoning Code Related to LAMIRDs and Rural Lands

The approximately 22,000 acres of Rural Moderate (R2) and Western Rural Moderate (RW2) land use and zoning designations that were re-affirmed in the County's 2007 GMA Periodic Update/Review were challenged to the WWGMHB. The WWGMHB determined that the R2 and RW2 land use and zoning designations were noncompliant and invalid with the GMA because the allowed densities of 1 dwelling unit (du) per 2.4 acres effectively permitted urban, not rural, densities outside of an urban growth area or LAMIRD (April 23, 2008, WWGMHB Final Decision and Order; Case No. 07-0-0018c). In order to achieve compliance, the County first enacted Interim Rural Low (RS) and Western Rural Low (RWS) zoning in place of the invalid R2 and RW2 zones to reduce allowed densities (1 du per 4.8 acres). Then, with the adoption of Ordinance 852 and supporting findings pursuant to Resolution 67 on July 21, 2009, the County

replaced the interim zoning with amendments to the comprehensive plan (e.g., policies), zoning development standards and the official comprehensive plan land use and zoning map to achieve GMA compliance.

Under Ordinance 852, over 19,000 acres, or most of the invalidated R2 and RW2 zoned areas, were placed into a new Rural Neighborhood Conservation (NC) land use and zoning designation with an allowed base density of 1 du per 5 acres and providing for potential higher densities (not to exceed 1 du per 2.4 acres) for qualifying developments meeting the NC standards for infill or conservation cluster residential development alternatives. The NC infill and cluster development options were adopted consistent with provisions under RCW 36.70A.070(5)(b) and RCW 36.70A.090 that provide for clustering and other innovative techniques to accommodate appropriate rural densities and uses that are not characterized by urban growth and are consistent with rural character. Ordinance 852 also contained supporting amendments to comprehensive plan (e.g., policies) and created zoning development standards for the new NC consistent with the map amendments.

The remainder of the R2 and RW2 land use and zoning map designations were amended as follows:

- Re-established the R2 designation for four new residential (LAMIRDs) -Dungeness Meadow LAMIRD, Marine Drive LAMIRD, Solmar LAMIRD and Sequim Bay LAMIRD- located within the Sequim-Dungeness Regional Planning Area.

- Approximately 150 acres was re-designated to Public (P) due to association with existing federal, state and county parks and public lands.
- Approximately 120 acres was re-designated to a Commercial Forest (CF) due to forest land ownership by the state Department of Natural Resources and being adjacent to exiting designated CF lands.
- Approximately 105 acres near the Sequim UGA was re-designated to R5. This area was later included in a 2009 expansion of the Sequim UGA and re-designated to Sequim Research and Development Park (S(RDP)) under Ordinance 857 (see below).
- Approximately 220 acres near Forks was re-designated to RW5.

The WWGMHB subsequently ruled that the County's compliance response adopted under Ordinance 852 and Resolution 67 in regard to the invalidated R2 and RW2 zoning achieved GMA compliance (November 3, 2009 WWGMHB Compliance Order; Case No. 07-0-0018c).

Ordinance 856 (November 17, 2009)-Amends Zoning Code to Create New Chapter Containing LAMIRD Development Regulations

In October of 2008, parts of the County's adopted Ordinance 835 (see above) and supporting findings under Resolution 88, were challenged to the WWGMHB. The WWGMHB dismissed most of what was challenged, but did find that the County in noncompliance with the GMA for failure to adequately implement LAMIRD Policy 4 of its comprehensive plan within its existing LAMIRD development regulations. Policy No. 4 of the comprehensive plan reads:

"In order to maintain rural character, infill-development, and redevelopment within LAMIRDS should minimize impervious surfaces in order to maintain a more "open" or "rural" atmosphere; should have increased setbacks, buffers, and screening to separate land uses from adjacent rural residential zones; should incorporate measures to reduce the impacts of noise, odor, and traffic; and should require high-quality landscaping designed to protect rural character." (CCC 31.02.263 (4)(e))

In response, with the adoption of Ordinance 856 and supporting findings pursuant to Resolution 86 on November 17, 2009, the County amended the Clallam County Zoning Code, Title 33 CCC, to create a new zoning Chapter 33.22, Limited Areas of More Intensive Rural Development (LAMIRD) Standards to implement Policy 4 under CC 31.02.263 (4)(e) of the Countywide Comprehensive Plan. Chapter 33.22 adopted development standards that apply to commercial, industrial, mixed use and multi-family in-fill or redevelopment within areas designated as LAMIRDS throughout Clallam County. Among its provisions, CCC 33.22 places additional limits on impervious surfaces, lot coverage and setbacks and imposes new buffering and screening requirements within LAMIRDS. In February 2010, the WWGMHB ruled that the County's compliance response pursuant to Ordinance 856 and Resolution 86 to put in place development regulations to implement Comprehensive Plan Policy No. 4 achieved GMA compliance (February 10, 2010 Order Finding Compliance; Case No. 08-0-0033).

Ordinance 857 (December 8, 2009) - Amends Comprehensive Plan and Zoning Code Related to Expansion of the Sequim UGA and Creation of a UGA Research and Development Park Designation

With the adoption of Ordinance 857 and supporting findings pursuant to Resolution 90 on December 8, 2009, the County amended the comprehensive plan land use and zoning map by expanding the Sequim UGA by approximately 105 acres and creating a new Sequim Research and Development Park [S(RDP)] designation; amended comprehensive plan policies and other provisions to support the S(RDP) designation; and added a new S(RDP) zone and related development standards under Chapter 33.19, Sequim UGA, of the zoning code. The UGA expansion and S(RDP) designation provides for opportunities to support urban service

extensions to current operations of a marine research facility on the 105 acre site and future growth of research related uses associated with this site operated by Battelle Memorial Institute as part of the Pacific Northwest National Laboratory for the Department of Energy.

Ordinance 858 (December 8, 2009)-Amends Comprehensive Plan Land Use and Zoning Map Related to Commercial Forest Lands

With the adoption of Ordinance 858 (December 8, 2009) and supporting findings under Resolution 91 (December 15, 2009), the County amended the Official Clallam County Comprehensive Plan Land Use and Zoning Map for two parcels totaling approximately 74 acres from Commercial Forest (CF) to Commercial Forest/Residential Mixed Use 20 (CFM-20) located within the Western Regional Planning Area.

Ordinance 859 (December 15, 2009) -Amends Comprehensive Plan Land Use and Zoning Map Related to Commercial Forest Lands

With the adoption of Ordinance 859 (December 15, 2009) and supporting findings under Resolution 93 (December 22, 2009), the County amended the Official Clallam County Comprehensive Plan Land Use and Zoning Map for eight parcels totaling approximately 195-acres that included an approximately 19-acre parcel from Rural Very Low (R20) to Commercial Forest/Residential Mixed Use 20 (CFM-20) and seven parcels (19.3 to 31.4 acres in size) from Commercial Forest (CF) to CFM-20 located within the Sequim-Dungeness Regional Planning Area.

Ordinance 860 (December 15, 2009) -Amends Comprehensive Plan Land Use and Zoning Map and Zone Code Related to Creation of a County Parks and Recreation Land Use and Zoning Designation

With the adoption of Ordinance 860 (December 15, 2009) and supporting findings pursuant to Resolution 94 (December 22, 2009), the County amended the Official Clallam County Comprehensive Land Use and Zoning Map to re-designate County-managed parks and recreation areas to a new Parks and Recreation (PR) land use and zoning designation. In addition, Ordinance 860 amended the Clallam County Zoning Code, Title 33 CCC, consistent with the map amendments to create a new PR zone (CCC 33.07.070) and related development standards that has a stated purpose to "govern land uses for properties managed by Clallam County for park and recreation purposes consistent with the Clallam County Park and Recreation Master Plan."

Ordinance 861 (December 22, 2009) -Amends Comprehensive Plan Land Use and Zoning Map Related to Removal of Lands from Sequim UGA

With the adoption of Ordinance 861 (December 22, 2009), the County amended the Official Comprehensive Plan Land Use and Zoning Map to exclude 82 acres from the Sequim UGA and change the land use and zoning designation from Sequim Urban Residential - II to Rural Low (R5). This change was at the request of the residential neighborhood that was already substantially developed and served by private utilities. Removal of the 82 acres was supported by the City of Sequim and was determined to not impact the ability to accommodate projected urban growth in the Sequim UGA.

Ordinance 871 (December 14, 2010)-Amends Comprehensive Plan Land Use and Zoning Map Related to Rural Lands

In 2008, approximately 600 parcels (2,885 acres) associated with 19 rural neighborhoods across Clallam County were excluded from LAMIRD designations and changed to a rural low (R5 or RW5) land use and zoning designation (see Ordinance 835 above). As part this action,

the County identified that these parcels be re-evaluated for potential amendment to any new compliant designation adopted for the approximately 22,000 acres of previously invalidated rural moderate (R2 and RW2) zoning (Resolution 88, 2008). In 2009, the County adopted a new Rural Neighborhood Conservation (NC) land use and zoning designation that replaced most of the rural moderate designations (see Ordinance 852 above). The County then proceeded to re-evaluate whether the approximately 600 parcels (2,885 acres) that were previously removed from LAMIRDS for re-designation to the NC zone. With the adoption of Ordinance 871 (December 14, 2010) and supporting findings under Resolution 102 (December 21, 2010), the County amended approximately 134 of the 600 parcels to the new NC designation.

Ordinance 877 (November 15, 2011) -Amends Comprehensive Plan Land Use and Zoning Map Related to Commercial Forest Lands

With the adoption of Ordinance 877 (November 15, 2011), the County amended the Official Clallam County Comprehensive Plan Land Use and Zoning Map for approximately 43-acres from Rural Low (R5) to Commercial Forest (CF) located within the Port Angeles Regional Planning Area. This action also resulted in lot consolidation of a 44-acre ownership consisting of five lots into the 43-acre CF designated parcel and a one-acre R5 lot containing an existing residence.

Ordinance 880 (December 20, 2011)-Amends Comprehensive Plan Land Use and Zoning Map Related to Increasing Port Angeles UGA Industrial Lands

With the adoption of Ordinance 880 (December 20, 2011), the County amended the Official Clallam County Comprehensive Plan Land Use and Zoning Map for approximately 53 acres from urban residential to a new Urban Reserve Industrial - Port Angeles UGA (URI-PAUGA) designation, and created a new implementing URI-PAUGA zone and related development standards under the zoning code. Ordinance 880 also amended approximately 6.5 acres in the western Port Angeles UGA from urban residential to an Industrial (M).

Ordinance 885 (September 18, 2012)--Amends Comprehensive Plan Land Use and Zoning Map Related Designation of Rural Land to Public for Planned Rural Fire Station Site

With the adoption of Ordinance 885 (September 18, 2012) and supporting Resolution 77 (December 4, 2012), the County amended the Official Clallam County Comprehensive Plan Land Use and Zoning Map for an approximately 5 acre parcel for a future planned rural fire station from Rural Character Conservation (RCC3) to Public (P).

Ordinance 887 (September 25, 2012) -Amends Comprehensive Plan Land Use and Zoning Map Related to Commercial Forest Lands

With the adoption of Ordinance 887 (September 25, 2012) and supporting findings under Resolution 77 (December 4, 2012), the County amended the Official Clallam County Comprehensive Plan Land Use and Zoning Map for three parcels (19.8 to 40.7 acres in size) totaling approximately 100-acres from Commercial Forest (CF) to Commercial ForesUResidential Mixed Use 20 (CFM-20) located within the Sequim-Dungeness Regional Planning Area.

Ordinance 895 (September 30, 2014)--Amends Comprehensive Plan Land Use and Zoning Map Related to Rural Lands

With the adoption of Ordinance 895 (September 30, 2014), the County amended the Official Clallam County Comprehensive Plan Land Use and Zoning Map for two parcels, totaling

approximately 15 acres from Rural Character Conservation (RCC5) to Rural Low (R5). The R5 designation (maximum residential density of 1 du per 4.8 acres) abutted this contiguous ownership on three sides and was determined to be a more appropriate designation based on lot size and nearby development patterns.

Ordinance 902 (May 12, 2015)-Amends County Code to Create New Chapter Related to Carlsborg UGA Sewer System Regulation and Administration

With the adoption of Ordinance 902 (May 12, 2017), the County established a new Clallam County Code Chapter 13.12, Carlsberg Sewer System, related to regulation and administration of the new sewer system within the Carlsberg UGA. Provisions include, but are not limited to: connection requirements, permits, system use, maintenance, repair and construction, side sewer regulations, developer reimbursement, administration and enforcement, sewer user fees, and administration and enforcement. In 2017, Chapter 13.12 was repealed and replaced with updated requirements and administrative procedures under Ordinance 925.

Ordinance 904 (September 15, 2015)--Amends Zoning Code to Create New Chapter for the Regulation of Marijuana Uses

With the adoption of Ordinance 904 (September 15, 2015), the County created a new Chapter 33.52, Recreational Marijuana, in its zoning code to establish local regulations regarding the permitted location and related development standards for marijuana producers, processors, and retailers that are licensed by Washington State Liquor and Cannabis Board under Chapter 314-55 WAC.

Ordinance 905 (December 8, 2015)--Amends Comprehensive Plan Land Use and Zoning Map Related to County Parks and Recreation Lands

With the adoption of Ordinance 905 (December 8, 2015), the County amended the Official Clallam County Comprehensive Plan Land Use and Zoning Map for two parcels, totaling approximately 40 acres from Rural Low (R5) to Parks and Recreation (PR). This recently added County regional park named the Rainshadow Disc Golf Park is located in eastern Clallam County on the Miller Peninsula. The 18-hole disc golf course was completed and officially opened to the public in July 2017. The development of a public disc golf park in eastern Clallam County is consistent with and implements the County Park and Recreation MasterPlan.

Ordinances 912 and 913 (September 27, 2016)-Amends Zoning Code to Create New Chapter for the Regulation of Vacation Rentals

With the adoption of Ordinances 912 and 913 (September 27, 2016), the County amended its zoning code to add a definition of "vacation rentals" and to create a new Chapter 33.51, Vacation Rentals, and to establish regulations and requirements for such short-term rentals (30 days or less) of residences.

Ordinance 915 (November 22, 2016)-Amends Critical Areas Code Related to Agriculture Uses

With the adoption of Ordinance 915 (November 22, 2016), the County amended Chapter 27.12 CCC, Critical Areas Code, related to the regulation of new and existing agriculture. This action was the County's compliance response to the May 2015 WWGMHB finding noncompliance and invalidity remained in effect on the County's critical area regulations applicable to "existing, on-going agriculture" (WWGMHB No. 00-2-0008 and 01-2-0020, Order on Invalidity and Preliminary Schedule; May 15, 2015). Ordinance 915:

- Amended the critical area code definition of agriculture and agricultural activities.

- Added a new critical area code definition for "existing, ongoing agriculture."
- Amended the requirements for what qualifies as "existing, ongoing agriculture" under the listed exemptions under Section 27.12.035 from critical area permit and approval requirements.
- Added a new Section 27.12.037 that provides for alternative standards for existing, ongoing agriculture within and adjacent to aquatic habitat conservation areas and wetlands.

On June 19, 2017, the WWGMHB found the County amendments under Ordinance 915 achieved compliance with the GMA as they protect the County's critical area functions and values in areas used for agricultural activities removing the prior orders of non-compliance and invalidity. (WWGMHB No. 00-2-0008 and 01-2-0020, Order on Remand Finding Compliance; June 19, 2017). This closed a long case history that included:

- A 2001 WWGMHB order of invalidity and initial County compliance response;
- A further challenge of the County's compliance action and WWGMHB order finding continued non-compliance;
- A remand back to the WWGMHB from the Court of Appeals;
- A State Legislature enactment of a 2007 moratorium on alteration of critical area regulations that was not lifted until 2011;
- Subsequent GMA amendments that created a Voluntary Stewardship Program (VSP) to protect critical areas from agricultural activities;
- A 2012 WWGMHB order rescinding their prior order of invalidity based on RCW 36.70A.735(1)(b) that allowed for a participating county unable to implement a VSP work plan to achieve GMA compliance by adopting critical area regulations for agriculture of one of four counties (Clallam, Clark, King, and Whatcom); and
- An appeal of the 2012 WWGMHB dismissal that ultimately resulted in a remand and the WWGMHB May 2015 Order that the County remained subject to the prior order of invalidity that the County resolved with adoption of Ordinance 915 in 2016.

Ordinance 916 (November 29, 2016)-Amends Comprehensive Plan Land Use and Zoning Map for the Carlsborg UGA

With the adoption of Ordinance 916 on November 29, 2016, the County amended the Official Clallam County Comprehensive Plan Land Use and Zoning Map designations for over 50% of the approximately 560- acre Carlsberg Urban Growth Area (UGA). The map amendments included:

- Amending approximately 260 acres from Carlsberg Residential (CR) that allowed for 2 dwelling units (du) per acre into three new CR zones that allow for higher and a variety of residential densities-CR-I (4 to 6 du/ac.), CR-II (4 5 to 8 du/ac.), and CR-III (4 to 10 du/ac.).
- Re-designating all of the Carlsberg Village Commercial (approximately 26 acres) areas into the Carlsberg Village Center (CN). This action also eliminated the Carlsberg Village Commercial land use and zoning designation.
- Amending approximately 11 acres at the southwest intersection of US 101 and Taylor-Cutoff Road from Carlsberg Residential (CR) to Carlsberg Commercial (CC).
- Amending approximately 4.5 acres from Carlsberg Residential (CR) to Public (P).
- Amended two, small isolated areas on south-side of US 101 associated with the Parkwood Residential Community from Carlsberg General Commercial (CGC) to the new Carlsberg Residential-II (CR-II) designation for the Parkwood.

Ordinance 917 (November 29, 2016)-Amends Zoning Designations Consistent with Carlsborg UGA Comprehensive Plan Land Use and Zoning Map Updated Designations

With the adoption of Ordinance 917 (November 29, 2016), the County amended Chapter 33.05, Scope of Land Use Zones and Boundary Definitions, of the Zoning Code to include the Carlsberg UGA comprehensive plan land use and zoning designations consistent with the comprehensive plan land use map and policy amendments adopted under Ordinances 916 and 920.

Ordinance 918 (November 29, 2016)-Amends Zoning Definitions

With the adoption of Ordinance 918 (November 29, 2016), the County amended Chapter 33.03, Definitions, of the Zoning Code to add definitions for the undefined uses of cemetery, commercial storage, financial institution, gas station, marijuana processor, marijuana producer, marijuana retail, mini-storage/self-storage, restaurant, and veterinary clinic.

Ordinance 919 (November 29, 2016)-Amends Carlsborg UGA Zoning and Development Standards

With the adoption of Ordinance 919 (November 29, 2016), the County amended Chapter 33.20, Carlsberg UGA, of the Zoning Code to implement the comprehensive plan land use map, vision, policy and other plan amendments adopted concurrently under Ordinance 916 and 920. The zoning amendments included:

- Amending zoning designations consistent with concurrent updates to the comprehensive plan land use and zoning map under Ordinance 916 and related comprehensive plan policies under Ordinance 920.
- Amending use tables (allowed, conditional, prohibited uses) for the Carlsberg UGA seven land use and zoning designations.
- Amending bulk and dimensional standards addressing lot size, lot width, building setbacks, minimum residential density, maximum building size and height, and maximum residential density including, but not limited to :
 - o Eliminating industrial and commercial maximum building size standards that were established prior to sewer availability to support economic development and job creation
 - o Amending industrial and commercial building front, side and rear yard setback standards to increase development site availability.
 - o Establishing a minimum residential density of four dwelling units per acre for the three Carlsberg Residential zones.
- Amending Carlsberg UGA sewage disposal standards to require new land divisions and development to connect to the Carlsberg sewer system consistent with Clallam County Code Chapter 13.12, Carlsberg Sewer System.
- Establish standards to guide implementation of minimum residential density standards for new development and land divisions within the UGA residential zones in order to ensure future development is planned at urban densities.

Ordinance 920 (November 29, 2016)-Amends Carlsborg UGA Comprehensive Plan Policies and Other Provisions

With the adoption of Ordinance 920 (November 29, 2016), the County amended Section 31.03.350, Carlsberg Urban Growth Areas, of the Sequim-Dungeness Regional Comprehensive Plan (Chapter 31.03 CCC) supporting the adopted amendments to the Carlsberg UGA Comprehensive Plan Land Use and Zoning Map under Ordinance 916 and including updates to

the community vision and policies addressing public services and facilities, critical areas, open space, transportation, development standards and land use.

Ordinance 921 (December 13, 2016)-Amends Comprehensive Plan Land Use and Zoning Map Related to Port Angeles UGA Industrial Lands.

With the adoption of Ordinance 921 and Resolution 71 on December 13, 2016, the County amended the Official Clallam County Comprehensive Plan Land Use and Zoning Map designations for approximately 18 acres in the western Port Angeles UGA from Urban Reserve Industrial (URI) to Industrial (M).

Ordinance 925 (March 14, 2017)-Amends County Code to Carlsborg UGA Sewer System Regulation and Administration

With the adoption of Ordinance 925 (March 14, 2017), the County established a new Clallam County Code Chapter 13.12, Carlsborg Sewer System, related to regulation and administration of the new sewer system within the Carlsborg UGA. Provisions include, but are not limited to: connection requirements, permits, system use, maintenance, repair and construction, side sewer regulations, developer reimbursement, administration and enforcement, sewer user fees, and administration and enforcement. Ordinance 925 repealed and replaced prior provisions adopted in 2015 under Ordinance 902.

Ordinance 931 (September 19, 2017)-Amends Zoning Related to Regulation of Marijuana Uses

With the adoption of Ordinance 931 (September 19, 2017), the County amended Chapter 33.52, Recreational Marijuana, to prohibit retail sales of marijuana in the Joyce UGA. Ordinance 931 also amended and clarified certain development standards related to location of marijuana producers and processors within the commercial forest and agricultural retention zones. It also included updates to definitions of certain terms consistent with state definitions and removal of the term "recreational" from the Chapter title and contents. The latter change was in response to state merging of recreational and medical marijuana regulations related to state licensed marijuana producers, processors and retailers.

Ordinances 932 (November 21, 2017)-Amends Comprehensive Plan Land Use and Zoning Map Amendment Related to Increasing Port Angeles UGA Commercial Lands

With the adoption of Ordinance 932 (November 21, 2017), the County amended the Official Clallam County Comprehensive Plan Land Use and Zoning Map for approximately 5 acres in the western Port Angeles UGA from urban residential to Urban Neighborhood Commercial (UNC).

Ordinance 933 (November 21, 2017) - Amends Comprehensive Plan Land Use and Zoning Map Amendment Related to Increasing Port Angeles UGA Commercial Lands

With the adoption of Ordinance 933 (November 21, 2017), the County amended the Official Clallam County Comprehensive Plan Land Use and Zoning Map for approximately 1.3 acres in the eastern Port Angeles UGA from urban residential to Urban Neighborhood Commercial (UNC).

Ordinances 934 thru 938 (January 30, 2018)-Subdivision Code Amendments

Clallam County updated the Clallam County Code, Title 29, Subdivisions, to amend and clarify: exemptions from subdivision review consistent with RCW 58.17; the definition of boundary line adjustment consistent with RCW 58.17; minimum improvement standards (streets, water); applicability and criteria for lot combinations; and applicability of plat alteration (Ordinances 934

thru 938; January 30, 2018).

Ordinance 939 (January 30, 2018)-Amends Zoning Definition of Commercial Storage

With the adoption of Ordinance 939 (January 30, 2018), the County updated Chapter 33.03, Definitions, of the Zoning Code to amend the definition of commercial storage. The amendment resolved conflicts between the regulation of commercial storage and mini-storage/self-storage uses in the Carlsborg UGA and other areas of the County.

Ordinance 940 (January 30, 2018)-Amends Zoning Variance Procedures and Required Showing

With the adoption of Ordinance 940 (January 30, 2018), the County amended Chapter 33.30, Variances, of the Zoning Code to: 1) make the deadline for transmittal of County findings to the Hearing Examiner consistent with other code provisions and administrative procedures; and 2) to clarify that all four criteria (i.e., required showing for a variance) must be met.

Ordinance 942 (July 10, 2018)-Creating a New Chapter in Title 20 CCC, Code Compliance to Establish an Administration Hearing Process

With the adoption of Ordinance 942 (July 10, 2018), the County created an administrative hearing process that will allow the Clallam County Hearing Examiner the ability to hear code violations that will help achieve code compliance with land use and environmental regulations adopted by Clallam County. Other amendments to various chapters of the code compliance code and also the Health Code were made related to and in support of the new administrative hearing process (Ordinances 941 & 942 thru 950).

Summary of Ordinances Updating the Comprehensive Plan and/or Development Regulations from August 2018 to the Present

Ordinances 967 through 969 (November 10, 2020), Amending Chapters 27.12, 31.01 and 31.02, CCC and creating a new Chapter 33.62, Mineral Resource Lands (MRL) and Mineral Resource Overlay Districts (MRLD)

With the adoption of Ordinances 967, 968, and 969, the adopted standards for providing notice to all new development within 600-feet of mineral resource lands of the right to practice mining; new policies for designating and protecting mineral resource lands, and regulations for designating lands for including in the Mineral Resource Lands Overlay District (MRLD). These changes were promulgated, in part, from a challenge before the WWGMHB (No. 18-2-0006). The adopted changes demonstrates the County's ongoing compliance with RCW 36.70A.131 and .170.

Ordinance 971 (February 23, 2021), amending Chapter 31.01, CCC including adoption of 2018 International Building Codes

Adoption of Ordinance 971 included the adoption of applicable portions of the 2018 International Building Codes.

Ordinance 972 (July 20, 2021), amending the County's Shoreline Master Program, Title 35, CCC, including adoption of protection standards for critical areas occurring within the shoreline jurisdiction.

With the adoption of Ordinance 972, Clallam County implemented the requirements articulated

under RCW 36.70A.480(3)(b), by adoption standards within the Shoreline Master Program for the protection of critical areas occurring within the shoreline jurisdiction. The update to the SMP was approved by the Department of Ecology.

Ordinance 974 (September 21, 2021), establishing a Stormwater Ordinance under Ch. 27.14, CCC.

With the adoption of Ordinance 974, Clallam County implement standards for the protection of land and water resources from the adverse impacts of uncontrolled stormwater runoff resulting from new development. The Ordinance requires the implementation of best management practices for non-exempt projects and thresholds for review.

Ordinance 982 (March 29, 2022), amending Accessory Housing standards under Ch. 33.50, CCC.

The Ordinance provided clarification for the application of accessory dwelling units in Clallam County and eliminated hardship dwellings as an option.

Ordinance 985 (May 3, 2022), amending the Shoreline Master Program, Title 35, CCC.

The Ordinance provided clarification of key regulations applicable to development under the Shoreline Master Program.

Ordinance 990 (July 5, 2022), establishing new Ch. 27.11, CCC, County Forestry Requirements for Conversion from Forestry to Non-forestry Use.

With the adoption of Ordinance 990, Clallam County established a uniform procedure for review and administration of Class IV Forest Conversion Option Harvest Plans (COHP) timber harvest applications. The Ordinance ensures that COHP are reviewed and administered in accordance with the County's SMP and Critical Areas Ordinance.

Ordinance 1002 (August 29, 2023), amending Ch. 33.53, CCC, Landscaping and Lighting Standards.

With adoption of Ordinance 1002, Clallam County modified landscape standards for aesthetic protections to be commensurate with the scope of land use, and to provide greater flexibility in the standards to accommodate special circumstances.

Ordinance 1006 (September 12, 2023), amending Ch. 33.57, CCC, Sign Code.

With the adoption of Ordinance 1014, Clallam County reduced the aesthetic impacts of uncontrolled sign and advertisement along street and highway frontages.

Ordinance 1014 (March 19, 2024), establishing new Ch. 21.06, CCC, Park Model Placement.

With the adoption of Ordinance 1014, Clallam County established a simple permitting process for the placement of a Park Model RV to ensure connection to adequate sewage disposal, potable water supply, and other necessary site review elements.

Ordinance 1017 (June 4, 2024), amending Ch. 21.01, CCC, Building and Construction Code.

Adoption of Ordinance 1017 included the adoption of applicable portions of the 2021 International Building Codes.

Ordinance 1018 (June 25, 2024), establishing new Ch. 33.48, CCC, Agricultural Accessory Uses.

With the adoption of Ordinance 1018, Clallam County established clear regulations for the inclusion of agritourism and accessory uses affiliated with area farms, consistent with the policies adopted under the Comprehensive Plan for the same.

Ordinance 1020 (July 2, 2024), amending Ch. 33.20, CCC, Carlsborg Urban Growth Area.

The Ordinance included changes to the design standards for development within the Urban Growth Area, including reducing side yard setbacks from 10-feet to six-feet, and increasing rear property setbacks from five-feet to 10-feet, consistent with other urban settings.

Ordinance 1028 (April 8, 2025), amending Ch. 26.10, Consolidated Permit Process.

The Ordinance included changes mandated under RCW 36.70B applicable to the timing of issuance of land use and development permits.

Ordinance 1029 and 1030 (April 15, 2025 and June 6, 2025, respectively), amending Ch. 27.12, CCC, Critical Areas Ordinance, concerning floodplain requirements established by FEMA.

The Ordinance amended various definitions and standards contained under CCC 27.12.500 through .520, and .900, as they pertain to floodplains and to maintain consistency with current FEMA standards concerning the same.