

MINUTES

Clallam County Planning Commission

Meeting of January 7, 2026, 6:00 PM

- A. CALL TO ORDER: The meeting was called to order at 6:00 p.m.
- B. PLEDGE OF ALLEGIANCE.
- C. ROLL CALL: Members present were Chair Steve Gale, Vice-Chair Ron Long, Ken Reandeau, Katina Hester, Tom Butler, Bonnie Booth, Warren Billups, Jane Hielman, and Janice Wilson. 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: Commissioner Gale and Long requested changes to the minutes. Commissioner Reandeau motioned to approve the minutes with the stated corrections and Commissioner Butler seconded. Motion passed with one abstention.
- F. ANNOUNCEMENTS: Introduction of newest District 3 member Janice Wilson. Announcement of vacancy in District 1 with Bonnie Booth's resignation. Appointment of Steve Gale as Chair and Katina Hester as Vice Chair.
- G. PUBLIC COMMENT PERIOD: John Worthington asked where the Cascadia Consulting Group, Puget Sound Partnership, and Straight ERN (SERN) comments on the Comprehensive Plan could be found. Wants to see their suggestions.

Director Emery noted later in the meeting that there is no recorded testimony from any of these groups. Cascadia Consulting Group was the contractor hired to assist with the Hazard Mitigation Plan and we do not expect comments from them.

- H. UNFINISHED BUSINESS: None.
- I. PUBLIC HEARING ITEM: Director Emery noted a concerned citizen requested additional time to comment since they were experiencing computer issues and could not attend in person and suggested the public comment period and hearing be continued to January 21, 2026. Staff is still waiting for information from the subconsultant. Letter of testimony from the Hoh Indian Tribe was received and distributed, along with an aerial photograph of the Sequim Valley Airport.

John Worthington commented that the Comprehensive Plan needs to be more detailed exactly how growth is being diverted to the Urban Growth Areas and asked what that means for farming and restoration.

- J. WORK SESSION ITEMS: Director Emery clarified that the Growth Management Act encourages growth into Urban Areas in order to connect to services and reduce sprawl, but that it does not specify that all development must be diverted to UGA's. Rural development is still anticipated and must be planned for.

Discussion over Table 2 and responses to the Planning Commission's comments regarding essential public facilities were address, and the proposed language was deemed acceptable. Language gives latitude to create standards for the siting of such facilities along with the continued use of the Conditional Use Permitting process. Commission then went on to review Table 3 which includes public comments. Ambiguous language regarding artifacts was discussed with suggestions to meet the objectives. The group agreed to reject the proposed language regarding the climate requirements. The new climate element is already included and is likely all that the County will be able to achieve at this time. County will continue to work with the Tribes.

Conversation regarding the request by the Sequim Valley Airport was had. Zone 3 is approximately 23 acres. If we change the allowances to include all commercial activities with no standards we could unintentionally end up with an urban center. Providing some flexibility to allow some commercial activities with limitations could allow the airport some economic success to help maintain operations of the airport, but will also maintain the rural character that is intended.

Commissioner Long made a motion to continue the public hearing with Commissioner Booth seconding. Motion passed.

- K. PUBLIC COMMENT PERIOD: John Worthington commented that the natural systems of the Dungeness and Elwha are dismal and the Jimmycomelately Science should be used to provide space and tributaries for better salmon habitat.
- L. DISCUSSION OF PUBLIC COMMENTS: None.
- M. GOOD OF THE ORDER: Thank you to Bonnie for her years of service.
- N. ADJOURNMENT: The meeting adjourned at __8:05 p.m.____