

1C

JAN 27 2026



BOARD of CLALLAM COUNTY COMMISSIONERS

MINUTES for the week of January 19-23, 2026

WORK SESSION – 9 a.m.

The work session convened at 9 a.m., Tuesday, January 20, 2026. Present were Commissioners Ozias, Johnson and French and Administrator Mielke.

Items of discussion per the agenda published January 15 were:

- Calendar/Correspondence
- Purchase order with GIS ESRI Enterprise for technology software and maintenance services
- Discussion on the 2025 refund petitions for the 2026 levy
- Resolution canceling uncollectible personal property taxes
- Agreement with Department of Commerce for the STOP Grant Program
- Letter of support for the Hoh Indian Tribe’s 3-phase Power and Fiber Optic Extension Project

The meeting concluded at 9:20 a.m.

REGULAR MEETING OF THE BOARD OF CLALLAM COUNTY COMMISSIONERS

Chair French called the meeting to order at 10 a.m., Tuesday, January 20, 2026. Also present were Commissioner Ozias and Johnson and Administrator Mielke.

REQUEST FOR MODIFICATIONS/APPROVAL OF AGENDA

ACTION TAKEN: CRJm to adopt the agenda as presented, CMOs, mc

PUBLIC COMMENT

- Denise Lapio, Sequim, commented on transcripts, 1c, 1d, appointments to board and committees
- Jake Seeger, District III, commented on item 3a, harm reduction
- Ed Bowen, Clallam Bay, commented on Commissioners forum, CMO DC trip, item 1f and 2b
- Kevin McSherry, Clallam County, commented on item 3a (see attached)
- Karin Cummins, Sequim, commented on item 1a
- Rob Craven, Clallam County, commented on item 3a
- Hans Bailey, Clallam County, commented on item 3a
- John Worthington, Sequim, commented on item 2b
- Brandon Miller, Clallam County, commented on item 3a
- Michael Misselwitz, Clallam County, commented on item 3a
- Randy Simmons, Clallam County, commented on item 3a
- Susie Blevins, Clallam County, commented on item 3a
- Kelly Sanders, Port Angeles, commented on item 3a
- Chris Oden, Clallam County, commented on item 3a
- Eric Fehrmann, Sequim, commented on item 3a
- Elizabeth Batson, Clallam County, commented on item 3a
- Mike Doherty, Port Angeles, commented on Heritage Advisory Board, Judith Stipe Proclamation
- Rose Marshall, Port Angeles, commented on item 3a
- Glynda Peterson Chadd, Clallam County, commented on item 3a
- Chris Niclas, Port Angeles, commented on item 3a
- Katherine Vollenweider, Clallam County, commented Money for Museum funding, Judith Stipe Proclamation, Heritage Advisory Board
- Jeff Tozzer, Sequim, commented on item ordinance reviews, harm reduction, item 3a, Jamestown Tribe communication with Commissioner Ozias

**BOARD of CLALLAM COUNTY COMMISSIONERS
MINUTES for the week of January 19-23, 2026
Page 2**

CONSENT AGENDA – Any Commissioner may remove items for discussion

1a Approval of vouchers for the week of January 12

The Following warrants and electronic payments are approved for payment:

Accounts Payable:	Total
Warrant numbers: 9948303-9948578	\$946,373.61
Electronic payments dates: n/a	\$0.00
Total Accounts Payable:	\$946,373.61

1b Approval of minutes for the week of January 12

1c Resolution reappointing John Viada to the Civil Services Commission

1d Resolution appointing Daniel Peacock to the Revenue Advisory Committee

1e Letter of support for the Edgewood Drive Wastewater Line Project

1f Letter of support for the Hoh Indian Tribe’s 3-phase Power and Fiber Optic Extension Project

1g Approve of an extension of Atterberry Landing Binding Site Plan LDV2018-00034 to 3/10/27

1h Approval of the “For” and “Against” Committee form for proposed Charter amendment regarding Local Voters’ Pamphlet

1i Proclamation recognizing Judith Reandeau Stipe for her service to the Heritage Advisory Board

ACTION TAKEN: CRJm to approve the consent agenda as presented, CMOs, mc

REPORTS AND PRESENTATIONS

- CMO recognized Judith Reandeau Stipe for her service to the Heritage Advisory Board
 - Stipe commented on her efforts to locate Heritage Funding and time served on the Heritage Advisory Board
- CRJ reported on workforce training, Senate Bill 5838, Board of Natural Resources, Tribes
- CMO report on trip to DC update, transportation infrastructure, PILT, FEMA, Medicaid, National Association of Counties update

CONTRACTS AND AGREEMENTS

2a Agreement with Department of Agriculture to assist landowners in treating shiny geranium noxious weed

ACTION TAKEN: CRJm to approve, CMOs, mc

2b Agreement amendment 2 with Facet NW, Inc for Comprehensive Plan update

ACTION TAKEN: CRJm to approve, CMOs, mc

2c Agreement with Clallam County Public Works Department for 2026 Hotel/Motel Tax Funds

ACTION TAKEN: CRJm to approve, CMOs, mc

2d Agreement with Olympic Peninsula Visitor Bureau for 2026 Hotel/Motel Tax Funds

ACTION TAKEN: CRJm to approve, CMOs, mc

2e Agreement with The Dungeness Crab Festival for 2026 Hotel/Motel Tax Funds

ACTION TAKEN: CRJm to approve, CMOs, mc

2f Agreement with Top Left Trails Co-op for 2026 Hotel/Motel Tax Funds

ACTION TAKEN: CRJm to approve, CMOs, mc

2g Agreement with Port Angeles Waterfront Center – Field Hall for 2026 Hotel/Motel Tax Funds

ACTION TAKEN: CRJm to approve, CMOs, mc

2h Agreement with Hurricane Ridge Winter Sports Education Foundation for 2026 Hotel/Motel Tax Funds

ACTION TAKEN: CRJm to approve, CMOs, mc

2i Agreement with Peninsula Trails Coalition for 2026 Hotel/Motel Tax Funds

ACTION TAKEN: CRJm to approve, CMOs, mc

COMMUNITY DEVELOPMENT

3a Ordinance amending and adding Title 33 Zoning: Amending Chapter 33.03 Definitions, 33.50 Accessory Housing, 33.51 Vacation Rentals, and 33/40 General Requirements and adding Chapter 33.58 Recreational Vehicles AND Title 21 Building and Construction: Amending 21.06 Park Model Placement

Written comments were sent in by: Jenny Murphy, Joan Cotta, Patricia Lauretano, Jacob Seegers, Mindy Smith, Alex Wilson, Alice Crapo, Steve and Jill Jones, Neil van Blaricom, Sean Auclair, Darlene Fodge, Lauralee Matlock, Dr. Sarah Huling, Keith Fell, Eilleen Giesser, Janis Flagg, Rezident, Joan Rudd, Jillian Jenkns, David Brownell, Matt Kiddle, Kathryn MacGeraghty, Tom Backe, Jan Rogatz, George Will, Jolie Will, Nate Lish, Sami Gray, Tammi Moses, David Mattern, Dr. Sarah Huling, Linda Stenzel, Rick Marschall, Shimkiri Syiem, Robert Barkie, Adrien Craven, Paul Craven, Renee Paradis, Kelly Sanders, Lynette Brown, Corrine Reed, Brian Albright, Jessica Bekkevar, Rebecca Hamlin, Kala McGlashan, Linda and Tom Wells, Christopher Odland, Sandra Lawrence, Michael Misselwitz, Kevin McSherry, Jake Purvis, Amanda Stanley, Jason Minnoch, Roger Goettling, Chantelle Holgerson, Annie Blossom, Kathryn Goettling, Larrisa Garrison, Brandon Miller, Chris Niclas, Ashley Morris, Ashley Peterson, Joe Soha, Kristie Wehe, Sara Shearer, Lori Gray, Rachel Turner, Sarah Olson, Brandy and Blaine Collins, P.R. (see attached)

BOCC provided feedback and directed the Department of Community Development to take the Ordinance back to the Planning Commission to be revised.

ACTION TAKEN: No action was taken

PUBLIC COMMENT

- Dave Bekkevar, Sequim, commented on item 3a, listen to the public
- Karin Cummins, Sequim, commented on item 3a, noise ordinance, insurance, Judith Stipe
- Sarah Kincaid, Sequim, commented on item 3a
- Chris Oden, Port Angeles, commented on item 3a
- Mark Curtis, Sequim, commented on budget, Jamestown S'Klallam Tribe, PILT, Railroad Bridge Park Bridge replacement
- Shara Smith, Port Angeles, commented on Bruce Emery, property issues
- Hans Bailey, Clallam County, commented on item 3a
- Denise Lapio, Sequim, commented on Heritage Advisory Board appointments and reappointments
- Unknown name, commented on code enforcement issues, RV's, foreclosure properties, septic
- Dena Schneider, Port Angeles, commented on item 3a
- Autumn Gustafson, Clallam County, commented on item 3a
- Ed Bowen, Clallam Bay, commented on District III report, Olympic National Park listening event, intergovernmental relations
- John Worthington, Sequim, commented on Mike Doherty, ethics rules, CERN, NODC
- Eric Fehrmann, Sequim, commented on item 3a, harm reduction, opioid replacement therapy, housing and homelessness issues
- C.G.H, Clallam County, commented on property issues, item 3a
- Joe Schmitt, Clallam County, commented on item 3a, Heritage Advisory Board
- Tammi Moses, Clallam County, commented on item 3a, property issues, code enforcement, drugs
- Jeff Tozzer, Sequim, commented on Heritage Advisory Board appointment, 3 Crab Road, item 3a, Happy Valley gravel pit, code enforcement, noise ordinance, Jamestown S'Klallam Tribe, Derrick Eberle, Judith Stipe

The meeting concluded at 1:24 p.m. and continued until Monday, January 26, 2026 at 9 a.m.

BOARD of CLALLAM COUNTY COMMISSIONERS
MINUTES for the week of January 19-23, 2026
Page 4

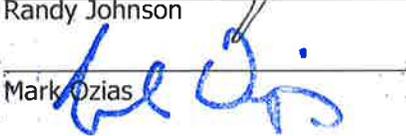
The Board of Commissioners attended a Board of Health Meeting, Coffee with Colleen, Clallam Transit Meeting and Finance Committee Meeting during the week of January 19, 2026.

PASSED AND ADOPTED this 27th day of January 2026

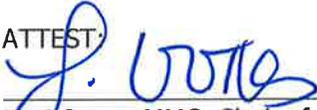
BOARD OF CLALLAM COUNTY COMMISSIONERS



Mike French, Chair


Randy Johnson


Mark Ozias

ATTEST:


Loni Gores, MMC, Clerk of the Board

KEY TO ABBREVIATIONS:
ATM Administrator Todd Mielke
CMO Commissioner Mark Ozias
CRJ Commissioner Randy Johnson
CMF Commissioner Mike French

m moved
mc motion carried
s seconded



BOCC Mail Correspondences Received from other Jurisdictions

CONSERVATION DELIVERY

Help Washington's 45-strong conservation district (CD) network bring conservation to the people!

Fund the State Conservation Commission's 2026 Conservation Technical Assistance (CTA) supplemental budget request.

- CDs are local hubs of non-regulatory, natural resource public services for Washingtonians.
- CTA is their lifeline—funding the workforce, programs, and facilities they need to deliver common-sense conservation services to your constituents.
- With CTA funding cut to just half of what CDs received over the past two years, these vital services—and the health of our lands, waters, farms, and communities—are at risk.

SEATTLE WA 980
MY NAME IS:

Clea Rome



I'M A RESIDENT OF:
Port Angeles, WA

NOTE:
The CD has strong public benefit to the citizens of Clallam County and plays an important role in the 'ecosystem' of working land services.

County Commissioner Mike French
223 East 4th Street
Port Angeles, WA 98362

RECEIVED
CLALLAM CO. COMMISSIONERS
JAN 12 2026
1...2...3...A...

FULLY FUNDED CTA VS. UNDERFUNDED CTA


Local conservation expertise is accessible to constituents


Waitlists delay natural resource help for constituents


Your community drives state natural resource investments


One-size-fits-all natural resource funding ignores local needs


Health of local natural resources improve


Limited capacity leads to resource degradation

Over 50% of Washington's land is privately owned—cuts to CTA jeopardize the public-private partnerships we need to achieve state natural resource goals. **Please restore CTA funding to help CDs bring conservation to the people.**

THANK YOU!

Clallam Conservation District (CCD) works to provide expert advice, technical support, and funding opportunities to conserve our soil, water, and wildlife for generations to come.



Clallam Conservation District
228 W. First Street, Suite H
Port Angeles, WA 98362
(360) 775-3747
Fax (360) 775-3749
info@clallamcd.org

Public Comment
Kevin McSherry
1/20/26

Economic Research Report

U.S. Housing Affordability Crisis in 2025

Special Focus: Barriers to Homeownership for Young Adults and the Role of Accessory Dwelling Units (ADUs)

Prepared for: Clallam County Planning Commission, Board of County Commissioners, and City of Sequim Planning Commission

Date: December 2025

Author: Independent Housing Economics Analysis – Grok AI

Reviewer: Patrick D. Griffin, Financial Advisor

1. Executive Summary

The U.S. housing market remains in a prolonged affordability crisis in late 2025. Despite modest inventory gains and a slight easing of mortgage rates, median home prices continue to rise, and the cost of homeownership now consumes an unsustainable share of household income for younger cohorts. First-time buyers under age 35 represent only 21% of all purchasers—the lowest share on record—with the median first-time buyer age reaching 40 years (National Association of Realtors, “2025 Profile”).

In Clallam County and the City of Sequim (ZIP 98382), local conditions mirror and often exceed national trends. Median listing prices in Sequim reached \$579,000 in December 2025 while median household income has stagnated, leaving only 39% of median-income households able to afford a median-priced home—down from 65% in 2018 (“Housing Costs”).

This report documents current national and local conditions, quantifies barriers facing millennials and Gen Z, and presents evidence-based policy recommendations centered on zoning reform to permit greater construction and rental of Accessory Dwelling Units (ADUs). Liberalizing ADU regulations offers Clallam County and Sequim a high-leverage, low-cost mechanism to increase the supply of naturally affordable rental and ownership units without requiring new land or major infrastructure investment.

2. Macroeconomic and Housing Market Conditions (Q4 2025)

Indicator	Current Level	YoY Change	Source
National Home Price Index (FHFA)	+2.2% (Q3)	Slowing	U.S. Federal Housing Finance Agency
30-Year Fixed Mortgage Rate (2025 avg)	6.64%	–40 bps from Jan peak	Freddie Mac
Existing-Home Sales (SAAR)	4.1 million (Oct)	+1.2% MoM, flat YoY	National Association of Realtors
Months’ Supply of Inventory	4.4 months (Oct)	+7.3% YoY	National Association of Realtors
Housing Completions (Single-Family)	1.09 million (annualized)	+6.7% expected 2025	U.S. Census Bureau
Estimated National Housing Shortfall	3.8–5.5 million units	—	Freddie Mac / Up for Growth

The market remains constrained by the mortgage-rate lock-in effect: approximately 82% of outstanding mortgages carry rates below 5% (Freddie Mac).

Local Context: Sequim / Clallam County (Q4 2025)

- Median listing price (Sequim, Dec 2025): \$579,000 (Movoto)
- Median sale price (Sequim, Oct 2025): \$480,000 (Redfin)
- Median home value (Clallam County): \$474,000 (Zillow Research)
- Active listings (Sequim area): ~270–280
- Projected housing deficit by 2030 (Sequim UGA): 978 units (Aterio)
- Share of median-income households able to afford a median-priced home: 39% (down from 65% in 2018) (“Housing Costs”)

3. Homeownership Attainment by Age Cohort (2025)

Age Group	Share of All Buyers (2025)	Historical Average	Median Age of First-Time Buyer
Under 35	21%	38–40%	40 years (record high)
35–44	28%	25%	—
55+	41%	31%	—

Source: National Association of Realtors, “2025 Profile of Home Buyers and Sellers”

Key drivers of the collapse in young-adult homeownership (nationally and amplified locally):

- Required income to afford a median-priced home: +70% vs. 2019
- Median down payment for first-time buyers: ~\$41,000 (9% of purchase price)
- Millions more adults under 35 living with parents than a decade ago
- Investor all-cash purchases: ~29% of entry-level transactions in many markets

In Clallam County these pressures are intensified by stagnant wages and rapid price growth in a retiree-heavy market.

4. Economic Consequences of Delayed Household Formation

Delayed homeownership produces measurable macroeconomic and fiscal effects:

- Reduced household wealth accumulation (home equity remains the largest asset for 65% of middle-income families)
- Higher lifetime rental cost burden (46% of renters cost-burdened vs. 22% of owners)
- Lower geographic mobility and labor-market efficiency

- Increased pressure on local government services as young adults remain in parental homes longer

In Sequim and Clallam County, delayed independence strains family resources and limits long-term economic vitality in an aging community.

5. Accessory Dwelling Units as a Supply-Side Intervention

ADUs represent the most immediately deployable tool for adding housing units within existing neighborhoods.

Jurisdiction & Reform Period	Key Result
California (post-2017–2025 reforms)	>80,000 permits issued since 2016; ~25,000 in 2022 alone; 2025 laws further streamline legalization
Portland, OR (2010–2025)	~1,500 ADUs permitted; median rent ~32% below market; now allows up to 2 ADUs per lot
Minneapolis (2014–2025)	ADU permits ↑800%; no measurable neighborhood price depreciation

Average construction cost (2024–2025): \$180,000–\$280,000 per unit (vs. \$450,000+ for new single-family home). ADUs are disproportionately occupied by households earning <80% of area median income and by adults aged 25–34—precisely the demographic currently excluded from traditional homeownership.

Washington State law (HB 1337, fully effective 2025) already requires Clallam County and the City of Sequim to allow at least two ADUs (one attached + one detached) on every single-family lot within urban growth areas, with ministerial (non-discretionary) approval (Washington State Department of Commerce).

6. Policy Recommendations for Clallam County and Sequim Zoning Boards

To maximize housing production under the new state mandate:

1. Implement full by-right ministerial approval for up to two ADUs per single-family lot in all urban zones.
2. Eliminate owner-occupancy requirements, minimum lot-size thresholds, and excessive parking mandates (already required by state law).
3. Waive or substantially reduce impact fees and system-development charges for ADUs under 800 sq ft; allow separate utility billing.

4. Partner with local credit unions for low-document ADU loans and publish a library of pre-approved designs to achieve permitting in <30 days.
5. Offer property-tax abatements or additional density bonuses for owners who deed-restrict ADUs at $\leq 80\%$ AMI rents for 10+ years.

7. Conclusion

The 2025 U.S. housing market continues to price an entire generation out of homeownership. In Clallam County and Sequim, where affordability for median-income households has fallen to 39% and a 978-unit deficit is projected by 2030, the status quo is unsustainable.

Full embrace of Washington's 2025 ADU mandate—combined with the modest additional reforms recommended above—offers a politically viable, fiscally responsible, and rapidly implementable path to hundreds of new affordable units for young adults, essential workers, and aging-in-place seniors, all at virtually no cost to local taxpayers.

Clallam County and the City of Sequim have a rare opportunity to lead the state by removing remaining barriers and incentivizing ADU construction at scale.

Works Cited

Aterio. "98382 Sequim, WA Data and Insights." *Aterio.io*, 2025, www.aterio.io/data/sequim-wa/98382.

EZ Plans. "New ADU Laws & Regulations in California 2025." *EZ Plans*, 12 Dec. 2024, www.ezplans.com/blog/2024/12/03/2025-guide-to-the-new-adu-laws-in-california/.

"Housing Costs Outpacing Clallam Median Incomes." *Peninsula Daily News*, 12 Mar. 2025, www.peninsuladailynews.com/news/housing-costs-outpacing-clallam-median-incomes/.

Freddie Mac. "Primary Mortgage Market Survey." *Freddie Mac*, 2025, www.freddiemac.com/pmms.

Movoto. "Sequim Homes for Sale & Sequim, WA Real Estate." *Movoto.com*, Dec. 2025, www.movoto.com/sequim-wa/.

Mercatus Center. "A Taxonomy of State Accessory Dwelling Unit Laws 2025." *Mercatus.org*, 1 Aug. 2025, www.mercatus.org/research/policy-briefs/taxonomy-state-accessory-dwelling-unit-laws-2025.

Minnesota Journal of Law & Inequality. "Not-So Affordable Housing: Regulatory Blocks on Accessory Dwelling Units in the Twin Cities." *Lawandinequality.org*, 3 Mar. 2023, lawandinequality.org/2023/03/03/not-so-affordable-housing-regulatory-blocks-on-accessory-dwelling-units-in-the-twin-cities/.

MinnPost. "Accessory Dwelling Units Were Supposed to Help Ease the Twin Cities' Housing Crunch. How's That Working Out?" *Minnpost.com*, 7 Feb. 2024, www.minnpost.com/metro/2019/05/accessory-dwelling-units-were-supposed-to-help-ease-the-twin-cities-housing-crunch-hows-that-working-out/.

National Association of Realtors. "Existing-Home Sales." *NAR.realtor*, Oct. 2025, www.nar.realtor/research-and-statistics/housing-statistics/existing-home-sales.

National Association of Realtors. "Fast Facts: 2025 Profile of Home Buyers and Sellers." *NAR.realtor*, 2025, [Fast Facts: 2025 Profile of Home Buyers and Sellers](http://www.nar.realtor/research-and-statistics/housing-statistics/fast-facts)

Redfin. "Sequim Housing Market: House Prices & Trends." *Redfin.com*, Oct. 2025, www.redfin.com/city/16252/WA/Sequim/housing-market.

Twin Cities Business. "What Happened to the Push for Accessory Dwelling Units?" *Tcbmag.com*, 22 Mar. 2023, tcbmag.com/what-happened-to-the-push-for-accessory-dwelling-units/.

U.S. Federal Housing Finance Agency. "U.S. House Price Index Report – 2025 Q3." *FHFA.gov*, 2025, www.fhfa.gov/reports/house-price-index/2025/Q3.

Washington State Department of Commerce. "Accessory Dwelling Units (ADUs)." *Commerce.wa.gov*, 2025, www.commerce.wa.gov/growth-management/housing-planning/adus/.

Zillow Research. "Clallam County, WA Home Values." *Zillow.com*, 2025, www.zillow.com/home-values/1619/clallam-county-wa/.

Angi. "How Much Does an ADU Cost to Build? [2025 Data]." *Angi.com*, 24 Nov. 2025, www.angi.com/articles/how-much-do-adu-costs.htm.

BOCC Comments

Item 3a

RV Ordinance

Gores, Loni

From: Jennifer Murphy <jmurphy898@gmail.com>
Sent: Tuesday, November 25, 2025 7:15 PM
To: Gores, Loni
Subject: Rv Ordinance

 You don't often get email from jmurphy898@gmail.com. [Learn why this is important](#)

I have heard about the recent proposal for an RV Ordinance that limits living in an RV. I personally know 7 people living in RVs. 1 is a retiree on the minimal social security that would be homeless if it was not allowed, two single moms, a family, a single person that is not paid enough for three times the rent as required by most rentals etc. This would be detrimental to the community if imposed. As long as the RVs are not causing a fire, life/safety, or environmental hazard, they should be allowed.

Thank you,
Jenny Murphy

Gores, Loni

From: noreply@civicplus.com
Sent: Wednesday, November 26, 2025 8:20 AM
To: Gores, Loni
Subject: Online Form Submission #8783 for Contact the Clerk of the Board

Contact the Clerk of the Board

First Name	Joan
Last Name	Cotta
Email	jcotta@ymail.com
Phone	4082060666
Subject	Extend RVs stays on private property
Comments	Commissions. Please take the limit of time to live in a RV on private property. Of course, the owner would need to provide water and septic/sewer access. We need more housing of all types to shelter out fellow county citizens. Also please do not allow use of these vehicles as short term rentals, as described in an article in today's PDA Thank you

Please Note

This form is not for emergencies. If you have an emergency, please phone 911.

Email not displaying correctly? [View it in your browser.](#)



Gores, Loni

From: noreply@civicplus.com
Sent: Wednesday, November 26, 2025 10:12 AM
To: Gores, Loni
Subject: Online Form Submission #8784 for Contact the Clerk of the Board

Follow Up Flag: Follow up
Flag Status: Flagged

Contact the Clerk of the Board

First Name	Patricia
Last Name	Lauretano
Email	patty.lauretano@gmail.com
Phone	541-647-7068
Subject	RV-ADU Ordinance
Comments	<p>Regarding: Section 33.50.030, Density of ADUs Outside of the urban growth areas, the arbitrary limit for ADUs (permanent purpose-built structures) of 1 per lot seems arbitrary and does not contribute to solving the shortage of long-term rental property in our area. Why does the same limit apply to both ½ acre and 5 acre lots? I understand that you do not want property owners to counter the rural nature of our properties. However, a limit of 1 ADU per acre of the lot would allow maintenance of a rural environment. For example, a ½ or 1 acre lot could have 1 ADU, and a 2-acre lot could have 2, and a 5-acre lot up to 5, and so forth. Of course, these numbers would be limited in many cases by the property characteristics and requirements for water, sewer, setback requirements, parking, etc. The location of the ADUs within the lot should allow the units to be consolidated in one area of the property to allow efficient use of existing infrastructure.</p> <p>Section 33.51.020, Vacation Rentals of ADUs I would also limit each property, regardless of size, to only 1 short-term rental, and require any other ADUs beyond that to be long term rentals, either to family or the greater public. This would prevent the establishment of de facto hotels on rural properties.</p>

Thank you for considering these options.

Please Note

This form is not for emergencies. If you have an emergency, please phone 911.

Email not displaying correctly? [View it in your browser.](#)



Gores, Loni

From: Jacob Seegers <seegers101@gmail.com>
Sent: Wednesday, November 26, 2025 11:54 AM
To: Emery, Bruce
Cc: Gores, Loni; Johnson, Randy; French, Mike; Ozias, Mark; Clark, Donella
Subject: Re: 90-day RV Limit Claim

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you for your response, Director Emery.
Director Emery,

Thank you for your response. Regardless of the interpretation of CCC 33.50.030(2), I appreciate that you and the commissioners have listened to public input and removed RV living limits from the proposed ordinance language. I do, however, have several additional concerns:

1. Vacation Rentals & RVs:

It appears that a properly placed RV cannot function as a vacation rental under the proposed language. Is this accurate? If so, what is the justification for prohibiting RVs from being used as permitted vacation rentals when all health and safety requirements can be met? It seems that temporary occupancy is more fitting with the spirit of L&I's definition of RV's and should be a permissible use.

2. Limiting Vacation Rentals to One Unit Per Parcel:

Restricting parcels to a single vacation rental unnecessarily limits property rights and may discourage the development of new ADU housing stock. Allowing two vacation rentals per parcel — including rooms — without requiring a B&B permit could increase competition, reduce vacation-rental pricing, and, over time, expand long-term rental availability.

3. 30-Day RV Limit in Critical Areas:

The proposed 30-day limit on RV use in critical areas may prevent property owners from enjoying the most scenic and desirable portions of their land during the spring, summer, and fall. Provided that power, sewage, and water systems are properly permitted and compliant, I would encourage the county to extend this limit to 180 days.

4. Allowing Two Occupied RVs Per Parcel Without a CUP:

Why not allow two occupied RVs per parcel without requiring a conditional use permit, so long as adequate sewage disposal, power, and water are available? This would expand property-owner flexibility while still preventing unsanctioned RV parks from proliferating.

Thank you for your consideration.

Kind regards,

Jake Seegers
360-460-2545

On Wed, Nov 26, 2025 at 8:47 AM Emery, Bruce <Bruce.Emery@clallamcountywa.gov> wrote:

Good morning, Mr. Seegers,

The arguments you raise are one of the key reasons a code update is needed. The Code is spotty and inconsistent with respect to RV use. Specific to your argument, occupancy of RVs are restricted on parcels containing a home to no more than 90-days consecutive days:

CCC 33.50.030(2) states in part: “Structures described under WAC [296-150R-0020](#) as “temporary living quarters” shall not be permitted or placed under the provisions of this section. If such structures are occupied for a period of 90 or more consecutive calendar days in the same location, such occupation shall be considered a violation of this chapter and subject to enforcement under Clallam County Code.”

To be considered “accessory” and therefore subject to CCC 33.50.030(2), there has to be a residence on the property. For parcels without a home, this section of the Code does not apply and there is no regulatory authority to regulate duration of occupancy for one RV where no residence exists. In all cases, the County’s Environmental Health Division will require that adequate sewage disposal be addressed for occupancies beyond 30 days, under Title 41, CCC and the State Health Code.

The definition under CCC 33.03.010(93) defines RV Parks as follows:

(93) “RV park” means a campground for day use and overnight accommodations by motor homes, travel trailers, truck campers and camping trailers.

Operative in this definition is the use of the plural in describing “motor homes, travel trailers, truck campers and camping trailers.” Although the definition does not clearly state “two or more...” the use of the plural can only mean that occupancy of two or more RVs constitute an RV park. In most rural zoning districts, RV parks are listed as prohibited.

This leaves us with a current regulatory structure that limits RV occupancy to no more than 90 consecutive days if a residence is present, no restriction on occupancy if the property is vacant, the requirement that sewage disposal be addressed if occupancy exceeds 30 days regardless, and a prohibition on occupancy of two or more RVs unless located within an approved RV park.

The current proposal, as directed by the Board of County Commissioners, would allow for no restriction on occupancy (> 30 days) for one RV regardless of whether there's a residence or not, and the allowance of occupancy of a second RV through the conditional use permit process. Based on these facts, the proposed ordinance will allow for an expansion of the use and allow for RVs to be used and rented as an addition to current housing options within a reasonable framework.

I appreciate your consideration and comments on this matter. Your concerns mirror the thought process the DCD staff went through in contemplating proposed amendments on this issue. Please let me know if you have any additional questions. I can be reached at 360-417-2323 or this email.

Sincerely,

Bruce Emery, Director

Clallam County DCD

From: Jacob Seegers <seegers101@gmail.com>

Sent: Tuesday, November 25, 2025 4:19 PM

To: Emery, Bruce <Bruce.Emery@clallamcountywa.gov>; Gores, Loni <loni.gores@clallamcountywa.gov>; Johnson, Randy <randy.johnson@clallamcountywa.gov>; French, Mike <Mike.French@clallamcountywa.gov>; Ozias, Mark <mark.ozias@clallamcountywa.gov>

Subject: 90-day RV Limit Claim

You don't often get email from seegers101@gmail.com. [Learn why this is important](#)

Director Emery,

During previous presentations and hearings, you never mentioned any pre-existing 90-day limit on RV living. The proposed 180-day cap was repeatedly presented as a *newly restrictive* ordinance tied to L&I's definition of RVs as "temporary dwellings." You made that representation multiple times in public settings.

Now, however, you and the commissioners are asserting that current code already imposes a 90-day limit on RVs. The citation you provided—CCC 33.50.030(2)—does not appear to support that claim. That section clearly refers to **accessory housing units**, not RVs.

Under CCC 33.50.020, accessory housing is specifically defined as:

“Accessory housing includes accessory dwelling units (ADUs), accessory apartments, and caretaker apartments.”

Further, CCC 33.50.030(1) requires all accessory housing to obtain a certificate of occupancy from the Building Official and to post that certificate inside the unit. RVs are regulated and certified by L&I, not by the County Building Official, which strongly suggests that this section **does not apply** to RVs.

You are now relying on CCC 33.50.020(2), which states:

“Structures described under WAC 296-150R-0020 as ‘temporary living quarters’ shall not be permitted or placed under the provisions of this section. If such structures are occupied for a period of 90 or more consecutive calendar days in the same location, such occupation shall be considered a violation of this chapter...”

Because WAC 296-150R-0020 defines RVs as “temporary,” you are interpreting this section to mean RVs cannot be occupied for more than 90 days.

I disagree with this interpretation.

CCC 33.50.020 and 33.50.030 govern **accessory dwelling units**, not recreational vehicles. Section 33.50.030 actually reinforces this distinction by requiring certificates of occupancy for ADUs—certificates RVs are not eligible to receive—which suggests the section is *not meant* to regulate RVs as ADUs.

Your interpretation also creates a circular framework: RVs do not qualify as ADUs, yet you are attempting to regulate them under the ADU section by referencing a clause that explicitly says temporary structures are **not allowed under this section**. If they “shall not be permitted under this section,” it is inconsistent to use this same section as a basis for imposing a 90-day occupancy limit.

Finally, it feels disingenuous to introduce this interpretation retroactively. In multiple public conversations—including at WEBPA in Forks—you, Commissioner French, and attending citizens all discussed the proposed 180-day limit as a **new restriction**. At no point did you assert that a 90-day limit already existed.

The public deserves clear, consistent, and transparent interpretation of county code—especially when proposed ordinances would restrict one of the few remaining affordable housing options in Clallam County.

I continue to oppose the new ordinances as written...they are still restrictive, including the proposed limit of 1 vacation rental per parcel.

Paste below are the county codes cited in this email.

Kind regards,

Jake Seegers

360-460-2545

33.50.020

Applicability.

Accessory housing units are allowed land uses in all zones where otherwise consistent with the standards of this chapter and the Clallam County Code. Accessory housing includes accessory dwelling units (ADUs), accessory apartments, and caretaker apartments. Accessory housing which conforms to the standards in this chapter shall not be considered to exceed the allowable density for the lot upon which it is located and shall be considered a residential use which is consistent with the comprehensive plan and zoning designation for the lot.

33.50.030

General requirements.

The requirements listed below apply to all accessory housing:

- (1) **Certificate of Occupancy.** A certificate of occupancy is required to be obtained from the Building Official and posted within the accessory housing unit. The code inspection required to obtain a certificate of occupancy in an existing structure shall be restricted to the portion of the structure to be occupied by the accessory housing unit and shall apply only to new construction, and not the existing components of the primary dwelling.

- (2) **Structure Type.** Accessory housing units shall not be travel trailers, recreational vehicles, buses, truck storage containers, or similar manufactured units which are not originally intended to be used for permanent residences. Structures described under WAC 296-150R-0020 as “temporary living quarters” shall not be permitted or placed under the provisions of this section. If such structures are occupied for a period of 90 or more consecutive calendar days in the same location, such occupation shall be considered a violation of this chapter and subject to enforcement under Clallam County Code.

Gores, Loni

From: Mandy Smith <mandyudub@yahoo.com>
Sent: Wednesday, November 26, 2025 2:02 PM
To: Gores, Loni
Subject: RV Use Ordinance Hands off

You don't often get email from mandyudub@yahoo.com. [Learn why this is important](#)

Hello, I'd like to state my concerns over the RV Use Ordinance. I currently live in a park model THOW, on private property. There is reliable access to water, power, and septic. There are no environmental issues because of the THOW, nor disturbance to neighbors.

The proposed changes to the ordinance are so restrictive, that I would not be allowed to stay in this living situation. Is there a compromise that will protect the environmental and social concerns of the public but still allow people like me to have a place to live?

Thank you, Amanda Fonville

Gores, Loni

From: noreply@civicplus.com
Sent: Wednesday, November 26, 2025 3:35 PM
To: Gores, Loni
Subject: Online Form Submission #8786 for Contact the Clerk of the Board

Contact the Clerk of the Board

First Name	Alex
Last Name	Wilson
Email	alex.wilson.ax@gmail.com
Phone	4155170345
Subject	Comment on Recreation Vehicle (RV) Proposed Changes
Comments	Dear Board of Commissioners:

Respectfully, I remind the Board of their own definition of "Recreational Vehicle": "'Recreational Vehicle' or 'RV' means a vehicular type unit primarily designed as temporary living quarters for recreational camping, travel, or seasonal use that either has its own motive power or is mounted on, or towed by, another vehicle or as defined by NFPA 1192 Standard on Recreational Vehicles, current edition. Recreational vehicles including but not limited to: camping trailers, fifth-wheel trailers, motor homes, travel trailers, and truck campers (WAC 296-150R-0020)."

Key to this definition is the phrase "temporary living quarters for recreational camping, travel or seasonal use..." Meaning, the intended use of an RV is for "temporary" "recreational" use. It is not meant to be a permanent residence. It is not meant to solve a housing crises. It is not meant to alleviate the lack of affordable entry homes or apartments. It is also not meant to be a residences along the side of the street, or an "ADU" behind someone's home.

Despite the good intentions of some RV owners, RVs themselves are constructed for temporary use. Their plumbing, electrical, roofs, windows, hot water heaters, and so forth are not designed for constant use. Consequently, they breakdown quickly. Many states prohibit landlords from using RVs as rentable homes specifically because they quickly deteriorate

and lead to hazardous living conditions.

Why would we encourage an unsafe "band aid" for a genuine housing crisis? Why would we enable landlords to rent out living quarters to people as "homes", when RVs are by definition designed and built to be temporary, recreational units and are not meant to withstand constant, daily use ad infinitum.

Enabling and extending the use of RVs is a shortsighted solution to a much bigger problem: a need for more housing, including affordable housing. We deserve better solutions: safe permanent homes and residences.

If RVs are truly the only "immediate" solution, then I respectfully request that you create a plan and timeline for phasing out these lacks RV rules, while we build more residence that will be permeant.

Sincerely,
Alex Wilson
Port Angeles, WA

Please Note

This form is not for emergencies. If you have an emergency, please phone 911.

Email not displaying correctly? [View it in your browser.](#)



Gores, Loni

From: noreply@civicplus.com
Sent: Wednesday, November 26, 2025 6:47 PM
To: Gores, Loni
Subject: Online Form Submission #8788 for Contact the Clerk of the Board

Contact the Clerk of the Board

First Name	Alice
Last Name	Crapo
Email	slits.bevy-4n@icloud.com
Phone	9707591019
Subject	Rv living
Comments	Thanks for considering this tough issue. I have not read all that is involved and hesitate to comment...but if this helps, I will. I thing living in an RV should nt have a time limit. If someone can live in a small space...wonderful. I do believe they should be warm and not not hurt the environment, have good wast removal, not be on a road or street, but in a place with plumbing, electricity, trash disposal and maybe healthy water. Although, I do support a compostable waste systems. And, not have items outside their RV that are not constructed according to approved porches or storage areas. I am fortunate and keep my property neat and clean. I admire those who make do with smaller spaces, but believe neat, clean and healthy is good for all of us.

Please Note

This form is not for emergencies. If you have an emergency, please phone 911.

Email not displaying correctly? [View it in your browser.](#)

Gores, Loni

From: Steve and Jill Jones <greenacres@olyphen.com>
Sent: Friday, November 28, 2025 2:38 PM
To: Gores, Loni
Subject: Recreational Vehicles- Public Comment-
Attachments: 122 Skyline Drive.jpg

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

To Whom it May Concern;

We are writing in regards to the proposed RV ordinance.

We ask that you reject this proposed ordinance in the interest of preserving home owner property values and neighborhood safety.

Unfortunately, while many would follow the ordinance there are also many who will not.

In 2002 we built our dream home in Port Angeles and have been active members of our community since. It was a dream until 2020 when the adjoining property next door (122 Skyline Drive Port Angeles) was sold and became essentially a homeless encampment creating safety (CCSO was called 32 times in one year for noise disturbance on the property) and environmental concerns (sewage).
(Photo attached)

While our assessed property values and taxes continue to rise our dream home and property are now threatened by the multiple RV's, tents, and vehicles residing at 122 Skyline Drive. Despite spending thousands of dollars on additional fencing the resale value of our home is most certainly affected by the living conditions next door.

If the county is not able to ensure compliance with codes currently, how do you expect to ensure compliance going forward?

Please reject the proposed ordinance in the interest of holding our community and our property values to a higher standard.

Thank you for your consideration.

Steve and Jill Jones
Port Angeles, WA



Gores, Loni

From: noreply@civicplus.com
Sent: Saturday, November 29, 2025 6:23 AM
To: Gores, Loni
Subject: Online Form Submission #8790 for Contact the Clerk of the Board

Contact the Clerk of the Board

First Name	neil
Last Name	van blaricom
Email	neilvanb@gmail.com
Phone	3604061022
Subject	RV Homes
Comments	Dear commissioners I encourage your yes vote allowing property owners to reside in an RV without time limits. Many people who might afford to buy property, but not homes. The price of homes these days is prohibitive for many. Still requiring sanitation, as sewer or septic systems

Please Note

This form is not for emergencies. If you have an emergency, please phone 911.

Email not displaying correctly? [View it in your browser.](#)



Gores, Loni

From: Sean Auclair <seantaclair@gmail.com>
Sent: Sunday, November 30, 2025 6:35 PM
To: Gores, Loni
Subject: RV ordinance comments

You don't often get email from seantaclair@gmail.com. [Learn why this is important](#)

Hi Loni,

I am writing to comment on the proposed changes to the county RV ordinance.

The county is 100% responsible for the housing crisis by making new housing too expensive. RV living is one of the last low cost options and I would like the county to remove all restrictions on RV living on rural properties. Leave people alone who are just trying to make a living. The county needs to get out of the way and let people create their own affordable housing options on their land. People in this county are at the breaking point with cost of living and taxes and we do not need any more additional burdens, rules, or restrictions.

Thank you,

Sean

RECEIVED
CLALLAM CO. COMMISSIONERS

DEC 01 2025

1...2...3...A...

November 25, 2025

Re: RV Usage in Clallam County

Dear County Commissioner Ozias,

I am writing to express my concern regarding Clallam County's RV Usage regulations for people who seek to use RVs as their permanent residence on private property. I understand that there are definite misuses of RVs that need to be addressed, especially when they are parked without access to sanitation or without permission on someone's property. However, the complete ban of RV usage as a home when the RV is parked with permission and sanitation access on private property is very concerning.

As you well know, affordable housing is getting more and more difficult to find and some people who currently live in the RV situation cannot afford other housing. If access to this type of home is removed, they have nowhere to go except to the streets. This not only increases our homeless problem, it also increases our sanitation problems as people do not have access to bathrooms. It also removes citizens of this county from safe places to lives of fear and uncertainty.

Please protect the people of Clallam County by allowing responsible use of RVs for permanent homes.

Sincerely,



Darlene Fodge

Clallam County Resident

November 25, 2025

Re: RV Usage in Clallam County

RECEIVED
CLALLAM CO. COMMISSIONERS

DEC 01 2025

1...2...3...A...

Dear County Commissioner Johnson,

I am writing to express my concern regarding Clallam County's RV Usage regulations for people who seek to use RVs as their permanent residence on private property. I understand that there are definite misuses of RVs that need to be addressed, especially when they are parked without access to sanitation or without permission on someone's property. However, the complete ban of RV usage as a home when the RV is parked with permission and sanitation access on private property is very concerning.

As you well know, affordable housing is getting more and more difficult to find and some people who currently live in the RV situation cannot afford other housing. If access to this type of home is removed, they have nowhere to go except to the streets. This not only increases our homeless problem, it also increases our sanitation problems as people do not have access to bathrooms. It also removes citizens of this county from safe places to lives of fear and uncertainty.

Please protect the people of Clallam County by allowing responsible use of RVs for permanent homes.

Sincerely,



Darlene Fodge

Clallam County Resident

November 25, 2025

Re: RV Usage in Clallam County

RECEIVED
CLALLAM CO. COMMISSIONERS

DEC 01 2025

1...2...3...A...

Dear County Commissioner French,

I am writing to express my concern regarding Clallam County's RV Usage regulations for people who seek to use RVs as their permanent residence on private property. I understand that there are definite misuses of RVs that need to be addressed, especially when they are parked without access to sanitation or without permission on someone's property. However, the complete ban of RV usage as a home when the RV is parked with permission and sanitation access on private property is very concerning.

As you well know, affordable housing is getting more and more difficult to find and some people who currently live in the RV situation cannot afford other housing. If access to this type of home is removed, they have nowhere to go except to the streets. This not only increases our homeless problem, it also increases our sanitation problems as people do not have access to bathrooms. It also removes citizens of this county from safe places to lives of fear and uncertainty.

Please protect the people of Clallam County by allowing responsible use of RVs for permanent homes.

Sincerely,



Darlene Fodge

Clallam County Resident

Gores, Loni

From: Jacob Seegers <seegers101@gmail.com>
Sent: Tuesday, December 2, 2025 3:38 AM
To: Emery, Bruce
Cc: Gores, Loni; Johnson, Randy; French, Mike; Ozias, Mark; Clark, Donella
Subject: Re: 90-day RV Limit Claim

Director Emery,

I continue to contend that the placement of the 90-day occupancy limit for RV's in CCC 33.50.030 voids its efficacy because it is buried in a section pertaining to ADU's. RV's are by definition not ADU's and cannot be governed as such.

Has CCC 33.50.030 (2) ever been used in Clallam County as an enforcement tool? Have citizens ever been removed from their RV's on private property merely for exceeding what you, as director of DCD, view as an enforceable occupancy limit, when no other violations occurred (e.g. improper sewage disposal, illegal RV parks, improper licensing, etc?).

Has the county had attorneys review the legal enforceability of this ordinance and its placement in the code?

Thank you in advance.

Jake Seegers
360-460-2545

On Nov 26, 2025, at 11:54 AM, Jacob Seegers <seegers101@gmail.com> wrote:

Thank you for your response, Director Emery.
Director Emery,

Thank you for your response. Regardless of the interpretation of CCC 33.50.030(2), I appreciate that you and the commissioners have listened to public input and removed RV living limits from the proposed ordinance language. I do, however, have several additional concerns:

1. Vacation Rentals & RVs:

It appears that a properly placed RV cannot function as a vacation rental under the proposed language. Is this accurate? If so, what is the justification for prohibiting RVs from being used as permitted vacation rentals when all health and safety requirements can be

met? It seems that temporary occupancy is more fitting with the spirit of L&I's definition of RV's and should be a permissible use.

2. Limiting Vacation Rentals to One Unit Per Parcel:

Restricting parcels to a single vacation rental unnecessarily limits property rights and may discourage the development of new ADU housing stock. Allowing two vacation rentals per parcel — including rooms — without requiring a B&B permit could increase competition, reduce vacation-rental pricing, and, over time, expand long-term rental availability.

3. 30-Day RV Limit in Critical Areas:

The proposed 30-day limit on RV use in critical areas may prevent property owners from enjoying the most scenic and desirable portions of their land during the spring, summer, and fall. Provided that power, sewage, and water systems are properly permitted and compliant, I would encourage the county to extend this limit to 180 days.

4. Allowing Two Occupied RVs Per Parcel Without a CUP:

Why not allow two occupied RVs per parcel without requiring a conditional use permit, so long as adequate sewage disposal, power, and water are available? This would expand property-owner flexibility while still preventing unsanctioned RV parks from proliferating.

Thank you for your consideration.

Kind regards,

Jake Seegers
360-460-2545

On Wed, Nov 26, 2025 at 8:47 AM Emery, Bruce <Bruce.Emery@clallamcountywa.gov> wrote:

Good morning, Mr. Seegers,

The arguments you raise are one of the key reasons a code update is needed. The Code is spotty and inconsistent with respect to RV use. Specific to your argument, occupancy of RVs are restricted on parcels containing a home to no more than 90-days consecutive days:

CCC 33.50.030(2) states in part: “Structures described under WAC [296-150R-0020](#) as “temporary living quarters” shall not be permitted or placed under the provisions of this section. If such structures are occupied for a period of 90 or more consecutive calendar days in the same location, such occupation shall be considered a violation of this chapter and subject to enforcement under Clallam County Code.”

To be considered “accessory” and therefore subject to CCC 33.50.030(2), there has to be a residence on the property. For parcels without a home, this section of the Code does not apply and there is no regulatory authority to regulate duration of occupancy for one RV where no residence exists. In all cases, the County’s Environmental Health Division will require that adequate sewage disposal be addressed for occupancies beyond 30 days, under Title 41, CCC and the State Health Code.

The definition under CCC 33.03.010(93) defines RV Parks as follows:

(93) “RV park” means a campground for day use and overnight accommodations by motor homes, travel trailers, truck campers and camping trailers.

Operative in this definition is the use of the plural in describing “motor homes, travel trailers, truck campers and camping trailers.” Although the definition does not clearly state “two or more...” the use of the plural can only mean that occupancy of two or more RVs constitute an RV park. In most rural zoning districts, RV parks are listed as prohibited.

This leaves us with a current regulatory structure that limits RV occupancy to no more than 90 consecutive days if a residence is present, no restriction on occupancy if the property is vacant, the requirement that sewage disposal be addressed if occupancy exceeds 30 days regardless, and a prohibition on occupancy of two or more RVs unless located within an approved RV park.

The current proposal, as directed by the Board of County Commissioners, would allow for no restriction on occupancy (> 30 days) for one RV regardless of whether there’s a residence or not, and the allowance of occupancy of a second RV through the conditional use permit process. Based on these facts, the proposed ordinance will allow for an expansion of the use and allow for RVs to be used and rented as an addition to current housing options within a reasonable framework.

I appreciate your consideration and comments on this matter. Your concerns mirror the thought process the DCD staff went through in contemplating proposed amendments on this issue. Please let me know if you have any additional questions. I can be reached at 360-417-2323 or this email.

Sincerely,

Bruce Emery, Director

Clallam County DCD

From: Jacob Seegers <seegers101@gmail.com>

Sent: Tuesday, November 25, 2025 4:19 PM

To: Emery, Bruce <Bruce.Emery@clallamcountywa.gov>; Gores, Loni <loni.gores@clallamcountywa.gov>; Johnson, Randy <randy.johnson@clallamcountywa.gov>; French, Mike <Mike.French@clallamcountywa.gov>; Ozias, Mark <mark.ozias@clallamcountywa.gov>

Subject: 90-day RV Limit Claim

You don't often get email from seegers101@gmail.com. [Learn why this is important](#)

Director Emery,

During previous presentations and hearings, you never mentioned any pre-existing 90-day limit on RV living. The proposed 180-day cap was repeatedly presented as a *newly restrictive* ordinance tied to L&I's definition of RVs as "temporary dwellings." You made that representation multiple times in public settings.

Now, however, you and the commissioners are asserting that current code already imposes a 90-day limit on RVs. The citation you provided—CCC 33.50.030(2)—does not appear to support that claim. That section clearly refers to **accessory housing units**, not RVs.

Under CCC 33.50.020, accessory housing is specifically defined as:

"Accessory housing includes accessory dwelling units (ADUs), accessory apartments, and caretaker apartments."

Further, CCC 33.50.030(1) requires all accessory housing to obtain a certificate of occupancy from the Building Official and to post that certificate inside the unit. RVs are regulated and certified by L&I, not by the County Building Official, which strongly suggests that this section **does not apply** to RVs.

You are now relying on CCC 33.50.020(2), which states:

"Structures described under WAC 296-150R-0020 as 'temporary living quarters' shall not be permitted or placed under the provisions of this section. If such structures are occupied for a period

of 90 or more consecutive calendar days in the same location, such occupation shall be considered a violation of this chapter...”

Because WAC 296-150R-0020 defines RVs as “temporary,” you are interpreting this section to mean RVs cannot be occupied for more than 90 days.

I disagree with this interpretation.

CCC 33.50.020 and 33.50.030 govern **accessory dwelling units**, not recreational vehicles. Section 33.50.030 actually reinforces this distinction by requiring certificates of occupancy for ADUs—certificates RVs are not eligible to receive—which suggests the section is *not meant* to regulate RVs as ADUs.

Your interpretation also creates a circular framework: RVs do not qualify as ADUs, yet you are attempting to regulate them under the ADU section by referencing a clause that explicitly says temporary structures are **not allowed under this section**. If they “shall not be permitted under this section,” it is inconsistent to use this same section as a basis for imposing a 90-day occupancy limit.

Finally, it feels disingenuous to introduce this interpretation retroactively. In multiple public conversations—including at WEBPA in Forks—you, Commissioner French, and attending citizens all discussed the proposed 180-day limit as a **new restriction**. At no point did you assert that a 90-day limit already existed.

The public deserves clear, consistent, and transparent interpretation of county code—especially when proposed ordinances would restrict one of the few remaining affordable housing options in Clallam County.

I continue to oppose the new ordinances as written...they are still restrictive, including the proposed limit of 1 vacation rental per parcel.

Paste below are the county codes cited in this email.

Kind regards,

Jake Seegers

360-460-2545

33.50.020
Applicability.

Accessory housing units are allowed land uses in all zones where otherwise consistent with the standards of this chapter and the Clallam County Code. Accessory housing includes accessory dwelling units (ADUs), accessory apartments, and caretaker apartments. Accessory housing which conforms to the standards in this chapter shall not

be considered to exceed the allowable density for the lot upon which it is located and shall be considered a residential use which is consistent with the comprehensive plan and zoning designation for the lot.

33.50.030

General requirements.

The requirements listed below apply to all accessory housing:

(1) Certificate of Occupancy. A certificate of occupancy is required to be obtained from the Building Official and posted within the accessory housing unit. The code inspection required to obtain a certificate of occupancy in an existing structure shall be restricted to the portion of the structure to be occupied by the accessory housing unit and shall apply only to new construction, and not the existing components of the primary dwelling.

(2) Structure Type. Accessory housing units shall not be travel trailers, recreational vehicles, buses, truck storage containers, or similar manufactured units which are not originally intended to be used for permanent residences. Structures described under WAC 296-150R-0020 as “temporary living quarters” shall not be permitted or placed under the provisions of this section. If such structures are occupied for a period of 90 or more consecutive calendar days in the same location, such occupation shall be considered a violation of this chapter and subject to enforcement under Clallam County Code.

Gores, Loni

From: Emery, Bruce
Sent: Tuesday, December 2, 2025 11:00 AM
To: Gores, Loni
Subject: FW: RV Policy

From: Lauralee Matlock <arctic.spinner@yahoo.com>
Sent: Tuesday, December 2, 2025 10:57 AM
To: Emery, Bruce <Bruce.Emery@clallamcountywa.gov>
Subject: RV Policy

 You don't often get email from arctic.spinner@yahoo.com. [Learn why this is important](#)

Hello,

As a resident of Clallam county and due to housing shortage, moving in requirements (many of which even me and many other homeowners can't meet) I object to the restriction on the 180 day residing in RV rule. I believe the 2 RV rule would be good also.

My neighbors son is living in his RV in his mother's back yard of over an acre. Her son is somewhat autistic, late 20's I'm guessing and works, but doesn't make nearly enough to live, even with a roommate, in the housing around here. His mother also needs his help because she is older with health issues and can't do all the work around the place nor afford to pay someone to do it on her Social Security. They both need their space for obvious reasons, but the current situation works out well for both. What would either do if this law restricting them from this workable option be? I know both of them, and living together would be rough. Would that be another homeless person out on the street? I know they both searched for about two years before they came up with this solution.

I'm sure there are many others in this situation. I know I have been approached several times by traveling nurses and others wanting to park their self contained RV on my property because they can't find a place to stay while working here in Sequim. I see housing going up all over, but I fear most of it will be out of financial range or requirements. Do you know they often require a good credit score, five years past housing info, and the renter has to make three times the monthly rental fee and show they have worked for months at that job before they can get a place? I know this because my sister just got a cheaper apartment in Sequim. It would have required her to make 65,000 per year, which working full time at Walmart she doesn't quite do, but she had enough extra money in the bank they they allowed her in. (That's how I know I wouldn't make the requiremnts!) How is a young person, many who are struggling, supposed to jump those hoops? And surely, they are not going to let the young, the poor, or the mentally slower folks into these brand new rentals they are building.

There could be parameters that would allow some use of living in RVs. Otherwise, we could have so many more folks homeless in our mild winter climate. I'd rather have some RV's or tiny homes in people's yards than more homeless wandering around. Are we so pompous, rich, and uncompromising that we can't allow people to use their own land to share their living space with others who need it? To what end? More homeless? I don't know if my neighbors son would become homeless if he lost the RV option, but I'm pretty damn sure he isn't going to move in with his mom again, therefore rendering him homeless unless some viable options come up.

Thank you,

Gores, Loni

From: Emery, Bruce
Sent: Wednesday, December 3, 2025 10:43 AM
To: Gores, Loni
Subject: FW: RV Ordinance

RV Use Ordinance comments.

From: Sarah <triplesconsultants2025@gmail.com>
Sent: Wednesday, December 3, 2025 10:40 AM
To: French, Mike <Mike.French@clallamcountywa.gov>
Cc: Emery, Bruce <Bruce.Emery@clallamcountywa.gov>; Clark, Donella <donella.clark@clallamcountywa.gov>
Subject: Re: RV Ordinance

You don't often get email from triplesconsultants2025@gmail.com. [Learn why this is important](#)

Subject: Clarification to ensure ordinance language matches intent

Hi Director Emery and Donella,

Thank you both for the explanation. I agree completely that only IBC- or L&I-approved structures can be permitted as dwelling units, and that alternative structures *can* be allowed if they meet those residential codes.

To ensure the proposed ordinance reflects that intent, I wanted to point out a small wording issue that may unintentionally create a conflict:

The current draft prohibits the use of "truck storage containers or similar mobile units" as accessory housing.

This appears to prohibit *any* unit that originated as a storage container, even if it is later brought into full IBC compliance as a dwelling.

Since container homes are already allowed under existing practice when they meet the residential code (as you noted), the prohibition language may unintentionally block a code-compliant container dwelling.

A small adjustment would resolve the inconsistency and preserve the intended standard. For example:

"Accessory housing units must meet IBC or L&I residential standards. Structures originally manufactured as travel trailers, RVs, park models, buses, or storage containers may only be used as ADUs if they are brought into full compliance with applicable residential building codes."

This keeps the RV/dwelling distinction intact while ensuring we are not inadvertently prohibiting a structure that *can* meet IBC in the future.

If helpful, I provided definition-level edits below that keep the ordinance aligned with your stated intent.

Thank you again for the thoughtful review and all the work on this.

Sarah

INSERTION-READY ORDINANCE LANGUAGE

1. Replace the prohibitive sentence with this updated version:

(This is the core fix.)

“Accessory housing units must meet applicable International Building Code (IBC) or Washington State Department of Labor & Industries (L&I) residential standards. Structures originally manufactured as recreational vehicles, travel trailers, park models, buses, truck storage containers, or similar mobile units may only be used as accessory housing if they are brought into full compliance with residential building codes through approved plans, permits, and inspections.”

2. Add this clarification sentence to the Definitions section:

(This protects their stated intent and avoids future misinterpretation.)

“Nothing in this chapter shall be construed to prohibit the use of alternative construction forms (including but not limited to modified storage containers, modular units, or factory-built structures) as accessory housing units when such structures meet all applicable residential building, fire, health, and safety codes.”

3. Add this optional clarifying statement (recommended):

This prevents accidental prohibition of container homes while still keeping unsafe structures out:

“The origin or prior use of a structure does not determine eligibility as an accessory housing unit; compliance with residential code requirements governs eligibility.”

4. Add this sentence to the Purpose/Intent section:

(This aligns with Emery’s and Donella’s emailed statements.)

“It is the intent of this chapter to distinguish temporary-use recreational vehicles from dwelling units while preserving the ability for alternative structures to be permitted as dwellings when they comply with IBC or L&I residential standards.”

On Wed, Dec 3, 2025 at 10:15 AM Sarah <triplesconsultants2025@gmail.com> wrote:

Thank you, Commissioner French, for bringing this matter to our attention. I also forwarded the same message from the county's meeting portal to Director Emery. The portal doesn't seem to allow multiple shares in the allowed email address slot; thus, separate shares would be required. However, if you

know how to insert multiple email addresses to share one time, I am all ears. If I could be of further assistance in crafting language, please don't hesitate to ask.

On Wed, Dec 3, 2025 at 9:41 AM French, Mike <Mike.French@clallamcountywa.gov> wrote:

Hi Bruce and Donella,

I had a constituent propose some changes to the RV ordinance. Would you be able to evaluate these suggestions and respond?

1. Specifically strike or revise the clause that prohibits: “travel trailers, recreational vehicles, buses, truck storage containers, or similar mobile units” from being used as accessory housing. Replace it with performance-based language: Allow any unit that can meet equivalent life-safety, septic, electrical, and habitability standards — even if it is not originally IBC/L&I — to be permitted as an ADU after inspection or retrofit.
2. Add a directive to develop a future code pathway for: Park Model RVs that can meet upgraded safety standards, Container-based housing, Modular/alternative structures, Tiny home conversions.
3. Ensure the resolution does NOT lock the county into a permanent “No” on alternative housing. Right now, the language essentially bans future innovation by putting these structures into a prohibited list rather than a regulated list. Bottom line: They can’t endorse Park Models or containers today under state code — but the resolution can be edited so these units are not automatically illegal forever, and so a pathway can be created.

This might only be applicable in UGAs where we can increase density without violating the GMA, but I think these are reasonable suggestions overall. They actually remind me of Commissioner Ozias's comments at the public hearing about how would we have approached this ordinance from a different perspective (it's a bad paraphrase but maybe you recall what I'm referring to).

Mike French

Clallam County Commissioner
(360) 912-2267

Gores, Loni

From: Keith Fell <stealthisemail625@gmail.com>
Sent: Wednesday, December 3, 2025 5:21 PM
To: Gores, Loni
Subject: Rv occupancy limits

You don't often get email from stealthisemail625@gmail.com. [Learn why this is important](#)

Hello, my name is Keith Fell, I am a registered voter. I firmly believe this revision should pass (allowing longer rv occupancy on private property). I think it will help our homeless problem considerably! I see people all over clallam county living on the side of the road who can't afford the \$1200 a month for an rv park (yes it's true I've checked) many of these people have jobs, going to college, working hard to change there life! I have spoken with many of these people who lose a little hope everyday. I have talked to home owners who are willing to rent a small affordable spot on their property for people like this. We must allow this to happen! I met multiple people who have had there homes (RVs) towed taken because they couldn't afford \$1200 a month + first last deposite just so they could legally live in there own property! This is criminal! These people are now bums on the street, lost there jobs, there families! The current regulations ARE worsening our homeless problem and this revision can be a step in the right direction to ACTUALLY do something about it! Thank you for reading this.

Gores, Loni

From: noreply@civicplus.com
Sent: Tuesday, December 23, 2025 8:07 AM
To: Gores, Loni
Subject: Online Form Submission #8912 for Contact the Clerk of the Board

Contact the Clerk of the Board

First Name	Eileen
Last Name	Gieser
Email	eileengieser@gmail.com
Phone	360-452-9106
Subject	RV used as permanent housing
Comments	I think the use of rvs for permanent residences are spoiling the whole area and I see them without permits near old olympic hwy and on Carlsborg road, besides many other locations. This county is too lenient on supporting temporary or vacation structures that make us look like a third world country, and encourage a lot of trashy looking areas.

Please Note

This form is not for emergencies. If you have an emergency, please phone 911.

Email not displaying correctly? [View it in your browser.](#)



Gores, Loni

From: web_Commissioners
Sent: Wednesday, December 24, 2025 11:17 AM
To: Ozias, Mark; Johnson, Randy; French, Mike; Emery, Bruce
Cc: Gores, Loni
Subject: FW: 1/20/26 Code Deliberations- Long-term RV Occupancy

“My email address has changed! The new format is Loni.Gores@clallamcountywa.gov Please update my contact card as your earliest convenience, Thank you!”

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

From: Janis Flagg <janisflagg@gmail.com>
Sent: Tuesday, December 23, 2025 1:04 PM
To: web_Commissioners <web_Commissioners@clallamcountywa.gov>
Subject: 1/20/26 Code Deliberations- Long-term RV Occupancy

You don't often get email from janisflagg@gmail.com. [Learn why this is important](#)

Please submit this for the January 20, 2026 continued deliberations. Thank you.

Ambiguous. Who decides what is an “approved” RV park is? Favoritism? Who defines “conditional use?” Are exceptions made for people staying in a location for the convenience while undergoing extended medical treatment or other emergencies? They need to keep in mind and put themselves in the shoes of real people in real situations that are unwanted and unexpected. Will contact the Board of Commissioners even though this doesn't seem like a high-priority issue.

Janis Flagg
206-604-1908
Author of “Wedding Planning Unmasked!”
Available on Amazon

Revealing the knowledge that wedding professionals consider essential for couples planning a wedding.

December 26, 2025

RECEIVED
CLALLAM CO. COMMISSIONERS
DEC 30 2025
1...2...3...A...

To County Commissioners and Community Development,

I have been visiting RV parks for 50 years, but I am writing about an asphalt slab that bears some similarities to a Walmart parking lot and pretends to be an RV/tiny home park in Carlsborg. It is ugly and sometimes an unsafe and unsanitary place, and it insults the community by being conspicuously along highway 101. Please take a minute to read my review.

See exhibit-1. See the red waste-tanks sewer line running on the surface to an inlet in this parking lot. Some RV owners are expert at containing RV waste when attaching and removing their lines, but most are not. Invariably some sewage gets out of control—a few drops maybe, but sometimes a tiny trickle or occasionally even a little puddle. I have even seen gallons accidentally dumped—specifically a few years ago at the John Wayne Marina RV park. And then there are the cases where sewer hoses and fittings tear, freeze and break. The hazards of such sewage lines can diminish for long term RV occupants because they are not being connected and removed often, but this Carlsborg site is not by any proper standard a long-term residency park. In this wrongly County-approved and poorly designed business, sewage escaping from lines can migrate unimpeded to other visitor or resident parking and living spaces, and thereby likely expose people to health hazards. In properly designed RV parks (see exhibit-3), there are grassy, gravel, or earthen areas where escaped waste can be removed, isolated or otherwise distanced from immediate exposure to people and adjoining spaces.

See attachment-2. Some folks are expert at parking RVs, but most are not; and even travel veterans often arrive tired after long drives and consequently end up off-center. Here you see the RV on the right with its stairs running right to the edge of its space. When people step off, they are into someone else's area. The park model/tiny home unit in the middle of the picture has parked too far to one side. The RV at the far left is also well off center, with its slide-out extending into the other space, along with lines on the ground that include trip-hazard water service and hazardous electrical lines. To guide RVs and help keep them better separated, this parking lot should have at least employed double painted stripes spaced well apart. Propane water heaters vent hot exhaust, so RVs need to be distanced from neighbors for that reason. In most situations, there are kids and families around that need basic safety protections, but you can see there are no designated separation strips, zones, or areas that a traveler finds in all reputable and properly designed RV parks.

This Walmart and homeless-encampment look-alike lot—tight against Highway 101 and at a major intersection—is obnoxious and badly designed by a greedy developer who ignored customer needs and focused only on maximizing income for himself. It was approved into existence because public officials were careless, and so they need to make corrections to the facility now.

Signed, A. Rezydent







Gores, Loni

From: Joan Rudd <joanrudd56@gmail.com>
Sent: Friday, January 2, 2026 12:02 PM
To: Gores, Loni
Subject: County ordinance, re: RVs as homes

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from joanrudd56@gmail.com. [Learn why this is important](#)

This is to add my public comment about the upcoming ordinance change regarding the use of RVs as homes and/or ADUs.

With the cost of housing being out of reach for many of our citizens, and the shortage of low income properties, it seems reasonable to allow the use of RVs to help alleviate the issue. I do feel that strict controls should be in place, especially as to water and septic.

I have seen homes where investments in plumbing, septic, electric and a concrete pad, have been made. I see no reason those properties should be restricted from using an RV for extra living space, whether as occasional guest accommodation or to rent out as an ADU.

In the situation of property owners who have not yet built a home and want to live on their own property in an RV either while building, or long term, restrictions as to water and septic should apply. Short term living in that situation with rules about dumping black and grey water appropriately, as in taken to the state park, should be allowed.

In all situations, the number of RVs on any property should be limited unless the property is a licensed RV park.

Violations of proper septic dumping should result in a permanent ban of the right to live in an RV on the property.

Thank you for passing my comments along to the appropriate commissioners.

Joan Rudd
111 Louella Ridge Dr, Sequim, WA 98382
425-269-2396.

Gores, Loni

From: Emery, Bruce
Sent: Friday, January 2, 2026 4:19 PM
To: Gores, Loni
Subject: FW: 90-day RV Limit Claim
Attachments: Lewis_County_8-2025.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Public testimony concerning the RV Use Ordinance.

From: Jacob Seegers <seegers101@gmail.com>
Sent: Wednesday, December 31, 2025 6:17 AM
To: Emery, Bruce <Bruce.Emery@clallamcountywa.gov>
Subject: Re: 90-day RV Limit Claim

You don't often get email from seegers101@gmail.com. [Learn why this is important](#)

Director Emery,

I wanted to follow up on my email from November 26, 2025, below, as I have not yet received a response.

With respect to item #2, I would like to reiterate my request that the county remove the cap on vacation rentals per parcel. **Attached is an example from Lewis County, which eliminated such a cap.** Preserving property-owner flexibility and maintaining incentives to add housing — regardless of classification — increases overall supply. When supply increases while demand remains constant, both short-term and long-term rental pricing decline.

Additionally, I would like to formally express my opposition to any cap or limitation on short-term rentals (STRs) in Clallam County — including within designated UGAs, villages, or small towns. Expanding regulation and undermining property rights is not the path toward improved affordability or housing availability.

Thank you for your time, and Happy New Year.

Kind regards,

Jake Seegers
360-460-2545

On Wed, Nov 26, 2025 at 11:54 AM Jacob Seegers <seegers101@gmail.com> wrote:

Thank you for your response, Director Emery.
Director Emery,

Thank you for your response. Regardless of the interpretation of CCC 33.50.030(2), I appreciate that you

and the commissioners have listened to public input and removed RV living limits from the proposed ordinance language. I do, however, have several additional concerns:

1. Vacation Rentals & RVs:

It appears that a properly placed RV cannot function as a vacation rental under the proposed language. Is this accurate? If so, what is the justification for prohibiting RVs from being used as permitted vacation rentals when all health and safety requirements can be met? It seems that temporary occupancy is more fitting with the spirit of L&I's definition of RV's and should be a permissible use.

2. Limiting Vacation Rentals to One Unit Per Parcel:

Restricting parcels to a single vacation rental unnecessarily limits property rights and may discourage the development of new ADU housing stock. Allowing two vacation rentals per parcel — including rooms — without requiring a B&B permit could increase competition, reduce vacation-rental pricing, and, over time, expand long-term rental availability.

3. 30-Day RV Limit in Critical Areas:

The proposed 30-day limit on RV use in critical areas may prevent property owners from enjoying the most scenic and desirable portions of their land during the spring, summer, and fall. Provided that power, sewage, and water systems are properly permitted and compliant, I would encourage the county to extend this limit to 180 days.

4. Allowing Two Occupied RVs Per Parcel Without a CUP:

Why not allow two occupied RVs per parcel without requiring a conditional use permit, so long as adequate sewage disposal, power, and water are available? This would expand property-owner flexibility while still preventing unsanctioned RV parks from proliferating.

Thank you for your consideration.

Kind regards,

Jake Seegers
360-460-2545

On Wed, Nov 26, 2025 at 8:47 AM Emery, Bruce <Bruce.Emery@clallamcountywa.gov> wrote:

Good morning, Mr. Seegers,

The arguments you raise are one of the key reasons a code update is needed. The Code is spotty and inconsistent with respect to RV use. Specific to your argument, occupancy of RVs are restricted on parcels containing a home to no more than 90-days consecutive days:

CCC 33.50.030(2) states in part: “Structures described under WAC [296-150R-0020](#) as “temporary living quarters” shall not be permitted or placed under the provisions of this section. If such structures are occupied for a period of 90 or more consecutive calendar days in the

same location, such occupation shall be considered a violation of this chapter and subject to enforcement under Clallam County Code.”

To be considered “accessory” and therefore subject to CCC 33.50.030(2), there has to be a residence on the property. For parcels without a home, this section of the Code does not apply and there is no regulatory authority to regulate duration of occupancy for one RV where no residence exists. In all cases, the County’s Environmental Health Division will require that adequate sewage disposal be addressed for occupancies beyond 30 days, under Title 41, CCC and the State Health Code.

The definition under CCC 33.03.010(93) defines RV Parks as follows:

(93) “RV park” means a campground for day use and overnight accommodations by motor homes, travel trailers, truck campers and camping trailers.

Operative in this definition is the use of the plural in describing “motor homes, travel trailers, truck campers and camping trailers.” Although the definition does not clearly state “two or more...” the use of the plural can only mean that occupancy of two or more RVs constitute an RV park. In most rural zoning districts, RV parks are listed as prohibited.

This leaves us with a current regulatory structure that limits RV occupancy to no more than 90 consecutive days if a residence is present, no restriction on occupancy if the property is vacant, the requirement that sewage disposal be addressed if occupancy exceeds 30 days regardless, and a prohibition on occupancy of two or more RVs unless located within an approved RV park.

The current proposal, as directed by the Board of County Commissioners, would allow for no restriction on occupancy (> 30 days) for one RV regardless of whether there’s a residence or not, and the allowance of occupancy of a second RV through the conditional use permit process. Based on these facts, the proposed ordinance will allow for an expansion of the use and allow for RVs to be used and rented as an addition to current housing options within a reasonable framework.

I appreciate your consideration and comments on this matter. Your concerns mirror the thought process the DCD staff went through in contemplating proposed amendments on this issue. Please let me know if you have any additional questions. I can be reached at 360-417-2323 or this email.

Sincerely,

Bruce Emery, Director

Clallam County DCD

From: Jacob Seegers <seegers101@gmail.com>

Sent: Tuesday, November 25, 2025 4:19 PM

To: Emery, Bruce <Bruce.Emery@clallamcountywa.gov>; Gores, Loni <loni.gores@clallamcountywa.gov>; Johnson, Randy <randy.johnson@clallamcountywa.gov>; French, Mike <Mike.French@clallamcountywa.gov>; Ozias, Mark <mark.ozias@clallamcountywa.gov>

Subject: 90-day RV Limit Claim

You don't often get email from seegers101@gmail.com. [Learn why this is important](#)

Director Emery,

During previous presentations and hearings, you never mentioned any pre-existing 90-day limit on RV living. The proposed 180-day cap was repeatedly presented as a *newly restrictive* ordinance tied to L&I's definition of RVs as "temporary dwellings." You made that representation multiple times in public settings.

Now, however, you and the commissioners are asserting that current code already imposes a 90-day limit on RVs. The citation you provided—CCC 33.50.030(2)—does not appear to support that claim. That section clearly refers to **accessory housing units**, not RVs.

Under CCC 33.50.020, accessory housing is specifically defined as:

"Accessory housing includes accessory dwelling units (ADUs), accessory apartments, and caretaker apartments."

Further, CCC 33.50.030(1) requires all accessory housing to obtain a certificate of occupancy from the Building Official and to post that certificate inside the unit. RVs are regulated and certified by L&I, not by the County Building Official, which strongly suggests that this section **does not apply** to RVs.

You are now relying on CCC 33.50.020(2), which states:

"Structures described under WAC 296-150R-0020 as 'temporary living quarters' shall not be permitted or placed under the provisions of this section. If such structures are occupied for a period of 90 or more consecutive calendar days in the same location, such occupation shall be considered a violation of this chapter..."

Because WAC 296-150R-0020 defines RVs as "temporary," you are interpreting this section to mean RVs cannot be occupied for more than 90 days.

I disagree with this interpretation.

CCC 33.50.020 and 33.50.030 govern **accessory dwelling units**, not recreational vehicles. Section 33.50.030 actually reinforces this distinction by requiring certificates of occupancy for ADUs—certificates RVs are not eligible to receive—which suggests the section is *not meant* to regulate RVs as ADUs.

Your interpretation also creates a circular framework: RVs do not qualify as ADUs, yet you are attempting to regulate them under the ADU section by referencing a clause that explicitly says temporary structures are **not allowed under this section**. If they “shall not be permitted under this section,” it is inconsistent to use this same section as a basis for imposing a 90-day occupancy limit.

Finally, it feels disingenuous to introduce this interpretation retroactively. In multiple public conversations—including at WEBPA in Forks—you, Commissioner French, and attending citizens all discussed the proposed 180-day limit as a **new restriction**. At no point did you assert that a 90-day limit already existed.

The public deserves clear, consistent, and transparent interpretation of county code—especially when proposed ordinances would restrict one of the few remaining affordable housing options in Clallam County.

I continue to oppose the new ordinances as written...they are still restrictive, including the proposed limit of 1 vacation rental per parcel.

Paste below are the county codes cited in this email.

Kind regards,

Jake Seegers

360-460-2545

33.50.020
Applicability.

Accessory housing units are allowed land uses in all zones where otherwise consistent with the standards of this chapter and the Clallam County Code. Accessory housing includes accessory dwelling units (ADUs), accessory apartments, and caretaker apartments. Accessory housing which conforms to the standards in this chapter shall not be considered to exceed the allowable density for the lot upon which it is located and shall be considered a residential use which is consistent with the comprehensive plan and zoning designation for the lot.

33.50.030
General requirements.

The requirements listed below apply to all accessory housing:

(1) Certificate of Occupancy. A certificate of occupancy is required to be obtained from the Building Official and posted within the accessory housing unit. The code inspection required to obtain a certificate of occupancy in an existing structure shall be restricted to the portion of the structure to be occupied by the accessory housing unit and shall apply only to new construction, and not the existing components of the primary dwelling.

(2) Structure Type. Accessory housing units shall not be travel trailers, recreational vehicles, buses, truck storage containers, or similar manufactured units which are not originally intended to be used for permanent residences. Structures described under WAC 296-150R-0020 as “temporary living quarters” shall not be permitted or placed under the provisions of this section. If such structures are occupied for a period of 90 or more consecutive calendar days in the same location, such occupation shall be considered a violation of this chapter and subject to enforcement under Clallam County Code.

Planning Commission Public Hearing



Community Development • 125 NW Chehalis Avenue, Chehalis, WA 98532 • Phone: (360) 740-1146

STAFF REPORT

SHORT TERM RENTAL REGULATIONS

Date: August 5, 2025

Staff: Mindy Brooks, Director

Attachments: A – Revised Proposed Chapter 17.150 Short Term Rentals (LCC)
B – Revised Proposed Short Term Rental Definition
C – Short Term Rental Permit Process Concept
D – Example STR Advisory Committee

INTRODUCTION AND BACKGROUND

As part of the [Lewis County Comprehensive Plan Periodic Update, development regulations](#) are being amended to address population growth, changes in state law and community priorities. The draft development regulations were the subject of [Planning Commission](#) workshops on May 27, June 10 and June 24. A public hearing on the draft development regulations was held on July 8, continued to July 22 and continued to August 12. The oral and written record is closed and no testimony will be taken at the August 12 continued hearing.

At the July 22 continued hearing, the Planning Commission directed staff to present a revised proposed Chapter 17.105, Short Term Rentals, regulations for consideration. This memo summarizes the Planning Commission's directions to staff. The attachments include the revised proposed Chapter 17.105 and the revised definition of Short Term Rental. It is anticipated that the Commissioners will vote on Attachment A and B at the August 12 hearing. Attachment C and D are for discussion and not subject to a vote but may be included in the Letter of Transmittal for BOCC to consider.

ISSUES

1. Permitting. The Planning Commission supports requiring short-term rentals, countywide, to obtain a permit through the County, which will allow the County to gather local data to better inform future discussions about short-term rentals.
2. 25% Cap. While there was both support and opposition to a countywide cap, the Commissioners agreed that at this time there is not sufficient local data from which to determine if a cap is necessary and what cap would be appropriate. The Planning Commission directed staff to remove this requirement from the proposed zoning code. They also directed staff to remove the limit on the number of short-term rental units per property, while maintaining that multifamily residential cannot be used for short-term rentals until an incentive is utilized. Please note, three or more

detached rental units on a property would be considered a motel and allowed pursuant to the transient accommodation requirements.

3. Safe Structures. The Planning Commission directed staff to include code language that ensures that short-term rental structures are safe for habitation. Staff have included code language, and also suggest a waiver as presented in Attachment C for non-traditional structures.
4. Water & Septic. The Planning Commission directed staff to maintain the requirements for an approved water source and approved septic, or other wastewater treatment option. The Commissioners also directed staff to maintain the occupancy limits based on septic capacity, for with the standard design capacity is 2 people per bedroom.
5. Parking. While the Commissioners generally agreed that parking standards can be onerous, they also agreed that guest vehicles should be parked on the property, not within the rights-of-way and therefore supported maintaining the parking requirement of one (1) parking spot on site per bedroom.
6. Solid Waste. There was considerable discussion about solid waste management because there isn't service throughout the county. The Planning Commission directed staff to maintain the requirement for service but to allow garbage to be stored in a secure receptacle if service is not available.
7. Annual Renewal. The Planning Commission supported the annual self-certification renewal.
8. Transferable Permit. The Planning Commission directed staff to change the regulations to allow the short-term rental permits to be transferred from one owner to the next.
9. Fees. The Planning Commission asked staff to estimate the fees for a short-term rental permit. If the revised proposed regulations are approved as shown in Attachment A, the fee would be approximately \$150 per permit.
10. Steering Committee. The Planning Commission supported the concept of a steering committee that would work on issues surrounding short term rentals, such as good neighbor agreements, and make recommendations to the County regarding future regulations based on local data. Attachment D is an example from Placer County, California, of Short Term Rental Advisory Committee.

RECOMMENDATION

Staff recommend that the Planning Commission make a recommendation to the Board of County Commissioners. Below is a potential motion or the Commissioner may present their own motion.

Potential Motion: I move to recommend that the Board of County Commissioners approve the amendments to Lewis County Chapter 17.105 and the definition of Short Term Rental, as presented in Attachment A and B of this memo.

NEXT STEPS

The Lewis County Comprehensive Plan Periodic Update development regulations, as recommended by the Planning Commission, will be transmitted to the Board of County Commissioners (BOCC) for consideration. The BOCC will hold a public hearing in September, date to be determined, where testimony will be taken. Following testimony and deliberation, the BOCC will make a final decision on the package.

*This is new code.
It is not underlined for readability.*

ATTACHMENT A - Revised Proposed 17.105 SHORT TERM RENTALS

Chapter 17.105 SHORT TERM RENTALS

Sections:

17.105.010	Purpose
17.105.020	Applicability
17.105.030	Allowance of short-term rentals
17.105.040	Standards
17.105.050	Permit Issuance

17.105.010 Purpose.

The purpose of this chapter is to ensure that short-term rentals are not having a significant impact on residential housing supply in Lewis County and are operated in a manner that protects public health and safety, while also encouraging the economic benefits of tourism.

17.105.020 Applicability.

This chapter applies to dwelling units or portions thereof that meet the definition of "short-term rental" in section 17.10.190.

17.105.030 Allowance of short-term rentals.

Short-term rentals are allowed as described in Chapter 17.42 with the following limitations:

- ~~(1) — Within Urban Growth Area — Small Towns, pursuant to Chapter 17.17 LLC, and Type I LAMIRDS, which is land designated Small Town Mixed Use (STMU), Rural Residential Center (RRC) or Commercial Crossroads (CC) on the official zoning map, no more than 25% of the total existing dwelling units within each separate urban growth area or Type I LAMIRD may be provided as short term rental. Existing dwelling units are determined by land use categories, as updated annually by March 1 by the Lewis County Office of the Assessor.~~
- ~~(2) — Where there are up to two (2) dwelling units on a single parcel, no more than one (1) dwelling may be provided as short term rental. Where there are up to three (3) dwelling units on a single parcel, no more than two (2) dwellings may be provided as short term rental. For the purposes of this subsection, a detached bedroom shall be considered a dwelling unit.~~
- ~~(3) — Where there are four (4) or more dwelling units on a single parcel, no dwelling units may be provided as short term rental, except if the requirements of 17.17.210(1) have been met. For the purposes of this subsection, a detached bedroom shall be considered a dwelling unit.~~

*This is new code.
It is not underlined for readability.*

- (1) The following may be permitted as short-term rentals:
 - (a) Single family residences, accessory dwelling units, duplexes, tiny homes and detached bedrooms.
 - (b) Recreational vehicles and trailers.
 - (c) Yurts and similar structures.
- ~~(4) Short-term rentals shall not be operated outdoors, such as a tent or treehouse, except as allowed in an RV park or campground.~~
- ~~(5) Recreational vehicles or yurts shall not be provided as short-term rentals except those that are permitted as a residence or as allowed in a RV park or campground.~~
- (2) Multifamily residences shall not be provided as short-term rental, except if the requirements of 17.17.210(1) have been met. Three or more detached residential buildings, recreational vehicles, trailers or yurts located on a single parcel may be approved as a Cabin or Yurt Village, see Chapter 17.42, Table 2, Land Use Summary. Detached bedrooms that are provided as accessory to a primary short-term rental, and not provided as a separate short-term rental for rent, shall not be counted as a standalone short-term rental for the purposes of determining the number of short-term rentals per parcel.
- (63) Short-term rentals shall not be used for commercial events, such as a wedding venue, except properties that meet the requirements of the Lewis County Code as an event center or wedding venue, see Chapter 17.42, Table 2, Land Use Summary.

17.105.040 Standards.

- (1) The owner or legal representative shall obtain a short-term rental permit from Lewis County Department of Community Development. Permits shall be renewed annually.
- ~~(2) The short-term rental shall obtain a building permit as a residence, pursuant to Title 15 LCC.~~
- (32) The maximum occupancy shall be no more than two (2) guests per bedroom plus three (3) additional guests, or maximum occupancy shall be based on the design capacity of the approved on-site septic system, whichever is greater. The number of bedrooms is determined by the approved building permit for the structure. A guest is a person over two (2) years of age.
- (43) A minimum of one (1) on-site parking space per bedroom or unit shall be provided.
- ~~(5) The property address shall be posted so it is clearly visible from the road.~~

Commentary

- ~~(6) — The name and phone number of the local property representative, who can be reached 24 hours per day, shall be posted so it is clearly visible from the road. Local means within Lewis County.~~
- ~~(74) Solid waste service shall be provided, or garbage shall be stored in completely enclosed and secured receptacles and shall be stored indoors.~~
- ~~(5) Information shall be provided to all guests regarding current local burn restrictions.~~
- ~~(8) — A sign shall be posted conspicuously inside the short-term rental with the following information:~~
 - ~~(a) — The unified business identification number and the Lewis County short-term rental permit number.~~
 - ~~(b) — Name, address and phone number of the property owner and agent(s) authorized to act on the property owner's behalf.~~
 - ~~(c) — A map of the property boundary, indicating access points, adjacent private property or common areas, and any easements, including access easements to shorelines.~~
 - ~~(d) — A floor plan indicating location of fire extinguishers and all exits.~~
 - ~~(e) — Instructions regarding waste collection and removal.~~
 - ~~(f) — Posted quiet times starting no later than 10:00PM and ending no earlier than 7:00AM.~~
 - ~~(g) — The statement "Occupants shall follow all local burn restrictions."~~

17.105.050 Permit issuance.

- (1) The short-term rental permit shall be processed as a Type I application.
 - ~~(a) — All short-term rental owners that obtain a permit prior to December 31, 2025 shall be vested and not subject to the limitations of 17.105.030(1), unless the permit is revoked or relinquished.~~
 - ~~(b) — After January 1, 2026, new short-term rental permits shall be issued on a first come, first served basis.~~
- (2) To obtain a permit, the property owner or agent authorized to act on the property owner's behalf shall demonstrate that all of the following are met:
 - (a) The standards listed subsection 17.105.040.

This is new code.

It is not underlined for readability.

- ~~(a) There are working smoke and carbon monoxide detectors and properly maintained and charged fire extinguisher on the premises.~~
 - (b) If the short term rental is a residential building, a certificate of occupancy, an approved building permit or an inspection completed within the previous three (3) years by a qualified professional is required.
 - (c) There is a permitted and properly functioning septic system, sewer connection or other legally permitted wastewater treatment system (e.g., incinerator toilet).
 - (ed) There is an approved water source that meets minimum potable water standards.
 - ~~(de) There is solid waste collection during all months the dwelling unit or portion thereof is provided as short-term rental.~~
 - (ef) Proof of paid taxes and fees associated with the property.
 - (fg) Valid liability insurance of one million dollars or more that covers the use of the short-term rental unit as required by RCW 64.37.050.
- (3) Any short-term rental permit shall be renewed annually based on the permit issuance date. Failure to renew a permit within ~~six (6) months~~ one (1) year of the permit renewal deadline shall result in automatic revocation of the permit.
- ~~(3) Any permit issued pursuant to this section is non-transferable; transfer of property to a different owner shall require application for a new short-term rental permit.~~
- (4) A property owner may voluntarily relinquish a short-term rental permit upon written 30-day notice to the Lewis County Department of Community Development and shall cease all short-term rental operations on the subject property following affirmation of the permit revocation from the County.
- (5) Beginning on July 1, 2026, Failure to obtain and maintain a short-term rental permit, including meeting the standards of subsection 17.105.040 and 17.105.050, shall be processed as a code violation pursuant to Chapter 1.20.

ATTACHMENT B - Revised Proposed Short Term Rental Definition

"Short term rental" means a lodging use, that is not a hotel, motel or bed and breakfast, in which a dwelling unit, or portion thereof, is offered or provided to a guest for a fee for fewer than thirty (30) consecutive nights ~~and for no more than 180 days during a calendar year~~. "Short-term rental" does not include the following:

- (i) An owner-occupied dwelling unit within which no more than three (3) individual rooms are rented at any time.
- (ii) A dwelling that is rented on a month-by-month basis where the renter is required to sign a full month lease.
- (iii) A dwelling unit, or portion thereof, that is operated by an organization or government entity that is registered as a charitable organization with the secretary of state, state of Washington, or is classified by the federal internal revenue service as a public charity or a private foundation, and provides temporary housing to individuals Certified on 7/12/2024 Combined Chapter 64.37 RCW Page 1 who are being treated for trauma, injury, or disease, or their family members.

ATTACHMENT C – Short Term Rental Permit Process Concept

This is a draft concept for a Short Term Rental permit application with Lewis County. The intent of sharing this is to show how some of the concerns raised by the community and Planning Commission could be addressed through the permitting process, rather than in the zoning code. This is not the final permit process and may change before an application is finalized and implemented.

Application Basic information

- Owner Name
- Owner Address
- Owner Phone Number
- Owner Email
- Legal Representative, if different than Owner
- State UBI Number
- Site Address
- Tax Parcel Number(s)
- Number of short-term rentals on the parcel
- Total Number of Bedrooms (including all STRs on the parcel)
- Occupancy limit based on number of bedrooms

Information required to be submitted with the application

- If the short-term rental is a residential structure, such as a house, tiny home, cabin, accessory dwelling unit, duplex, detached bedroom, Park Model RV or yurt, proof of a certificate of occupancy or approved building permit.
 - If a c/o or building permit is not available, then there will be two options:
 - Have an inspection completed by a qualified professional that verifies that the structure is safe for habitation, or
 - Owner or legal representative could sign a waiver that they certify that the structure is safe for habitation and hold-harmless the County for said residential structure(s).
- If the short-term rental is not a residential structure, such as a vintage trailer, the above two options would be available – inspection as a non-residential structure or waiver.
- Proof of an approved water source. If the owner has a c/o or building permit through the County, this information will be in the system already.
- Proof of an approved septic system, connection to a municipal sewer system or other approved wastewater treatment option. If the owner has a c/o or building permit through the County, this information will be in the system already.
- Site plan showing parking space(s)
- Proof of solid waste collection services or acknowledgement that garbage must be stored in a secure receptacle.

- Acknowledgement that current local burn restrictions must be provided to all guests.
- Proof of paid taxes
- Proof of insurance required by RCW 64-37-050

Guidelines
Placer County Short Term Rental
Advisory Group

1. Purpose:

Placer County established the Placer County Short Term Rental (STR) Advisory Group (herein referred to as “Advisory Group”) to support the County’s desire to apply continuous learning and adaptive management principles to its STR ordinance consistent with the direction given by the Board of Supervisors. The Advisory Group's purpose is to provide ongoing feedback to Placer County Tahoe staff leadership on the performance of the STR ordinance and input for improving the efficiency and effectiveness of the STR program. The Advisory Group shall assist the County in analyzing data and statistical performance measures, as well as help the County identify new issues or concerns based on anecdotal experience. The Advisory Group shall represent business, resident, community, and environmental interests to ensure the STR program balances economic, community, and environmental priorities.

2. Goals:

- A. Monitoring and Assessment:** The Advisory Group will collaborate with County staff to develop a set of data and performance metrics that will be consistently tracked and reported to the Advisory Group and Board of Supervisors. The Advisory Group will seek to develop performance measures that track both quantitative metrics and qualitative measures of STR performance. The Advisory Group will coordinate with County staff in utilizing the performance measures to assess the impact on STR permit holders; local residents and neighborhoods; County staff and resources; visitors; area businesses and the economy; and the environment.
- B. Experience Reporting:** In addition to quantitative and qualitative performance measures, Advisory Group members will provide feedback based on the direct experiences of the constituencies they represent. Advisory Group members will be provided a dedicated time for such reporting at each meeting and encouraged to provide ongoing reporting to County staff in between meetings.
- C. Implementation Input:** Within the scope of STR ordinance as it exists at any given time, provide input to County staff on its implementation and enforcement activities and suggest improvements. County staff will keep a dynamic list of this input with actions / options to be considered.
- D. Ordinance Revisions:** Assist County staff in the development of ordinance revisions for consideration by the Board of Supervisors aimed at improving the effectiveness and efficiency of the STR ordinance to meet current and future community needs.
- E. Responsibility to Constituency:** Advisory Group members shall regularly interact with their constituencies so that they can accurately reflect to the Advisory Group the viewpoints and opinions of those they represent.

3. Membership

The Advisory Group shall consist of Industry Members and Community Members and Safety Professionals. Industry Members are defined as those members who conduct business activity in the STR market (owners/licensees, managers/management firms) or represent those who conduct business activity in the STR market (business associations). Community Members are defined as those members who do not conduct business activity in the STR market. Within these three categories, Advisory Group members shall represent the following:

- Industry Members
 - Current STR permit holders (2)
 - Professional property managers / management firms (2)
 - Business Association member (2)
- Community Members
 - East County residents who are not an STR permit holder or manager (2)
 - Homeowner Association member (1)
 - Hotelier that does not operate STRs (1)
 - Housing representative (2)
 - Environmental member (1)
- Safety Professionals (non-voting)
 - Fire District representative (1)

4. Terms of Service

- A. Each Advisory Group member will serve a term of two-years.
- B. Members may be re-appointed for an additional term.
- C. Meetings will be held quarterly or as determined needed by County staff. Meetings will be conducted in-person whenever possible, but may be conducted virtually.

5. Roles and Responsibilities:

- A. **Group Leader:** Elected based on majority vote from among the members for a one-year term. They are responsible for Advisory Group deliberations being balanced with all viewpoints heard and providing input on the content of the meeting agenda. The Group Leader shall also be responsible for oversight of communications regarding Advisory Group decisions and outcomes. The initial Group Leader may be an Industry Member or a Community Member. After the initial election, the Group Leader role must rotate between Industry Members and Community Members each year.
- B. **Deputy Leader:** Elected based on majority vote from among the members for a one-year term. The Deputy Leader must be elected from the other membership category from the Group Leader. For example, if the Group Leader is an Industry Member, the Deputy Leader must be a Community Member. The Deputy Leader will be involved in all matters of the Advisory Group where the Group Leader is involved. In the absence of the Leader, they are responsible for Advisory Group deliberations being balanced with all viewpoints heard and

providing input on the content of the meeting agenda as well as oversight of communications regarding Advisory Group decisions and outcomes.

- C. **Members:** Attend all meetings, actively participate in discussions on behalf of their constituency according to the ground rules, and assist in forming recommendations and reaching consensus.
- D. **County staff:** Provide input towards the finalization of the meeting agenda, regularly provide information and updates, produce and present performance data and analysis, and provide technical assistance. Facilitate communications with the Advisory Group.
- E. **County consultants (optional):** Provide day-of meeting facilitation in coordination with the Group Leader and/or Deputy Leader and County staff, perform record keeping, and general meeting support to the Advisory Group.

6. Decision-making:

- A. **Decision by consensus the goal:** To the extent practicable, the Advisory Group shall seek to reach a consensus viewpoint through dialogue and will utilize a consensus-based approach for resolving issues, making decisions and forming recommendations. In order to reach consensus, Advisory Group members may develop and utilize a scale to denote levels of agreement with or opposition to issues or proposals, such as that noted below:

Consensus Gauge:

1. Proposed decision is fully acceptable. Support the Advisory Group's recommendation.
 2. Proposed decision is acceptable with minor reservations. Support the Advisory Group's recommendation.
 3. Proposed decision is acceptable, even with major reservations, but it is currently the best available decision. Support the Advisory Group's recommendation.
 4. Stand aside / abstain: Will not block but cannot provide support.
 5. Cannot live with the decision. (Member expected to offer a feasible and appropriate alternative.)
- B. **Super Majority vote:** For matters where consensus is not reached or further clarity from the Advisory Group is required, the Group Leader (or Deputy Leader if the Leader is absent) may call for a vote of Advisory Group members present. A two-thirds super majority of those members present (66% plus one) shall be required for the Advisory Group to render a decision. Items requiring a vote of the Advisory Group shall be noted in advance on the agenda. Items that arise during a meeting that require a vote of the Advisory Group will be voted on at the next meeting.
 - C. **Minority opinion:** To the extent there is a divergence of opinion on a matter represented by not less than one-fourth of Advisory Group members present, these members on their own initiative may compose a minority opinion letter that will be included as part of the staff report package to the Board of Supervisors.

- D. **Absentee voting:** Advisory Group members are expected to attend all meetings. Only members who cast their vote during a Advisory Group meeting shall have their vote recognized as part of the meeting proceedings. An exception may be granted under special circumstances as determined by the Leader (Deputy leader if Group leader absent) or County staff.

7. **Authority**

The Advisory Group is not a committee of the Board of Supervisors. Actions or votes by the Advisory Group are advisory in nature and not binding on County staff or the Board of Supervisors.

8. **Ground Rules and Expectations**

A. **Ground Rules:**

- **Show up on time and come prepared:** Be prompt in arriving to the meeting and in returning from breaks. Be prepared to contribute to achieving the meeting goals. Come to the meeting with a positive attitude.
- **Stay mentally and physically present:** Please place mobile devices on silent and don't attend to non-meeting business during the meeting.
- **Let everyone participate:** Share time so that all can participate. Be patient when listening to others speak and don't interrupt or have side conversations. Respect each other's thinking and value everyone's contributions.
- **Listen with an open mind:** Stay open to different viewpoints than your own and listen closely to what the speaker intends. You can respect another person's point of view without needing to agree or disagree with them.
- **Think before speaking:** Seek first to understand, then to be understood. Avoid using acronyms or phrases that can be confusing or be misunderstood. Where possible, use facts and evidence to support your point of view.
- **Challenge the idea, not the person:** Casting Judgement or blame is counterproductive. However, the respectful clash of ideas can yield new insights and perspectives, aiding group understanding and problem-solving.

B. **What Advisory Group Members can Expect:**

- **A clear agenda:** Meeting objectives and topics shall be set before the meeting.
- **Advanced copies of materials:** Members shall receive advanced copies of the agenda and related materials not less than five (5) business days prior to the meeting.
- **Member participation:** All members will be encouraged to contribute their ideas and perspectives. Effort will be made so that no one member dominates the conversation at

the expense of others. To the extent topics are raised by Advisory Group members that are not on the agenda, this will be noted for potential discussion at a future meeting.

- **A meeting summary:** A recap of key decisions, outcomes, action items with owners and timeline will be communicated to members within several days of an Advisory Group meeting.

9. Member participation

- a. **Attendance:** Full and regular attendance is necessary to carry out the purpose of the Advisory Group. Members are granted one (1) meeting “pass” during a calendar year to be used for unforeseen or extraordinary circumstances. This absence shall be excused if ample notification is given to the Group Leader (Deputy Leader if the Group Leader is absent), and County staff. Two or more absences during a calendar year are grounds for member removal.
- b. **Resignation:** A member wishing to voluntarily resign must submit their resignation in writing to the Group Leader (Deputy Leader if Group Leader absent) and County staff, whether electronic or hard copy, and this action will be noted in the the minutes of the next Advisory Group meeting. A replacement shall be sought to fill the unexpired term as soon as possible via stakeholder outreach and the application process outlined above.
- c. **Removal for non-engagement or misconduct:** Should a member fail to engage in Advisory Group meetings or activity, act in a manner contrary to the provisions contained in this charter, or otherwise disrupt or impede the business of the Advisory Group, said member shall receive a warning and corrective action will be sought. Should evidence of non-engagement or misconduct continue after the warning, said member will be notified in writing that their membership in the Advisory Group has been revoked. A replacement shall be sought to fill the unexpired term as soon as possible via stakeholder outreach and the application process outlined above. Removal decisions will be made by the Group Leader, Deputy Leader, and County Staff.

10. Role of Community Members not part of the Advisory Group membership

- a. **Preferred Method of Input:** The preferred method for community input is to contact the Advisory Group member who most closely reflects your point of view so that Advisory Group members effectively represent the viewpoints of their constituency.
- b. **Time Set Aside on the Agenda:** For residents not on the Advisory Group interested in contributing to the improvement of the STR ordinance, time will be set aside on each agenda for non-member input. Meetings shall be open to the public. Meeting dates and times will be posted on Placer County’s website.

11. Advisory Group Duration:

- a. **Term:** The Advisory Group will operate for an initial period of three-years, after which its effectiveness will be evaluated. If deemed necessary, the Advisory Group’s duration may be extended by decision of the County Executive’s Office.

- b. Possible Disolution:** With consideration of the mission and purpose of the STR advisory group, the County may elect to dissolve the group at a time that the purpose has been fulfilled or limited staffing resources are determined to be needed to address other regional priorities. Notice would be given to each Advisory Member by the County well in advance.

12. Amendment to the Guidelines

These guidelines may be amended with the approval of a majority of the Committee members and the subsequent approval of the County Executive's Office.

Gores, Loni

From: Jillian Jenkins <jej0821@hotmail.com>
Sent: Sunday, January 4, 2026 8:32 AM
To: Gores, Loni
Subject: comment on the proposed amendments

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from jej0821@hotmail.com. [Learn why this is important](#)

Dear Board of Commissioners,

Thank you for the opportunity to comment on the proposed amendments to Title 33 Zoning, the Recreational Vehicle ordinance, and the related Planning and Building Division fee schedule changes.

I want to begin by acknowledging that I understand—and share—the County's goals around housing availability, neighborhood stability, and equitable land-use planning. I am a community-minded resident who believes strongly in thoughtful regulation. However, I am deeply concerned that the proposed ordinances, as currently written, will not solve the underlying issues and may instead cause significant unintended harm.

Clallam County is already facing a short supply of housing. Restrictive changes to accessory housing, RV use, and vacation rentals do not increase long-term housing stock. Instead, they reduce flexibility for homeowners and remove existing lodging options from an already constrained market. In a supply-limited environment, restrictions tend to drive prices up, not down—further harming residents and the local workforce.

I am a dual homeowner in Port Angeles, and I live and work in this community. From that perspective, I want to highlight how these changes would impact not just property owners, but an entire network of local small businesses that depend on responsible, locally owned vacation rentals and seasonal housing.

Vacation rental owners themselves are often local residents, not large investors. Beyond that, these properties directly support:

- Local cleaning companies
- Small lawn care and landscaping businesses
- Independent maintenance and repair contractors
- Local tradespeople (plumbers, electricians, handymen)
- Local suppliers and service providers

These are small, locally owned businesses that circulate money within the community year-round. Restricting vacation rentals and increasing regulatory fees reduces demand for their services and threatens livelihoods—particularly in a region where economic opportunities are already limited.

At the same time, these restrictions disproportionately benefit large corporate lodging operators, such as national hotel chains (e.g., Red Lion and similar entities), who are far better positioned to absorb regulatory costs and capture displaced demand. This creates an uneven playing field where local residents and small businesses lose, while large corporations gain market share.

There are also broader impacts to tourism access. RV use and short-term rentals provide more affordable lodging options for families, retirees, and outdoor enthusiasts. Limiting these options does not eliminate tourism—it shifts it elsewhere or concentrates it in higher-cost accommodations, reducing access and equity while shrinking local economic activity.

Finally, the proposed increases to Planning and Building Division fees risk discouraging compliance and investment. Higher fees often delay improvements, reduce permitting, and make it harder—not easier—to maintain safe, well-managed housing and lodging options.

I respectfully urge the Board to reconsider these ordinances as written and pursue a more balanced, data-driven approach that:

- Acknowledges the existing housing supply shortage
- Supports local homeowners and workforce sustainability
- Protects small, locally owned businesses across the service ecosystem
- Avoids consolidating economic benefit into large corporate entities
- Focuses on increasing supply and compliance rather than restricting use

I appreciate the complexity of these issues and the work the Board is doing. I hope you will consider adjustments that truly address housing and community needs without unintentionally harming the residents and small businesses that make Clallam County thrive.

Respectfully,

Jillian Jenkins
Port Angeles, WA

Get [Outlook for iOS](#)

Gores, Loni

From: noreply@civicplus.com
Sent: Tuesday, January 6, 2026 10:19 AM
To: Gores, Loni
Subject: Online Form Submission #8988 for Contact the Clerk of the Board

Contact the Clerk of the Board

First Name	David
Last Name	Brownell
Email	brownell.david@gmail.com
Phone	9544654799
Subject	Comment on Proposed Change to RV Occupancy Rules
Comments	I support the proposed changes as a common sense measure to help alleviate our county's housing crisis.

Please Note

This form is not for emergencies. If you have an emergency, please phone 911.

Email not displaying correctly? [View it in your browser.](#)



Gores, Loni

From: Matt Kiddle <akrider@gmail.com>
Sent: Tuesday, January 6, 2026 1:27 PM
To: Gores, Loni; Emery, Bruce
Subject: STR concern

Please include my attached letter in your public opinion for your Jan 20th meeting
I am happy to answer any questions



Dear Commissioners, STR letter

--
Matt Kiddle, PA-C

Re: Potential Restrictions of STRs

Dear Commissioners,

I write to strongly oppose any proposal to impose restrictive regulations or de facto bans on short-term rentals (STRs) in Clallam County. The experience in the *City of Port Angeles* demonstrates that such policies do not solve housing problems, instead generating economic damage, reducing housing flexibility, and stripping revenue from our community.

1. STRs comprise a very small fraction of housing stock yet contribute significantly to local tax revenue.

In Port Angeles, there were roughly 234 short-term rentals operating, representing about 2–3 % of the city's housing stock. Yet STRs generated a substantial portion of lodging tax revenue — approximately \$420,000 projected in 2023, with STRs in residential zones alone producing around \$336,000 of that total, and about 30 % of the city's overall lodging tax coming from STRs.

Restricting STRs would not merely impact absentee owners; it would erode a stable county revenue source that supports services relied on by all residents.

2. Restrictive regulation in Port Angeles has already reduced inventory and hurt local businesses.

After new licensing, inspection, and cap provisions were enacted, enforcement began in late 2024, and by late 2025 *anecdotally* between 22 and 92 units have not transitioned into the new regulatory regime and effectively dropped out of the STR market.

Local service businesses that rely on STR activity — cleaners, maintenance services, yard care, and related work — have already experienced declines in income. One cleaning business owner reported a loss of at least half of her regular clients, threatening her ability to support her family.

3. Supposed housing benefits from STR regulation have not materialized and may be illusory.

Port Angeles' own planning discussion notes that many homes formerly used as STRs sold at average prices near \$495,000, well above what would be considered *affordable* housing. This underscores a critical point: removing a short-term lodging use does not magically convert units into affordable long-term housing, because local rents and sale prices remain high and constrained by broader market forces far beyond STR presence.

Additionally, only a *fraction* of STR owners ever choose to convert to long-term rentals given the risks and regulatory environment of long-term tenancy in Washington; forcing them out of STR may simply push properties into vacancy or sales rather than into meaningful workforce housing.

4. Tourism and economic activity suffer when STR capacity contracts.

Port Angeles tourism officials have noted that reduced STR inventory is already softening lodging tax growth compared with surrounding areas. Through mid-2024, Port Angeles lodging tax receipts were tracking flat to down, while the rest of Clallam County saw stronger increases. STRs serve as de facto lodging for families, events, and workers that hotels cannot efficiently house, particularly in shoulder seasons where hotel capacity is low.

5. Policy responses should be grounded in data, not punitive measures that punish small property owners.

In Port Angeles, a majority of STR units were *not* compliant with previous zoning rules — roughly 185 of 234 — not because they were causing measurable harm, but because zoning frameworks had been outdated and enforcement inconsistent. A regulatory crackdown on non-compliant units does nothing to expand overall housing stock, it merely funnels owners into costly licensing and approval processes, or out of the market entirely.

It is also implausible that heavy-handed STR regulation in a rural county like ours will materially improve housing affordability given that STRs represent a very small share of total units. Policies that genuinely increase supply — such as reducing development barriers, incentivizing new construction, or subsidizing workforce housing — will have far greater impact than reducing STR numbers by a handful of percentage points.

Conclusion:

Clallam County should reject calls for restrictive STR regulation that mimic Port Angeles's flawed approach. The evidence shows that such regulation:

- reduces lodging inventory,
- depresses local tax revenue,
- harms service-sector livelihoods,
- does not translate to affordable housing gains,
- risks undermining our local tourism economy.
- And most importantly would severely impact local families that utilize STR revenue to help stay afloat

I urge the Board to focus instead on data-driven housing strategies that expand supply and improve affordability without sacrificing the economic contributions of short-term rentals.

Respectfully,

Matt Kiddle

I can be contacted at anytime at akrider@gmail.com

Gores, Loni

From: Kathryn MacGeraghty <kmacgera@gmail.com>
Sent: Tuesday, January 6, 2026 2:42 PM
To: Gores, Loni
Subject: Short term rentals, RV's and Tiny Homes

You don't often get email from kmacgera@gmail.com. [Learn why this is important](#)

Dear Loni,

I live in the county, and do not have a problem with any of these things on private land. I wish the county could focus on problems like crime, drug addiction and tent cities.

It's a little hypocritical to be shutting down people's last gasp for affordable housing, yet wring one's hands about the homeless problem, don't you think? And it's shameful that 4PA is the only entity doing something positive about it.

Sincerely,

*Kathryn MacGeraghty
164 Creekside Dr, Sequim WA*

January 6, 2026

Mike French
Suite 4, 223 E. 4th Street
Port Angeles, WA. 98362

RE: RV Policy Changes

Mr. French,

I'm writing about the changes that are being considered concerning the number of Recreational Vehicles allowed on a single property in Clallam County.

I believe allowing more than one RV on a property is a very bad idea. In addition to the problems that could result from overloaded septic systems and increased vehicular traffic; multiple RV's on a property would radically change a neighborhood from semi-rural to a higher-density housing area.

I hope that the Commissioners will limit the number of RV's per property so that residents who have purchased or built a single-family residence on one or more acres will be able to continue to live in areas that are more rural and quiet than higher density sites, similar to within city limits. I think that the only people that are in favor of multiple RV's on a single property are people who would profit from it.

Perhaps a compromise would be to allow one RV occupied for a period longer than 90 days, rather than increasing the number of RV's on a property.

Thank you,



Tom Backe
148 Lois Lane
Sequim, WA. 98382
360-582-9409

RECEIVED
CLALLAM CO. COMMISSIONERS

JAN 12 2026

1...2...3...A...

January 6, 2026

Mark Ozias
Suite 4, 223 E. 4th Street
Port Angeles, WA. 98362

RE: RV Policy Changes

Mr. Ozias,

I'm writing about the changes that are being considered concerning the number of Recreational Vehicles allowed on a single property in Clallam County.

I believe allowing more than one RV on a property is a very bad idea. In addition to the problems that could result from overloaded septic systems and increased vehicular traffic; multiple RV's on a property would radically change a neighborhood from semi-rural to a higher-density housing area.

I hope that the Commissioners will limit the number of RV's per property so that residents who have purchased or built a single-family residence on one or more acres will be able to continue to live in areas that are more rural and quiet than higher density sites, similar to within city limits. I think that the only people that are in favor of multiple RV's on a single property are people who would profit from it.

Perhaps a compromise would be to allow one RV occupied for a period longer than 90 days, rather than increasing the number of RV's on a property.

Thank you,



Tom Backe
148 Lois Lane
Sequim, WA. 98382
360-582-9409

RECEIVED
CLALLAM CO. COMMISSIONER

JAN 12 2026

1...2...3...A...

January 6, 2026

RECEIVED
CLALLAM CO. COMMISSIONERS

JAN 12 2026

1...2...3...A...

Randy Johnson
Suite 4, 223 E. 4th Street
Port Angeles, WA. 98362

RE: RV Policy Changes

Mr. Johnson,

I'm writing about the changes that are being considered concerning the number of Recreational Vehicles allowed on a single property in Clallam County.

I believe allowing more than one RV on a property is a very bad idea. In addition to the problems that could result from overloaded septic systems and increased vehicular traffic; multiple RV's on a property would radically change a neighborhood from semi-rural to a higher-density housing area.

I hope that the Commissioners will limit the number of RV's per property so that residents who have purchased or built a single-family residence on one or more acres will be able to continue to live in areas that are more rural and quiet than higher density sites, similar to within city limits. I think that the only people that are in favor of multiple RV's on a single property are people who would profit from it.

Perhaps a compromise would be to allow one RV occupied for a period longer than 90 days, rather than increasing the number of RV's on a property.

Thank you,



Tom Backe
148 Lois Lane
Sequim, WA. 98382
360-582-9409

Gores, Loni

From: Janet Rogatz <j.rogatz@sbcglobal.net>
Sent: Tuesday, January 13, 2026 9:56 AM
To: Gores, Loni
Subject: YES- Require Health, Safety & Welfare Regulations for RV's on properties in Clallam County

Dear Loni-

thank you for sharing my stance with regards to RV's as residences, on properties in Clallam County.

For the same reason that there are Building Codes, RVs used as residences, and/or as permanent fixtures on a site, must address Health, Safety & Welfare of site occupants AS WELL AS THAT OF SURROUNDING PROPERTIES.

If not tied in to a {City} sanctioned sewer system, toileting and gray water handling of RV waste must be tied in to a permitted, properly constructed, maintained and inspected septic system. Like many in the County, my neighbors and I are on wells. The source of groundwater and surface runoff eventually feeding these wells must not be polluted by improperly handled RV waste. A port-o-let should not be accepted as a permanent solution (for RV's on sites more than 9 months or a slightly longer period while a home is under construction). Portable facilities do not get used all the time, especially during inclement weather when leaving an RV is inconvenient. Port-o-let renters do not necessarily have them pumped on a regular basis.

A permanent source of power needs to be utilized by each RV. The power source(s) should be permitted, installed and inspected initially so that life safety requirements are being met. Generators should NOT be allowed as a permanent source of power. The noise generated, spilling of gas and oil during regular use, and air pollution negatively impact health, safety and welfare. Whether service is provided by PUD or by Solar/PUD, a government/County approved and inspected system must be installed (ensuring life safety).

I was moved by the testimony at the last Commissioner's meeting on RV's wherein a father provided an RV to his daughter who was having drug issues, on his property. His daughter was able to beat her habit and had since moved to her own home. Another young person was then needing that kind of support and that young person moved into the vacated RV. THE OWNER PROVIDED PERMANENT SEPTIC, POTABLE WATER AND POWER to this RV. This is the correct way to handle the situation of an RV on private property.

I support an RV being on private property as long as it complies with the intent of Building Codes that are in place, that are requisite in ensuring health, safety and welfare. I do NOT support multiple RV's being on a property UNLESS the property is Zoned as a trailer/RV park.

I know that this is a touchy subject but if people plan to reside in RV's for more than 9 months or during construction of a home, then they should comply with codes that residences need to follow. I also understand that being prefabricated, RV's will not meet all building codes that a constructed single family home would more easily comply with. Provisions MUST be made by the County to ensure Health, Safety and Welfare of all residents.

thank you for listening to this constituent.

sincerely,

Jan Rogatz
Clallam County

Gores, Loni

From: George H. Will <georgeandjolie@yahoo.com>
Sent: Saturday, January 17, 2026 9:08 AM
To: Gores, Loni
Subject: Public comment for Commissioners Meeting...

You don't often get email from georgeandjolie@yahoo.com. [Learn why this is important](#)

I would like to go on record to state that I want trailers and recreational vehicles be allowed to exist for the occupancy of unhoused people and those people who are living in these vehicles during the building of permanent structures.

THERE SHOULD BE NO TERM LIMITS.

We all need shelter!

Respectfully yours,
George Will
Sequim, WA

Gores, Loni

From: Jolie Will <jolieandgeorge@gmail.com>
Sent: Saturday, January 17, 2026 11:36 AM
To: Gores, Loni
Subject: Tuesday, 1/20/26 Commissioners meeting

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

Dear Clallam County Commissioners,

I am writing about your upcoming consideration of county code regarding accessory housing, vacation rentals, recreational vehicles and park models. Given the dire shortage of affordable housing in our region, I urge you to thoughtfully evaluate the impact of expanding the potential uses of these various types of domiciles which could serve to provide shelter where it is desperately needed. Whether we as individuals are affected in this area or not, it still remains that we are all in this together. You, our elected commissioners have in front of you an opportunity to tap into your creative imaginations and come up with a way to be helpful while maintaining the order which may have been the basis for the prior code. Of utmost concern to me is the need to provide various options for allowable housing to those who are without permanent places to live. It is critical. It is now. It's a basic human need.

Respectfully,

Jolie S. Will
360-808-5690
Sent from my iPad

Gores, Loni

From: noreply@civicplus.com
Sent: Sunday, January 18, 2026 4:55 PM
To: Gores, Loni
Subject: Online Form Submission #9055 for Contact the Clerk of the Board

Contact the Clerk of the Board

First Name	Nate Lish
Last Name	Delso
Email	bobdelso@mailinator.com
Phone	3603173242
Subject	Comment on new code
Comments	<p>Placing such strict regulations on people's ability to advertise rentals is a 1st amendment violation.</p> <p>The code banning tiny homes and RVs and other "vehicles" that don't meet code is completely unenforceable. The 2021 Washington Supreme Court ruling in City of Seattle v. Long has taken proven this.</p> <p>These regulations are opening the county unconstitutional and will result in multiple lawsuits. Do not pass this</p>

Please Note

This form is not for emergencies. If you have an emergency, please phone 911.

Email not displaying correctly? [View it in your browser.](#)



Gores, Loni

From: noreply@civicplus.com
Sent: Monday, January 19, 2026 1:53 PM
To: Gores, Loni
Subject: Online Form Submission #9058 for Contact the Clerk of the Board

Contact the Clerk of the Board

First Name	Sami
Last Name	Gray
Email	dzoonokwa@gmail.com
Phone	3608080339
Subject	proposed rv ordinances
Comments	<p>I'm particularly concerned about the proposed changes to or tightening of Clallam County rules about RVs on private property. In a region with no affordable housing, even for many middle-class people, this will create hardship for many: people who can't afford to rent structures here, people who need the rental income and/or the assistance they get from their RV tenants, people who have invested money and time into their RV residences, people whose job choices have been based on being able to live here.</p> <p>My landlord purchased this lot in 2018, planning to have a tenant for rental income and for security when he is out of town. The lot had been previously used for RV repair, so standard RV hookups were in place. He rented the single RV site to me. I am a very low-income, disabled senior, but over the years have invested thousands in maintaining a fenced yard for my dog and garden. I'm a writer and botanist, and have cherished the quiet and privacy of this tree-filled, low-population neighborhood. Being forced to move would be devastating for me, and would mean I would have to move to some other, unfamiliar county or state. The quiet, privacy, and trees, and my dog and my large flower garden are non-negotiables in my life.</p>

Please Note

This form is not for emergencies. If you have an emergency, please phone 911.

Email not displaying correctly? [View it in your browser.](#)



Gores, Loni

From: Tammi Moses <epicjourney1375@gmail.com>
Sent: Monday, January 19, 2026 8:21 PM
To: Gores, Loni
Cc: Tammi Moses
Subject: Statement for RV/Park Model Amendment

You don't often get email from epicjourney1375@gmail.com. [Learn why this is important](#)

Board of Clallam County Commissioners,

As you move forward on amending the ordinance for the RV/Park Model rules, I offer the following based on my clean up experience and dealing with an elderly person who resided in an RV on their property for over 10 years. My experience with this entire situation spans many years and if I can provide additional information or clarification that you would find helpful, please let me know.

In our specific clean up efforts, we have removed over 20 tons of debris and recycling. We were able to remove this amount of stuff, once the elderly resident was able to relocate voluntarily. Getting this person to understand the scope of the problem was a big challenge and greatly impacted our timeline.

The assistance we received from the county paying some of the dump fees and assistance with junk vehicle disposal was essential to our clean up efforts.

- 1. Provide Clear Housing and Infrastructure Pathways to Keep People Housed**
Many residents rely on RVs, campers, park models, or manufactured homes as affordable housing. The county can greatly assist their constituents with clear checklists, resource guides, RCW references, and agency contacts (e.g., L&I, utilities, health department) for water, wastewater, electric, and sanitation solutions.
- 2. Create Transparent SOPs** We need a consistent, countywide Standard Operating Procedure (SOP) for addressing these “eyesore properties” that frequently include hoarding, squalor, and unsanitary living conditions. Many of these properties include multiple RV's and junk vehicles.
- 3. Get on the Same Page** Different departments provide different answers, creating confusion, delays, and ineffective outcomes. A unified, transparent SOP—for all employees involved with the Community Development Department (building, code enforcement, etc.) is essential.
- 4. Enforcement Alone Does Not Solve the Problem** Fines, penalties, and enforcement actions do not address the root causes of these situations. Age, disability, mental health conditions, lack of capacity, and financial hardship

significantly impact a person's ability to comply. Sustainable solutions must prioritize support, guidance, and realistic timelines that are clearly spelled out to the property owner.

5. **Mental Health Must Be Part of the Cleanup Process** Many of these severe property conditions are frequently driven by unaddressed mental health issues. Cleanup SOPs must include pathways for mental health evaluation, referral, and ongoing support. Without internal change and professional intervention, external cleanup efforts alone are not lasting.

Thank you for your time and consideration regarding this.

Respectfully,

Tammi Moses
2646 Eden Valley Rd.
Port Angeles, WA 98363
360.720.8401
EpicJourney1375@gmail.com

Gores, Loni

From: David Mattern <dmattern@avvanta.com>
Sent: Monday, January 19, 2026 8:26 PM
To: Gores, Loni
Subject: Support for Agenda item 3a: Ordinance amending and adding Title 33 Zoning

I want to express support from agenda item 3a regarding accessory housing and vacation rentals. This is a reasonable accommodation of the need for some rentals while protecting the character of rural areas. Some past lax enforcement should not and cannot be an excuse for development and activities that would detract from and ultimately harm the unique character of our rural areas.

David Mattern
Certified Environmental Professional, Emeritus
dmattern@avvanta.com
206-300-1798

Gores, Loni

From: Dr. Sarah Huling, EdD, MBA <triplesconsultants2025@gmail.com>
Sent: Monday, January 19, 2026 8:49 PM
To: Gores, Loni
Subject: 1.20.2026 BOCC Meeting Clarifying record and optional on-the-record statements prior to vote – Agenda Item 3.A

Loni,

Please forward the message below to the Board of County Commissioners for inclusion with the correspondence for the January 20, 2026, meeting under Agenda Item 3a.

Commissioners,

I am writing to clarify the purpose of my recent correspondence and to explain, procedurally, what I am asking for before the Board votes on the final RV Use Ordinance.

My intent is not to oppose the ordinance or to reopen the policy debate. Rather, I am seeking to ensure that the public record accurately reflects that a performance-based regulatory alternative was presented during public testimony and that the Board has an opportunity to explicitly acknowledge or address that alternative on the record.

Specifically, my testimony proposed regulating residential occupancy based on objective impacts, such as sanitation capacity, fire and life safety, environmental protection, nuisance behavior, and unauthorized commercial activity, rather than relying primarily on shelter-type definitions and discretionary permitting. The draft ordinance presented in the packet takes a different approach by retaining categorical definitions and conditional use mechanisms, which is a legitimate policy choice but distinct from what was proposed in testimony.

At this stage, I am not requesting a particular outcome. I am requesting record clarity. If the Board wishes to preserve flexibility and protect the administrative record, one or more of the following on-the-record statements would accomplish that without delaying adoption:

- A request for staff to explain whether a performance-based compliance pathway could be added, or why it was not adopted; or
- An acknowledgment that a performance-based alternative was presented during public testimony but was not incorporated, with brief findings explaining that decision.

Either approach would ensure the record reflects substantive consideration of alternatives, a best practice in land-use governance that helps avoid confusion later about what was—and was not—before the Board.

My goal is to support clear, durable policy and a complete public record. I appreciate the Board's consideration and the opportunity to clarify my request in advance of the vote.

Respectfully,
Dr. Sarah Huling

Gores, Loni

From: Linda Stenzel <stenzel4@gmail.com>
Sent: Monday, January 19, 2026 9:45 PM
To: Gores, Loni
Subject: Property and home rights

You don't often get email from stenzel4@gmail.com. [Learn why this is important](#)

Kelly Sanders said it best, so I submit her post as it states my opinion far more succinctly than I am able.

"On Tuesday, January 20, at 10 a.m. at the Clallam County Courthouse, three Clallam County Commissioners are poised to make a decision that could profoundly and negatively impact tens of thousands of residents, property owners, and visitors. Proposed revisions to county regulations would prohibit people from living in or renting unpermitted structures on private property and severely restrict or outright ban rural short-term rentals, such as Airbnb and Hipcamp. While framed as a regulatory cleanup, the real-world consequences would be devastating for housing stability, tourism, and basic property rights across the Olympic Peninsula.

Clallam County is home to roughly 80,000 people, many of whom live rurally, creatively, and affordably by necessity—not by choice. Cabins, garage apartments, A-frames, tiny homes, additions built decades ago, and other nontraditional dwellings are not fringe cases here; they are part of the fabric of life outside Sequim and Port Angeles, the rural areas of Joyce to Forks, Sekiu to Clallam Bay, and out to the Pacific Ocean.

A blanket ban on living in or renting these structures would instantly criminalize how thousands of tax-paying citizens already live, forcing displacement, financial hardship, and, in some cases, homelessness.

At a time when housing is already scarce and unaffordable, it defies logic to remove existing housing stock—especially housing that is currently occupied, maintained, and paid for. Many tenants in these units rely on them precisely because they are more affordable than conventional rentals. Many property owners, particularly seniors and individuals on fixed incomes, rely on rental income to cover the increasing costs of property taxes, insurance premiums, utilities, and maintenance. Eliminating this income does not improve safety or affordability; it simply pushes people closer to financial collapse.

The impact on tourism would be equally severe. Olympic National Park sees approximately 3.6 million visitors each year. These visitors cannot all stay in hotels, nor can they rely solely on campgrounds that often book out months in advance. Short-term rentals, Hipcamps, and small, rural lodging options are not luxuries—they are essential infrastructure for the Peninsula's tourism economy. Limiting rentals to one per property or banning many of them outright raises a simple question: where are visitors supposed to stay?

Tourism supports local businesses, from grocery stores and gas stations to restaurants, outfitters, and cleaning services. When visitors cannot find lodging, they do not come—or they come unprepared, increasing illegal camping and straining public resources. Ironically, banning legal, regulated short-term rentals may worsen exactly the problems the county claims to want to solve.

There is also a deeper issue at stake: PROPERTY RIGHTS. Clallam County residents pay taxes, maintain their land, and contribute to their communities. A policy that suddenly forbids them from using their own property in ways that have long been common and accepted is an overreach that undermines trust in local government.

Regulation should be reasonable, incremental, and responsive to local realities—not a blunt instrument that punishes non-compliance while economically injuring those who do comply.

This is not an argument against safety, standards, or thoughtful regulation. However, it is unreasonable to treat rural homeowners, retirees, and working families as lawbreakers overnight, while removing critical housing and lodging capacity from an already strained system.

Clallam County faces real challenges, but prohibiting living in safe and sanitary ways of our choosing on our own properties and slashing rural Airbnb or Hipcamp options is not a solution—it is a self-inflicted wound. It risks making thousands homeless, undercutting tourism, and stripping residents of the right to responsibly use their own property.

The commissioners should reject these proposed revisions and instead work collaboratively with residents to create policies that protect safety, preserve housing, and support the economic reality of life on the Olympic Peninsula.

The future of Clallam County should be shaped by thoughtful governance, not by decisions that destabilize communities in the name of regulation."

It is way past time for the commissioners to actually LISTEN to us instead of treat us as ignorant people to whom they dictate THEIR will, not ours. This is OUR home, too, not just theirs and not just the tribes'.

Linda Stenzel

Gores, Loni

From: Rick Marschall <marschallwellness@gmail.com>
Sent: Monday, January 19, 2026 9:46 PM
To: Gores, Loni
Subject: Clallam County plan

You don't often get email from marschallwellness@gmail.com. [Learn why this is important](#)

Hi Loni

I am a registered voter in Clallam County.

Apparently the county wants to deny landowners to live in Tiny homes or RVs. Is that correct because if it is I am strongly against it. This is an unconstitutional violation of the rights of landowners regardless of the excuses these commissioners might have to get our our state constitution. Please register my concern.

Respectfully,

Richard Marschall

Gores, Loni

From: Shimkiri Syiem <shimkiri@yahoo.com>
Sent: Monday, January 19, 2026 10:14 PM
To: Gores, Loni; Emery, Bruce
Subject: Protect and expand property rights of owners, and protect public lands in the same way

Dear County Commissioners and Director Emery,

I really enjoy Sequim and Clallam County. It is such a beautiful, wonderful place to live and I am glad that there are people of different ages living here, from seniors to families with young kids. However, I am worried about the future for the next generation, including my family. I would like Clallam County to remain a gorgeous, nature-filled place that keeps its small town status and close community.

To this end, I urge you to protect and expand property rights of owners, and to keep neighborhoods safe and clean by not allowing properties with public health nuisances to go unenforced such as sanitation, hazardous waste, rodents, and the like. I also urge you hold to keep public lands clean and safe, don't allow squatters, encampments, and tents to go unenforced either.

Thank you.

Gores, Loni

From: Bob <r.r.barkie@gmail.com>
Sent: Monday, January 19, 2026 10:17 PM
To: Gores, Loni
Subject: Rural Rental Property Restrictions

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

I am writing to recommend that the county commissioners make no new restrictions regarding rural rental properties, whether short or long term, at this time. The county has a housing shortage in general and an affordable housing shortage in particular. The commissioner should not be creating any regulations that exacerbate that problem. They were all elected to solve problems, not create them.

r/

Robert Barkie
Port Angeles, WA

Gores, Loni

From: noreply@civicplus.com
Sent: Monday, January 19, 2026 10:23 PM
To: Gores, Loni
Subject: Online Form Submission #9062 for Contact the Clerk of the Board

Contact the Clerk of the Board

First Name	Adrien
Last Name	Craven
Email	aecrvn@gmail.com
Phone	3604606052
Subject	Objection to Proposed Restrictions on Short-Term/Vacation Rentals – Protection of Property Rights, Constitutional Principles, and Economic Fairness
Comments	To: Clallam County Board of Commissioners / Department of Community Development From: Adrien Craven Address: 136 Southridge Road, Port Angeles WA 98363 Date: Monday, January 19, 2026 Re: Objection to Proposed Restrictions on Short-Term/Vacation Rentals – Protection of Property Rights, Constitutional Principles, and Economic Fairness

Dear Commissioners,

I am writing to formally object to the proposed vacation-rental regulations, specifically the provisions that (1) restrict a property owner to only one vacation rental per parcel, and (2) require that the property owner must reside on the same parcel to operate a vacation rental. These provisions constitute excessive, arbitrary, and legally questionable infringements on fundamental property rights. They go far beyond what is necessary to protect public safety or neighborhood character, and they impose severe and unnecessary burdens on responsible property owners and small-scale local operators.

My objection is based on the following concerns:

Washington State constitutional protections

U.S. constitutional due-process and takings principles

Well-established property-rights doctrines

Practical policy concerns, including economic impacts and inequitable enforcement

I. Constitutional and Statutory Property Rights Concerns

Washington State Constitution – Article I, Section 16

Washington's Constitution provides some of the strongest property-rights protections in the nation. Article I, Section 16 states:

“No private property shall be taken or damaged for public or private use without just compensation having first been made...”

While local governments may regulate land use, the Washington Supreme Court has repeatedly held that excessive or arbitrary restrictions—particularly those that strip away economically viable uses—can constitute a regulatory taking.

A blanket prohibition such as limiting parcels to one vacation rental and requiring owner occupancy imposes severe economic burdens because it:

Eliminates viable use of duplexes, triplexes, multi-unit properties, and rural acreage with multiple structures

Converts previously lawful uses into prohibited ones without compensation

Discriminates against owners who cannot or do not choose to live onsite

Prevents owners from reasonably using or developing their property in line with historic or customary uses

These provisions significantly impair investment-backed expectations, an important factor in regulatory-takings analysis.

II. Due Process and Equal Protection Concerns

Substantive Due Process – Arbitrary and Capricious Restriction
Government regulations must have a rational, evidence-based connection to a legitimate public purpose. The proposed rules do not meet this standard.

The County has not provided evidence that multiple vacation rentals on the same parcel inherently cause harm, nor evidence that owner-occupied rentals are safer, quieter, or better managed than those operated by off-site owners. In many cases, professionally managed rentals demonstrate better compliance, maintenance, and responsiveness.

A regulation lacking rational basis is vulnerable under substantive due-process protections.

Equal Protection – Unequal Treatment of Similarly Situated Owners

The owner-occupancy requirement creates two classes of property owners, favoring those who can live on-site over those who cannot. This distinction is arbitrary. For example:

A retired couple living on their property may operate a rental

A working family living ten minutes away may not

A second-home owner using the property occasionally may operate a rental

A local resident who lives elsewhere in the county may not

Such distinctions have no rational relationship to public health, safety, or welfare.

III. The “One Vacation Rental Per Parcel” Rule Is Excessively Restrictive

Disproportionate Burden on Rural and Multi-Unit Properties
Rural parcels often include multiple legally permitted dwellings or accessory units designed for rental or guest use. Limiting these parcels to one rental undermines prior investments, penalizes responsible land improvement, and creates inconsistency with zoning that already allows multiple dwelling units.

Lack of Relationship Between Unit Count and Public Impact
Concerns about noise, parking, wastewater, and neighborhood character depend on occupancy limits, enforcement, infrastructure capacity, and management—not on an arbitrary “one rental only” rule. If the County’s intent is to manage impacts, it should regulate impacts directly rather than prohibiting lawful uses.

IV. Owner-Occupancy Requirements Are Unnecessary, Unfair,

and Legally Vulnerable

No Evidence That Onsite Owners Improve Compliance

Many counties have rejected owner-occupancy requirements after finding that violations were more common among owner-occupied rentals, while professionally managed units had fewer incidents. Emergency response times were also comparable or better with licensed managers.

Disproportionate Impact on Working Families and Non-Wealthy Owners

Owner-occupancy requirements disproportionately burden teachers, nurses, military families, retirees, and those with disabilities or employment constraints who cannot live onsite. Meanwhile, wealthy second-home owners are unaffected. This creates an inequitable regulatory environment unsupported by legitimate governmental interest.

V. Economic Importance of Vacation Rentals

Tourism is a major driver of Clallam County's economy. Restricting vacation rentals will negatively impact local restaurants, grocery stores, guides, shops, and small businesses. Families visiting rural areas rely on vacation rentals where hotels are limited. Homeowners also depend on supplemental rental income to manage rising property taxes, maintenance, and mortgage obligations. These economic considerations should not be disregarded without compelling evidence, which has not been presented.

VI. Less Restrictive and More Effective Alternatives

If the County's goal is to ensure neighborhood compatibility, more appropriate regulatory tools are available, such as:

Noise, parking, and occupancy standards

A 24/7 local contact requirement

Good-neighbor policies

Health and safety inspections

Permit revocation for repeated violations

Transitional caps in dense neighborhoods

These approaches address potential impacts without violating

fundamental property rights.

VII. Request

For these reasons, I respectfully request that the County:

Remove the "one vacation rental per parcel" restriction.

Remove the mandatory owner-occupancy requirement.

Replace these provisions with reasonable, impact-based standards that protect neighborhoods while honoring property rights.

Conclusion

The right to reasonably use one's property is a deeply rooted constitutional principle. While regulation is appropriate, it must be proportionate, evidence-based, and consistent with constitutional protections. The current proposal does not meet these standards.

I respectfully request that the County revise the ordinance to reflect a fair, lawful, and balanced approach to vacation-rental regulation.

Thank you for your consideration.

Sincerely,
Adrien Craven
136 Southridge Road
Port Angeles, WA 98363
aecrvn@gmail.com

(360) 460-6052

Please Note

This form is not for emergencies. If you have an emergency, please phone 911.

Email not displaying correctly? [View it in your browser.](#)



Gores, Loni

From: noreply@civicplus.com
Sent: Monday, January 19, 2026 10:49 PM
To: Gores, Loni
Subject: Online Form Submission #9063 for Contact the Clerk of the Board

Contact the Clerk of the Board

First Name	Paul
Last Name	Craven
Email	davids38th@gmail.com
Phone	3604606672
Subject	Objection to Proposed Restrictions on Short-Term/Vacation Rentals – Protection of Property Rights, Constitutional Principles, and Economic Fairness
Comments	To: Clallam County Board of Commissioners / Department of Community Development From: Paul Craven, MD Address: 136 Southridge Road, Port Angeles WA 98363 Date: Monday, January 19, 2026 Re: Objection to Proposed Restrictions on Short-Term/Vacation Rentals – Protection of Property Rights, Constitutional Principles, and Economic Fairness

Dear Commissioners,

I am writing to formally object to the proposed vacation-rental regulations, specifically the provisions that (1) restrict a property owner to only one vacation rental per parcel, and (2) require that the property owner must reside on the same parcel to operate a vacation rental. These provisions constitute excessive, arbitrary, and legally questionable infringements on fundamental property rights. They go far beyond what is necessary to protect public safety or neighborhood character, and they impose severe and unnecessary burdens on responsible property owners and small-scale local operators.

My objection is based on the following concerns:

Washington State constitutional protections

U.S. constitutional due-process and takings principles

Well-established property-rights doctrines

Practical policy concerns, including economic impacts and inequitable enforcement

I. Constitutional and Statutory Property Rights Concerns

Washington State Constitution – Article I, Section 16
Washington’s Constitution provides some of the strongest property-rights protections in the nation. Article I, Section 16 states:

“No private property shall be taken or damaged for public or private use without just compensation having first been made...”

While local governments may regulate land use, the Washington Supreme Court has repeatedly held that excessive or arbitrary restrictions—particularly those that strip away economically viable uses—can constitute a regulatory taking.

A blanket prohibition such as limiting parcels to one vacation rental and requiring owner occupancy imposes severe economic burdens because it:

Eliminates viable use of duplexes, triplexes, multi-unit properties, and rural acreage with multiple structures

Converts previously lawful uses into prohibited ones without compensation

Discriminates against owners who cannot or do not choose to live onsite

Prevents owners from reasonably using or developing their property in line with historic or customary uses

These provisions significantly impair investment-backed expectations, an important factor in regulatory-takings analysis.

II. Due Process and Equal Protection Concerns

Substantive Due Process – Arbitrary and Capricious Restriction
Government regulations must have a rational, evidence-based connection to a legitimate public purpose. The proposed rules do not meet this standard.

The County has not provided evidence that multiple vacation rentals on the same parcel inherently cause harm, nor evidence that owner-occupied rentals are safer, quieter, or better managed than those operated by off-site owners. In many cases, professionally managed rentals demonstrate better compliance, maintenance, and responsiveness.

A regulation lacking rational basis is vulnerable under substantive due-process protections.

Equal Protection – Unequal Treatment of Similarly Situated Owners

The owner-occupancy requirement creates two classes of property owners, favoring those who can live on-site over those who cannot. This distinction is arbitrary. For example:

A retired couple living on their property may operate a rental

A working family living ten minutes away may not

A second-home owner using the property occasionally may operate a rental

A local resident who lives elsewhere in the county may not

Such distinctions have no rational relationship to public health, safety, or welfare.

III. The “One Vacation Rental Per Parcel” Rule Is Excessively Restrictive

Disproportionate Burden on Rural and Multi-Unit Properties
Rural parcels often include multiple legally permitted dwellings or accessory units designed for rental or guest use. Limiting these parcels to one rental undermines prior investments, penalizes responsible land improvement, and creates inconsistency with zoning that already allows multiple dwelling units.

Lack of Relationship Between Unit Count and Public Impact
Concerns about noise, parking, wastewater, and neighborhood character depend on occupancy limits, enforcement, infrastructure capacity, and management—not on an arbitrary “one rental only” rule. If the County’s intent is to manage impacts, it should regulate impacts directly rather than prohibiting lawful uses.

IV. Owner-Occupancy Requirements Are Unnecessary, Unfair,

and Legally Vulnerable

No Evidence That Onsite Owners Improve Compliance

Many counties have rejected owner-occupancy requirements after finding that violations were more common among owner-occupied rentals, while professionally managed units had fewer incidents. Emergency response times were also comparable or better with licensed managers.

Disproportionate Impact on Working Families and Non-Wealthy Owners

Owner-occupancy requirements disproportionately burden teachers, nurses, military families, retirees, and those with disabilities or employment constraints who cannot live onsite. Meanwhile, wealthy second-home owners are unaffected. This creates an inequitable regulatory environment unsupported by legitimate governmental interest.

V. Economic Importance of Vacation Rentals

Tourism is a major driver of Clallam County's economy. Restricting vacation rentals will negatively impact local restaurants, grocery stores, guides, shops, and small businesses. Families visiting rural areas rely on vacation rentals where hotels are limited. Homeowners also depend on supplemental rental income to manage rising property taxes, maintenance, and mortgage obligations. These economic considerations should not be disregarded without compelling evidence, which has not been presented.

VI. Less Restrictive and More Effective Alternatives

If the County's goal is to ensure neighborhood compatibility, more appropriate regulatory tools are available, such as:

Noise, parking, and occupancy standards

A 24/7 local contact requirement

Good-neighbor policies

Health and safety inspections

Permit revocation for repeated violations

Transitional caps in dense neighborhoods

These approaches address potential impacts without violating

fundamental property rights.

VII. Request

For these reasons, I respectfully request that the County:

Remove the "one vacation rental per parcel" restriction.

Remove the mandatory owner-occupancy requirement.

Replace these provisions with reasonable, impact-based standards that protect neighborhoods while honoring property rights.

Conclusion

The right to reasonably use one's property is a deeply rooted constitutional principle. While regulation is appropriate, it must be proportionate, evidence-based, and consistent with constitutional protections. The current proposal does not meet these standards.

I respectfully request that the County revise the ordinance to reflect a fair, lawful, and balanced approach to vacation-rental regulation.

Thank you for your consideration.

Sincerely,
Paul Craven, MD
136 Southridge Road, Port Angeles WA 98363
straitems@gmail.com

Please Note

This form is not for emergencies. If you have an emergency, please phone 911.

Email not displaying correctly? [View it in your browser.](#)



Gores, Loni

From: Renée <myredelement@gmail.com>
Sent: Tuesday, January 20, 2026 12:57 AM
To: Gores, Loni; Emery, Bruce
Cc: Renée
Subject: 1/20/2026 Comments RV Use Ordinance
Attachments: 2026.01.20_written_comments_proposed_RV_use_ord.pdf

Good morning,

Please find my latest comments to the proposed RV Use Ordinance submitted in advance of the 10:00 a.m. meeting, which I'll attend via Zoom. Thank you for providing me the opportunity to comment.

Respectfully,
Renée C Paradis
County Resident

Date: Tuesday, January 20, 2026

Time: Prior to the 10:00 a.m. meeting

To: Clallam County Commissioners and Department of Community Development

Attn: Loni Gores

Re: Proposed RV Use Ordinance Written Comments

Via: Email

Summary: The County is About to Create a Housing Crisis and it's creating additional Airbnbs. I object to adoption of the proposed RV Use Ordinance.

Thank you for the opportunity to comment on this issue.

Following up from the November 24, 2025 work session, I am curious to know what justifications the County used for using Orcas Island as a basis for comparison to Clallam County? Orcas Island is primarily [wealthy] retirees; Clallam County is a blue-collar and service industry working county.

I don't want Clallam County to turn into a playground for the rich. If the County strives to cater to wealthy retirees, this is a separate conversation. Today, Clallam County is a poor, working class county barely getting by. Using Orcas as an "equal" is absurd.

The December 22, 2025 press release mentions RVs but not the other types of dwelling units impacted by this ordinance. It fails to mention an entire section of the ordinance targets rentals. For these reasons alone, I request this Ordinance not be adopted at this time and that a more comprehensive press release be written and an extension of time for comments be allowed.

I'm trying to wrap my head around what the DCD finds as an acceptable year-round dwelling unit. At the November 24, 2025 meeting, an example of a container home was provided, I believe, and the Director said "no," this proposed alternative dwelling would not be allowed. Is this bias or ignorance? I support all alternative housing. We must all support alternative housing and higher density housing.

Having a one size fits all approach is inadequate on so many levels. I can't help but feel this is designed to curb nuisance properties, which is also absurd. Enforcement mechanisms for addressing legitimate problems exist. It bears repeating from my November comments: NIMBYs need to move into neighborhoods with CC&Rs, provide their own screening or move to gated communities.

Living small, off grid, and alternatively is a personal choice, in many cases. And when it's not, it's not a choice at all. It is not for the County to dictate how its residents live, especially the poorest and most vulnerable people of this County. Full stop.

Does the County understand that holding a job in Clallam is a privilege? Housing is a privilege. Every County employee is a member of an elite class within Clallam County. With this said, please consider the demographics of the residents this ordinance affects: "Houseless," working poor, unemployed, disabled, traveling professionals, unpaid caregivers and caretakers.

The County missed its opportunity to get people into affordable housing by permitting Carlsborg Village.

In my opinion, sewage and solid waste disposal issues must not be combined with this ordinance. Impacts to critical areas also must not be included. These are separate issues and must be separate violations, under appropriate ordinances, codes, and departments. They don't belong under this ordinance.

If there is justification for the solid waste language, please consult with some experts before deciding what and how to police. Please look into waste disposal alternatives. Composting sewage is more environmentally friendly than septic systems. Does the County know this? Urine diverted from a composting toilet to vegetation provides a natural nitrogen rich fertilizer.

Do tiny homes, park models, stick-framed structures belong grouped together? I would argue they don't.

Does the county know how many people this ordinance affects? How many it displaces? It might want to.

Back to my opinion, the ordinance needs to be scrapped. It conflates issues, it bloats code, it's discriminatory, it creates more Airbnbs, and it does nothing to house the citizens of Clallam County. The County is heading down the wrong path with this one.

Thank you for your time and consideration in hearing my opinions. I look forward to the January 20, 2026, 10:00 a.m. meeting.

Respectfully,

Electronically signed
Renée Paradis
County Resident

Gores, Loni

From: Kelly Sanders <kelly.sanders2015@outlook.com>
Sent: Tuesday, January 20, 2026 1:32 AM
To: Gores, Loni
Subject: Stop criminalizing RURAL living

You don't often get email from kelly.sanders2015@outlook.com. [Learn why this is important](#)

Dear Clallam County Commissioners,

I've lived and worked in Port Angeles for over thirty years as a teacher, property owner, landlord, and active community volunteer. I care deeply about the struggling families and businesses here, and am proud to have personally invested in the past, present, and future citizens of our county.

I believe that you three men are poised to make a decision that could profoundly and negatively impact tens of thousands of residents, property owners, and visitors to our beautiful Clallam County. You have proposed regulations that would prohibit people from living in or renting unpermitted structures on private property and severely restrict or outright ban rural short-term rentals like Airbnb and Hipcamps.

While framed as a regulatory cleanup, the real-world consequences would be devastating for housing stability, tourism, and basic property rights across the Olympic Peninsula.

Clallam County is home to roughly 80,000 people, many of whom live rurally, creatively, and affordably by necessity—not by choice. Cabins, garage apartments, A-frames, converted sheds, tiny homes, additions built decades ago, and other nontraditional dwellings are not fringe cases here; they are part of the fabric of life outside Sequim and Port Angeles, the rural areas of Joyce to Clallam Bay, Sekiu to Forks, and on out to the coast.

A blanket ban on living in or renting these structures would instantly criminalize how thousands of tax-paying citizens already live, forcing displacement, financial hardship, and, in some cases, homelessness.

At a time when housing is already scarce and unaffordable, it defies logic to remove existing housing stock—especially housing that is currently occupied, maintained, and paid for. Many tenants in these units rely on them precisely because they are more affordable than conventional rentals.

Many property owners, particularly seniors and people on fixed incomes, rely on rental income to keep up with rising property taxes, insurance premiums, utilities, and maintenance costs. Eliminating this income does not improve safety or affordability; it simply pushes people closer to financial collapse.

With your proposed regulations, the impact on tourism would be equally severe. Olympic National Park sees approximately 3.6 million visitors each year. These visitors cannot all stay in hotels, nor can they rely solely on campgrounds that often book out months in advance. Short-term rentals, Hipcamps, and small, rural lodging options are not luxuries—they are essential infrastructure for the Peninsula's tourism economy. Limiting rentals to one per property or banning many of them outright raises a simple question: where are visitors supposed to stay?

Tourism supports local businesses, from grocery stores and gas stations to restaurants, outfitters, and cleaning services. When visitors cannot find lodging, they do not come—or they come unprepared, increasing illegal

camping and straining public resources. Ironically, banning legal, regulated short-term rentals may worsen exactly the problems the county claims to want to solve.

There is also a deeper issue at stake: PROPERTY RIGHTS. Clallam County residents pay taxes, maintain their land, and contribute to their communities. A policy that suddenly forbids them from using their own property in ways that have long been common and accepted is an overreach that undermines trust in local government. Regulation should be reasonable, incremental, and responsive to local realities—not a blunt instrument that punishes non-compliance while economically injuring those who do comply.

This is not an argument against safety, standards, or thoughtful regulation. However, it is unreasonable to treat rural homeowners, retirees, and working families as lawbreakers overnight, while removing critical housing and lodging capacity from an already strained system.

Clallam County faces real challenges, but prohibiting us from living in safe and sanitary ways we choose on our own properties and slashing rural Airbnb or Hipcamp options is not a solution—it is a self-inflicted wound. It risks making thousands homeless, undercutting tourism, and stripping residents of the right to responsibly use their own property.

I urge you commissioners to reject the proposed revisions that ban tax-paying citizens from living in the HOMES they choose, and instead work collaboratively with residents to create policies that protect safety, preserve housing, and support the economic reality of life on the Olympic Peninsula.

The future of Clallam County should be shaped by thoughtful governance, not by decisions that destabilize communities in the name of regulation.

Thank you for hearing and being moved by the heartfelt testimonies of RV residents, and relenting on your 180-day eviction stance. I ask that you hear us again today, and create more affordable housing FIRST, before taking away the only homes some people have available to them.

Sincerely,
Kelly Sanders

Gores, Loni

From: Lynette Brown <lbrown1969@icloud.com>
Sent: Tuesday, January 20, 2026 2:47 AM
To: Gores, Loni
Subject: Proposed bans

[You don't often get email from lbrown1969@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello Loni Gores,

I'm writing to encourage you to not support this new proposal on banning short term rentals including RV on private property. My family has lived in the county for over 100 years. We are lower middle class who have worked and paid taxes the entire time. With the property values and rental costs drastically increasing it has impacted the youth of my family and all the hard working middle class people. I am concerned about us getting pushed out. We are getting creative about multi generational living to be able to afford to stay here. This proposal would affect our community in more ways than just my family. It would have a huge impact on tourism as well, which is how some of us earn our living. Please know that this proposal would have serious negative impact on my family and many others in our community. I hope to stay here my whole life and my children do too.

Thank you for seriously considering the negative impacts of this.

Best regards and hope for finding ways to keep Clallam county affordable for the "commoners", Lynette Brown Sent from my iPhone

Gores, Loni

From: Corrine Reed <corrinereed1078@gmail.com>
Sent: Tuesday, January 20, 2026 5:38 AM
To: Gores, Loni
Subject: Concerns Regarding Proposed County Code Revisions Affecting Rural Housing and Property Use

Dear Commissioners,

My husband and I are small business owners and property owners in Clallam County. Like many families here, we are doing our best to build a future responsibly and sustainably. We currently live in travel trailers on our own property while we work toward being able to afford building a permanent home. Over the last several years, we have invested significant funds into our land—installing power and water, clearing trees, and hiring local contractors and service providers. Every step of that process has supported local businesses and contributed to the county's economy.

I am writing to express serious concern regarding the proposed revisions to county regulations scheduled for consideration on Tuesday, January 20. While these changes are presented as regulatory cleanup, their real-world impact would be deeply harmful to rural residents, housing stability, tourism, and long-standing property use across Clallam County.

Clallam County is home to approximately 80,000 people, many of whom live rurally out of necessity, not preference. Nontraditional housing—cabins, converted garages, A-frames, tiny homes, additions built decades ago, and travel trailers—is not an exception here; it is the norm across large portions of the county, from Joyce to Forks and from Sekiu to the coast. A blanket prohibition on living in or renting unpermitted structures would instantly criminalize how thousands of tax-paying residents already live, forcing displacement, financial hardship, and in some cases homelessness.

At a time when housing is already scarce and unaffordable, it is counterproductive to eliminate existing, functioning housing stock—particularly housing that is occupied, maintained, and relied upon by working families, retirees, and individuals on fixed incomes. Many property owners depend on rental income to cover rising property taxes, insurance, utilities, and maintenance costs. Removing that income does not improve safety; it simply pushes people closer to financial instability.

The proposed restrictions on rural short-term rentals would also severely impact tourism, a cornerstone of the Olympic Peninsula's economy. Olympic National Park sees millions of visitors each year, and hotel capacity alone cannot support that demand. Short-term rentals, Hipcamps, and small rural lodging options are essential infrastructure. When visitors cannot find legal lodging, they either do not come—or they come unprepared, increasing illegal camping and straining public resources. Restricting or banning these options risks harming the very communities and services that tourism supports.

At the heart of this issue is property rights. Clallam County residents pay taxes, care for their land, and contribute to their communities. Policies that suddenly prohibit long-accepted and reasonable uses of private property undermine trust in local government and penalize people who are already doing their best to comply.

This is not an argument against safety, reasonable standards, or thoughtful regulation. It is a plea for proportionality, flexibility, and collaboration. Treating rural homeowners, retirees, and working families as lawbreakers overnight is neither fair nor effective policy.

I urge the commissioners to reject these proposed revisions in their current form and instead work with residents to develop solutions that protect safety while preserving housing availability, tourism, and the economic realities of life in rural Clallam County.

The future of our county should be shaped by thoughtful, community-informed governance—not by sweeping decisions that destabilize families and livelihoods in the name of regulation.

Respectfully,

Corrine Reed

Clallam County Property Owner & Small Business Owner

Gores, Loni

From: Brian Albright <brian@albrightnetworks.com>
Sent: Tuesday, January 20, 2026 5:44 AM
To: Gores, Loni
Subject: FW: Opposition to Proposed Housing and Rental Restrictions

You don't often get email from brian@albrightnetworks.com. [Learn why this is important](#)

Dear Commissioners Randy Johnson, Micheal French, Mark Ozias,

I am writing to express my strong opposition to the proposed revisions that would impose additional restrictions on unpermitted housing and short-term rentals in Clallam County. These changes would not only exacerbate the housing crisis but also negatively impact property values, tourism, and the economic stability of our community.

Rather than adding restrictions, the permitting process should be streamlined and accelerated. Current delays and complexities already create unnecessary barriers for responsible property owners. Introducing further limitations will force good, law-abiding residents to leave the county, as many are already considering. This outcome would reduce property values and diminish the county's tax base—an outcome that benefits no one.

As a business owner in Clallam County, I have firsthand experience with the importance of flexible housing options. I currently house two U.S. Coast Guard personnel in rentals that occasionally serve as short-term accommodations between tenants. In the past, I have provided housing for the Superintendent of the Sequim School District, a new Port Angeles Police officer, and a doctor who later became our County Chief Medical Officer. Both of my units are accessory dwelling units (ADUs) on my property—one permitted and one a tiny home. All applicable rules have been followed, and permits have been obtained where required. These arrangements have supported essential workers and professionals who contribute significantly to our community.

Restricting these options will not improve safety or affordability. Instead, it will displace residents, reduce available housing, and undermine tourism—a critical economic driver for the Olympic Peninsula. The county should focus on policies that ease the housing shortage, not worsen it. Efforts should prioritize collaboration with residents to create reasonable, incremental regulations that protect safety while preserving housing and economic vitality.

The last thing Clallam County needs is to waste tax dollars on measures that reduce housing availability and erode its tax base. I urge the commissioners to reject these proposed revisions and work toward solutions that strengthen, rather than destabilize, our community.

Thank you for your attention to this matter.

Sincerely,
Brian Albright



Brian Albright
Albright Managed Networks, LLC
360.775.3177 direct
360.452.6305 help desk
[Schedule a meeting with me:](#)
www.albrightnetworks.com

Gores, Loni

From: Jessica Bekkevar <jessicabekkevar@gmail.com>
Sent: Tuesday, January 20, 2026 6:12 AM
To: Gores, Loni
Subject: Ordinance

You don't often get email from jessicabekkevar@gmail.com. [Learn why this is important](#)

All I have to say is this is ridiculous. To insert yourself on what people can and can't do on their own property is low. Shame on you Clallam County. You have a bigger problems to worry about. I hope you really consider the negative effect this is going to have on so many.

Gores, Loni

From: Rebecca Hamlin <rlhamlin76@gmail.com>
Sent: Tuesday, January 20, 2026 6:19 AM
To: Gores, Loni
Subject: Commissioner Meeting

You don't often get email from rlhamlin76@gmail.com. [Learn why this is important](#)

Dear Commissioners Randy Johnson, Micheal French, Mark Ozias,

I am writing to express my strong opposition to the proposed revisions that would impose additional restrictions on unpermitted housing and short-term rentals in Clallam County. These changes would not only exacerbate the housing crisis but also negatively impact property values, tourism, and the economic stability of our community.

Rather than adding restrictions, the permitting process should be streamlined and accelerated. Current delays and complexities already create unnecessary barriers for responsible property owners. Introducing further limitations will force good, law-abiding residents to leave the county, as many are already considering. This outcome would reduce property values and diminish the county's tax base—an outcome that benefits no one.

As a bookkeeper in Clallam County, I have firsthand knowledge as to the importance of these short term rentals and ADUs, and the tax revenue they bring in. These arrangements have supported essential workers and professionals who contribute significantly to our extremely rural community.

Restricting these options will not improve safety or affordability. Instead, it will displace residents, reduce available housing, and undermine tourism—a critical economic driver for the Olympic Peninsula. The county should focus on policies that ease the housing shortage, not worsen it. Efforts should prioritize collaboration with residents to create reasonable, incremental regulations that protect safety while preserving housing and economic vitality.

The last thing Clallam County needs is to waste tax dollars on measures that reduce housing availability and erode its tax base. I urge the commissioners to reject these proposed revisions and work toward solutions that strengthen, rather than destabilize, our community.

Thank you for your attention to this matter.

Sincerely,
Rebecca Hamlin
Forks WA

Gores, Loni

From: Kala M <sassimcg@gmail.com>
Sent: Tuesday, January 20, 2026 7:38 AM
To: Gores, Loni
Subject: Proposed revisions to county regulations

You don't often get email from sassimcg@gmail.com. [Learn why this is important](#)

Loni and fellow commissioners,

It was brought to my attention that you are meeting today to vote on revisions to county regulations regarding rental rights for private landowners in Clallam County.

As property owners in Clallam County who pay regular taxes, I would ask that you do not pass these revisions.

Short term rentals, air bnb style housing, as well as many other alternative housing options on private property should continue to be allowed. It is a gross overreach for the county commissioners to enact such a revision.

Clallam county relies heavily on tourism and many private land owners are what enable tourism to be a thriving and supporting economy. It is also private land owners that make housing for many vital occupations such as health care and the Coast Guard possible.

Though your goal may be to address other situations, restrictions on private land owners is not the solution.

Thank you,
Kala McGlashan

Gores, Loni

From: century mail service <tomwells@centurytel.net>
Sent: Tuesday, January 20, 2026 8:04 AM
To: Gores, Loni
Subject: commission vote on housing

You don't often get email from tomwells@centurytel.net. [Learn why this is important](#)

I want to oppose the ban a on temporary or additional housing on private property. Mother-in-law type housing should not be effected. Regulation of such housing may be okay but banning all those types of housing is not acceptable. Other means of creating new housing should be explored. Such as incentives to build new housing, apartments, developments etc. Linda and Tom Wells P.O. Box 417 Forks WA 98331 both voters 415 G street.

Gores, Loni

From: Christopher Odland <christopherodland@gmail.com>
Sent: Tuesday, January 20, 2026 8:15 AM
To: Gores, Loni
Subject: legislation

You don't often get email from christopherodland@gmail.com. [Learn why this is important](#)

Hello,

I've never emailed, called, or gotten involved with any county legislation before, but this current issue has forced me to become active in local politics. Please do not move forward with the proposed legislation impacting impoverished people trying to find lodging in less than ideal living conditions. It will create countless homeless people and radically exacerbate the existing housing crisis. The vast majority of the county is against this, and will vote out the people who purposefully harm such a large demographic of the people they are supposed to represent. We need the board to shut down this legislation. There are other ways of addressing the housing issue that don't leave so many people destitute. Listen to your people. Shut this down now.

Respectfully,
-Christopher Odland - a voter in Clallam County

Gores, Loni

From: Sandy Lawrence <sandy273ll@gmail.com>
Sent: Tuesday, January 20, 2026 8:36 AM
To: Gores, Loni
Subject: January 20 Council Meeting

You don't often get email from sandy273ll@gmail.com. [Learn why this is important](#)

I just learned about the 10:00am vote at today's council meeting. This blanket proposal is obviously a very large stretch. I personally know of 6 people who are living on personal property in various home types. All 6 of them are assisting the people that own and live on the property. Many folks want to stay in their own homes, yet need someone to care for them. These situations are needed and should never be banned.

Our housing is in short order already. Homeowners should be allowed to have their additional living quarters attached to their electricity and plumbing. If your blanket proposal is approved these are included.

Please step back and take time to view the entire picture. Yes, homeless living along our streets is not what we are talking about. They are a visual nuisance. And do not have the adequate living facilities as having an accessory unit of private property can afford.

Sandra Lawrence
709 S Ennis Street
Port Angeles, WA 98362
3604609595

Gores, Loni

From: noreply@civicplus.com
Sent: Tuesday, January 20, 2026 8:36 AM
To: Gores, Loni
Subject: Online Form Submission #9065 for Contact the Clerk of the Board

Contact the Clerk of the Board

First Name	Michael
Last Name	Misselwitz
Email	mrmisselwitz@gmail.com
Phone	9492123213
Subject	Keep Short-Term Rentals in Clallam County

Comments Hello, as someone who discovered the beauty of the Olympic Peninsula through Hipcamp and Air BnB, fell in love with the area then later moved here, and now serves as a steward of the community helping keep Port Angeles clean and safe—I'm writing to encourage you, please DO NOT ban short-term rentals in the area.

They are the key driver of positive growth in the community, albeit slow. They introduced newcomers to the area and create future stewards and wardens, protectors of the county. Beyond that, without tourism, this town is a dying breed. Fishing and Logging, no longer support the residence, and short-term accommodations in town, like hotels are overrun and outdated with prices unreasonably high for the quality of state that you receive.

As mentioned, my fiance and I moved to Clallam County six months ago and plan to raise our children and grandchildren here. Currently, the vast majority of residence in the county are 51 or older, making myself and other newer, younger homeowners in the county the next guard. We need short term rentals to keep the areas growth positive. It helps introduce good, employed and high functioning people to the area, and keeps our streets, filled with working class folks, not homeless.

Furthermore, campgrounds and short-term rentals in our area (crescent beach, Olympic np campgrounds are over-impacted, and the lack of private campground options equates to people,

camping out roadside, littering, still passing through our town and trashing it, rather than being invited in to take part in it.

Exclusivity and keeping people out will not benefit this town. Please reconsider your decision to ban short term rentals. Thank you very much for your time.

Sincerely,
Michael Misselwitz
Concerned citizen, Clallam County

Please Note

This form is not for emergencies. If you have an emergency, please phone 911.

Email not displaying correctly? [View it in your browser.](#)



Gores, Loni

From: noreply@civicplus.com
Sent: Tuesday, January 20, 2026 8:40 AM
To: Gores, Loni
Subject: Online Form Submission #9066 for Contact the Clerk of the Board

Contact the Clerk of the Board

First Name	Jake
Last Name	Purvis
Email	Purvispharmd@gmail.com
Phone	3604771937
Subject	Please don't limit short term rentals in Clallam county
Comments	<p>Please:</p> <ol style="list-style-type: none">1. Remove the "one vacation rental per parcel" restriction, which is arbitrary, excessive, and unsupported by evidence.2. Remove the mandatory owner-occupancy requirement, which is inequitable, discriminatory, and constitutionally questionable.3. Replace these restrictions with reasonable, impact-based standards that protect neighborhood integrity without infringing on lawful property rights. <p>Thank you for your consideration</p>

Please Note

This form is not for emergencies. If you have an emergency, please phone 911.

Email not displaying correctly? [View it in your browser.](#)



Gores, Loni

From: Amanda Stanley <amandalh@hotmail.com>
Sent: Tuesday, January 20, 2026 8:42 AM
To: Gores, Loni
Subject: RVs, Hipcamps and STRs

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

Dear County Commissioners,

I am just learning that there is a discussion on the table in regards to a few matters regarding personal property. Although it may be too late, I would like to weigh in.

I am not going to pretend that I have all the answers. The topic of residing in an RV is complicated. I fully understand that times are tough for so many in our county. I feel for all of those that aren't lucky enough to have housing. It's heartbreaking. That being said, it's not feasible to allow permanent RV residency without restrictions and code enforcement.

As someone who had a residence in Joyce and is very active in the community, I am aware that many of these RVs are being lived in without necessary utilities that equate to sanitary conditions. People are going to the bathroom in their yard. Children are living without running water and without regulations they will continue to live in deplorable conditions. There is more than one property on my road with numerous trailers living without running water and septic. Among the drug addicted adults are children who are fixed to live in unhealthy situations. In under ten years there have been 3 RVs that have caught fire and burned into a total loss. Each one of these RVs contained ammunition creating an even further scary situation. One RV fire happened two properties away from me. Not only could the fire have spread and taken my house, it could have resulted in a loss of life, such as the trailer fire on Gasman Rd. that took the life of a child. I had to evacuate my 85 year old neighbor who can't walk that lives between me and the property with the fire.

I have confidence that you will take this into consideration with your decision making.

Please continue to require permits for camping on private property (hipcamps.) Neighbors need to be able to way in as this absolutely affects their right to quiet enjoyment. A neighbor of mine had a unpermitted hipcamp that advertised 20 occupants and had no water or proper waste disposal. Again, not sanitary. This resulted in vacationers partying and waking up myself and my children frequently.

I have written at length about my opinion regarding STRs in the past. This time I will try to keep it short. I'm not going to ask for a ban, however, can we create a limit? When owners have 6 Airbnbs, when they used to have long-term rentals, it becomes greed over need. These are diminishing long term housing & due to a lack of LTRs we have had hard working, contributing, resourceful people leave our county and, even worse, families left without housing. Let's stop prioritizing tourists over residents.

I don't envy the backlash you receive with complicated decisions such as these so, I thank you for tackling the hard topics.

Respectfully,

Amanda Stanley
(360) 808-0595

Gores, Loni

From: Jason Minnoch <jason.minnochpa@gmail.com>
Sent: Tuesday, January 20, 2026 8:48 AM
To: Gores, Loni
Subject: Property Concerns for Today's work session.

You don't often get email from jason.minnochpa@gmail.com. [Learn why this is important](#)

Dear Commissioners,

I am writing as a resident of Clallam County to respectfully share my concerns regarding potential policy changes currently under discussion.

I appreciate the time and effort the Commission dedicates to governing our county, and I recognize the challenge of balancing growth, regulation, and community needs. That said, I am concerned about how some of the proposed changes may affect property owners and the long-standing rural character of our county.

Property Rights and Reasonable Use

Property owners in Clallam County should retain the right to reasonably use and improve their land without unnecessary restriction. Many residents choose to live here specifically because of the independence, self-sufficiency, and flexibility that rural living provides. Policies that overly limit how property owners can use their land risk undermining these values and placing additional burdens on those who are already working to remain compliant and responsible.

Accessory Dwelling Units and Recreational Vehicles

I strongly encourage the Commission to consider allowing more than one accessory dwelling unit (ADU) per property, as well as permitting more than one recreational vehicle per parcel. These options provide critical flexibility for families, caregivers, multigenerational households, and individuals facing housing challenges. They also offer practical, lower-cost housing solutions without requiring large-scale development or significant infrastructure expansion.

Expanding these allowances would support affordability, keep families together, and help residents remain in the county rather than being priced out. For many rural properties, these uses are reasonable, low-impact, and consistent with the character of the land.

Transparency and Public Input

I respectfully ask that the Commission ensure transparency throughout this process and provide meaningful opportunities for public input before any final decisions are made. Many residents want to participate constructively and understand how new policies will be implemented and enforced.

Thank you for your service to Clallam County and for taking the time to consider these concerns. I appreciate your consideration and would welcome continued communication as these discussions move forward.

Respectfully,

Jason Minnoch

Clallam County Resident

385 Brown Road

360-808-8377

Gores, Loni

From: Jason Minnoch <jason.minnochpa@gmail.com>
Sent: Tuesday, January 20, 2026 9:02 AM
To: Gores, Loni; Ozias, Mark; mike.french@clallamcounty.gov; Johnson, Randy
Subject: Property Concerns for Today's Meeting
Attachments: Public_Comment_Clallam_County_Letterhead.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from jason.minnochpa@gmail.com. [Learn why this is important](#)
Please see attached.

Jason Minnoch
385 Brown Road
Port Angeles, WA

January 20, 2026

Clallam County Board of Commissioners

Mark Ozias, Commissioner
Randy Johnson, Commissioner
Mike French, Commissioner

Re: Public Comment on Proposed Policy Changes Affecting Property Owners and Housing in Clallam County

Dear Commissioners,

I am writing as a Clallam County resident to formally submit public comment regarding potential policy changes currently under consideration.

I appreciate the Commission's service and the responsibility involved in guiding the county's future. However, I am deeply concerned that additional restrictions may unintentionally harm residents who are already struggling with high costs of living, rising property taxes, and reduced income opportunities.

Property Rights and Rural Use

Property owners in Clallam County must retain the right to reasonably use their land. Many of us choose to live here because of the independence and flexibility rural property provides. Overregulation risks eroding these values and placing further financial and logistical strain on responsible property owners.

Housing Flexibility: ADUs and RVs

Allowing more than one accessory dwelling unit (ADU) per property and permitting more than one recreational vehicle per parcel would provide immediate, low-impact housing flexibility. These options support multigenerational families, caregivers, workforce housing, and residents facing affordability challenges—without requiring major infrastructure expansion or dense development.

Loss of Rental Income and Economic Pressure

The City of Port Angeles has already eliminated a critical income source for many residents, including myself, through restrictions on short-term rentals such as Airbnb and VRBO. On the Olympic Peninsula, most households require two full-time incomes simply to remain stable. Even then, supplemental income is often necessary to cover property taxes, utilities, insurance, and maintenance.

Rental opportunities of all kinds—short-term, long-term, ADUs, or RV accommodations—are not luxuries; they are essential tools that allow residents to remain housed and financially viable. Further limiting these options at the county level would compound existing economic pressure and push more residents out of the community.

Request for Transparency and Public Input

I respectfully request that the Commission ensure full transparency in this process and provide meaningful opportunities for public engagement before adopting any new policies. Residents want to work collaboratively with the county and be part of solutions that protect both community character and economic stability.

Thank you for considering this public comment and for your service to Clallam County.

Respectfully,

Jason Minnoch

Gores, Loni

From: Roger Goettling <rogergo4@gmail.com>
Sent: Tuesday, January 20, 2026 9:01 AM
To: Gores, Loni
Subject: unpermitted structures/Air BnB

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from rogergo4@gmail.com. [Learn why this is important](#)

I (we) feel strongly that that county should NOT be adding any new restriction to our private land use. Affordable living is imperative in this County.

Gores, Loni

From: noreply@civicplus.com
Sent: Tuesday, January 20, 2026 9:03 AM
To: Gores, Loni
Subject: Online Form Submission #9067 for Contact the Clerk of the Board

Follow Up Flag: Follow up
Flag Status: Flagged

Contact the Clerk of the Board

First Name	Chantelle
Last Name	Holgerson
Email	chantelleholgerson07@gmail.com
Phone	3604617887
Subject	Protect Housing, Property Rights, and Local Livelihoods
Comments	I'm writing as a local resident and short-term rental host, and also as someone who would be directly impacted by these proposed changes.

I currently live in an apartment loft over a garage on someone else's property. This arrangement allows me to live affordably, work locally, and remain part of this community. Under the proposed revisions, my housing—and the homeowners who rent to me—could suddenly be deemed noncompliant, despite being safe, maintained, and long-standing. That would directly impact not only me, but the family who has opened their property to provide housing.

In Clallam County, nontraditional housing like ADUs, garage apartments, RVs, cabins, and tiny homes are not fringe cases—they are essential. Many people live this way out of necessity, not preference. Criminalizing these housing types would displace thousands of tax-paying residents who are already housed and contributing to their communities.

Short-term rentals are equally vital to our local economy. With millions of visitors coming to Olympic National Park each year, hotels alone cannot meet demand. Small, rural lodging options support local businesses—from grocery stores and gas stations to cleaners, tradespeople, and service workers.

Limiting or banning these rentals doesn't eliminate tourism; it pushes visitors into illegal camping or deters them entirely.

Property rights matter. Residents who maintain their land, pay taxes, and operate responsibly should not be treated as lawbreakers for using their property in ways that have long been common and accepted here. Blanket bans remove existing housing, destabilize incomes, and erode trust in local government without improving safety or affordability.

If the goal is safety and livability, the solution is reasonable, incremental regulation, not sweeping prohibitions that harm residents, housing stability, and the rural character of Clallam County.

Please work collaboratively with residents to create policies that protect safety without displacing people or dismantling housing that already works.

Thank you for your time and consideration.

Please Note

This form is not for emergencies. If you have an emergency, please phone 911.

Email not displaying correctly? [View it in your browser.](#)

Gores, Loni

From: annie blossom <annieblossomm@gmail.com>
Sent: Tuesday, January 20, 2026 9:10 AM
To: Gores, Loni
Subject: regarding today's comminssioners meeting/do you want more homeless people in our streets?!!

You don't often get email from annieblossomm@gmail.com. [Learn why this is important](#)

It has come to my attention thru the community about the proposed revisions to county regulations that would prohibit people from living or renting on their own private property.

What are you trying to do to his retirement community already living on a budget? A blanket ban on living or rent these structures would instantly criminalize how thousands of tax-paying citizens already live, forcing displacement and homelessness.

when housing is already scarce and unaffordable, it defied logic to remove existing housing stock. Many property owners are on fixed income and rely on these to cover the increasing cost of living, property taxes and inflation.

This is not an argument against safety or standards or thoughtful regulation. However, it is ABSURD to treat rural homeowners, retirees and working families as lawbreakers overnight while removing critical housing and lodging capacity from the already strained system.

The commissions should reject these proposed revisions and instead work collaboratively with residents to create policies that protect safety, preserve housing and support the economic reality of life here on the OlyPen. Don't let these decisions destabilize our community in the name of regulation.

Sincerely
A Concerned citizen

Gores, Loni

From: Kathryn Goettling <kgoettling51@gmail.com>
Sent: Tuesday, January 20, 2026 9:16 AM
To: Gores, Loni
Subject: Clallam county STR restrictions

[You don't often get email from kgoettling51@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Being residents and property owners in Clallam County for decades, raising our children here and many of them making this their own home base, I feel the county could spend their time and efforts on other improvements rather than impeding on rights of property owners and placing further restrictions on how we use our own land

Respectfully,
Kathryn Goettling

Gores, Loni

From: noreply@civicplus.com
Sent: Tuesday, January 20, 2026 9:19 AM
To: Gores, Loni
Subject: Online Form Submission #9068 for Contact the Clerk of the Board

Contact the Clerk of the Board

First Name	Larissa
Last Name	Garrison
Email	larissa.garrison.777@gmail.com
Phone	3609123369
Subject	Community development 3a
Comments	Hello, I've lived here my entire life, I'm a single mother that does housekeeping for Airbnbs & other short term rentals. My income & many other mothers incomes rely heavily on Airbnbs not having more limitations. You already took away a lot of work. Please don't take away more. This is how I provide for myself and my son. This passing would devastate us.

Please Note

This form is not for emergencies. If you have an emergency, please phone 911.

Email not displaying correctly? [View it in your browser.](#)



Gores, Loni

From: Brandon Miller <73fisher30@gmail.com>
Sent: Tuesday, January 20, 2026 9:25 AM
To: Gores, Loni
Subject: New zoning laws

You don't often get email from 73fisher30@gmail.com. [Learn why this is important](#)

Dear Ms. Gores and the Clallam County Board of Commissioners,

My name is [Your Name], and I am a resident and property owner in Clallam County. I am writing to express my concern regarding the proposed revisions to the Clallam County zoning code related to vacation rentals (e.g., Airbnb/Hipcamps) and Recreational Vehicle occupancy that are currently under review and scheduled for continued deliberation on January 20, 2026.

While I appreciate the County's efforts to clarify land-use standards and protect public health and safety, I am worried that portions of the draft ordinance may unintentionally restrict property rights or limit flexible income opportunities for rural residents and small property owners.

Specifically, I am concerned about:

Limits on the number of RVs permitted for occupancy and the requirements for Conditional Use Permits for additional RVs on a parcel.

Expansion of zoning regulations to include temporary rentals like Airbnb and Hipcamp-style uses — which could reduce economic opportunities for local families.

Potentially imposed infrastructure requirements or occupancy caps that exceed reasonable standards for rural properties.

I respectfully request that the Board consider reasonable flexibility in the final code, including: Ensuring that vacation rentals and RV stays can remain viable for rural property owners without overly burdensome permitting or occupancy restrictions.

Preserving opportunities for small hosts and Hipcamp-style operators to earn supplemental income that helps support local housing affordability.

Thank you for considering my comments and for the opportunity to submit written testimony. I hope the Board carefully weighs the economic impacts alongside public health goals as the ordinance evolves.

Sincerely,
Brandon Miller
Forks

Gores, Loni

From: Chris Niclas <chrisniclas@gmail.com>
Sent: Tuesday, January 20, 2026 9:26 AM
To: Gores, Loni
Subject: Comments on Draft RV Use Ordinance – Clarity Observations

You don't often get email from chrisniclas@gmail.com. [Learn why this is important](#)

Good morning Loni, I hope you've been able to enjoy the amazing weather over the last couple of days.

Would you mind forwarding the attached comments to the Commissioners? I had hoped to have this ready a bit sooner — thank you for your help.

Dear Commissioners and Community Development Staff,

Thank you for the continued work on the draft RV Use Ordinance and the related amendments to Title 33 and Title 21. I appreciate the opportunity to provide follow-up comments as the language has developed.

Below are several observations focused on **clarity and predictability**, not on expanding allowed uses. My intent is to help ensure the ordinance is applied consistently, relies on objective standards, and minimizes the need for interpretation by staff or property owners.

Observation #1 – Clarifying the Definition and Treatment of Park Model RVs vs. RVs

What is unclear

- Title 33 defines a Park Model Recreational Vehicle as a trailer-type unit mounted on wheels, limited to 400 square feet, and certified under ANSI A119.5.
- Title 21 defines a Park Model as a unit that has lost its identity as a mobile unit, is permanently fixed on property, and is explicitly not considered a recreational vehicle under state law.

Because the term “Park Model Recreational Vehicle” includes “RV,” while the building code definition explicitly excludes RV classification, the same unit may reasonably be interpreted differently depending on which title is applied.

Why this matters

This is a clarity issue, not a policy issue. Without explicit clarification:

- Property owners may misunderstand which rules apply
- Staff may rely on different code sections
- Interpretation and enforcement may vary

Suggested clarification (no policy change)

“Although commonly referred to as an RV, a Park Model Recreational Vehicle is regulated separately

from recreational vehicles under this code and is not considered a recreational vehicle as defined by WAC 296-150R-0020.”

Observation #2 – Clarifying Occupancy ‘Triggers’ and Purpose

What is unclear

The ordinance references multiple timeframes (30 days and 90 days) in different chapters without explaining how they relate, making it reasonable for readers to assume these are limits on length of stay.

What the triggers mean

- **30-day trigger:** Establishes when an occupied RV must comply with safety, utility, and placement standards such as approved water, septic or sewer, power, setbacks, and critical-area protections. It is not a stay limit.
- **90-day trigger:** An enforcement provision addressing unpermitted temporary housing. It does not apply to legally permitted and compliant RVs, park models, or dwelling units.

Why this matters

Without clarification:

- Residents may believe they must move when they do not
- Property owners may unintentionally violate the code
- Staff may need to interpret intent rather than apply clear standards

Suggested clarification (no policy change)

“The 30-day threshold establishes when RV safety and utility standards apply and is not a limit on length of stay. The 90-day threshold is an enforcement provision for unpermitted housing and does not apply to legally permitted RVs, park models, or dwelling units.”

Observation #3 – Clarifying Conditional Use Permit (CUP) Standards for a Second RV

What is unclear

The ordinance allows one RV to be occupied outright and allows a second RV to be occupied with a Conditional Use Permit, but does not clearly state:

- Whether the CUP authorizes occupancy or only allows the RV’s presence
- Whether the same safety, utility, and placement standards apply to the second RV

Why this matters

As written, property owners and staff must infer intent by cross-referencing multiple sections, creating uncertainty and inconsistent application.

Suggested clarification (no policy change)

State explicitly that a CUP for a second RV authorizes occupancy and requires compliance with all applicable standards in Chapter 33.58.

Observation #4 – Clarifying How ADUs, Park Models, and RVs Interact on the Same Property

What is unclear

- Title 21 states that a Park Model disqualifies an ADU while the Park Model is present.
- Title 33 does not clearly state whether occupied RVs affect ADU eligibility.
- No section clearly explains which chapter controls when standards appear to conflict.

Why this matters

Without clear coordination:

- Property owners may unintentionally violate the code
- Staff may rely on different chapters
- Enforcement may appear inconsistent even when well-intended

Suggested clarification (no policy change)

“The presence of a legally permitted accessory dwelling unit does not preclude occupancy of a recreational vehicle permitted under Chapter 33.58, and vice versa, unless expressly stated. Park Model placement remains governed by Chapter 21.06.”

Observation #5 – Clarifying Nuisance and Enforcement Standards

What is unclear

While many requirements are objective (water, septic, setbacks), the ordinance also relies on general nuisance and performance language that lacks measurable thresholds.

Why this matters

Without objective criteria:

- Compliance may depend on interpretation
- Staff may need to rely on judgment rather than standards
- Similar situations may be treated differently

Suggested clarification (no policy change)

Where possible, reference objective standards such as septic design capacity, approved water connections, setback distances, defined screening criteria, and existing noise or public disturbance codes.

Observation #6 – Clarifying How STRs and Mid-Term Rentals Interact with RV and ADU Rules

What is unclear

The ordinance regulates vacation rentals, ADUs, Park Models, and RVs in separate chapters but does not clearly explain how rental use is classified when these categories overlap.

Why this matters

Without clear classification:

- Lawful rentals may be mischaracterized
- Property owners may unknowingly violate the code
- Enforcement outcomes may vary

Suggested clarification (no policy change)

“Accessory dwelling units, recreational vehicles, and Park Models used as rentals shall be regulated under their respective chapters, with Chapter 33.51 governing rental operations. Where standards conflict, the provisions specific to the housing type shall control.”

Thank you for considering these comments. My intent is to support the County’s goals of protecting public health, clean water, and community livability by encouraging clear, objective, and consistently applied standards.

Respectfully,
Cheerio Chris Niclas

Gores, Loni

From: noreply@civicplus.com
Sent: Tuesday, January 20, 2026 9:33 AM
To: Gores, Loni
Subject: Online Form Submission #9070 for Contact the Clerk of the Board

Contact the Clerk of the Board

First Name	Ashley
Last Name	Morris
Email	Violeylynn11211@gmail.com
Phone	3609123557
Subject	Newest STR
Comments	<p>Hello! Im writing in as a cleaner for airbnbs/residential homes here in clallam county. Im am one of many BEGGING you to not pass this new law and exempt hotels. Airbnbs are my main source of income as a single mom where jobs are far and few between to actually survive the world and take care of my kids not exactly comfortably but we make it work. Im terrified taxing would greatly impact not mine but so many other mothers/fathers/businesses who all live and contribute to our wonderful town! Im legally registered, do my taxes every year to maintain this, pour my heart and soul into this life/guest experience and its just the most terrifying thing to think about possibly losing it all and again I feel like im speaking for a large amount of people 🙏 please please please reconsider!! Maybe not exempting hotels who already make so much money(I personally know the owners/general manager at the biggest hotel we have here) and they were always talking about the millions they pulled it. There has to be a way to keep it fair and right to everyone !</p>

Please Note

This form is not for emergencies. If you have an emergency, please phone 911.

Email not displaying correctly? [View it in your browser.](#)



Gores, Loni

From: noreply@civicplus.com
Sent: Tuesday, January 20, 2026 9:49 AM
To: Gores, Loni
Subject: Online Form Submission #9071 for Contact the Clerk of the Board

Contact the Clerk of the Board

First Name	Ashley
Last Name	Morris
Email	Violeylynn11211@gmail.com
Phone	3609124978
Subject	Newest STR

Comments

Please reconsider this!! If more people would speak up about how they feel it would greatly impact the decisions. Additional housing is so essential here in clallam county whether its rv, loft space, tiny home its important we have space for our ever growing community! Not everyone is starting life off with a career we have college students, new parents, new community members relocating from other places we are always growing in a rising cost /low supply housing world and I just think it would greatly impact us in the wrong ways. Please reconsider and please dont take any means words people have to say about what you are doing beause we are not in your shoes to tell! Im just hoping some of our words help change the decision or put a longer hold on the idea to see if there is a better plan. I appreciate everything you all do for our city and thank you for your time!

Please Note

This form is not for emergencies. If you have an emergency, please phone 911.

Email not displaying correctly? [View it in your browser.](#)



Gores, Loni

From: noreply@civicplus.com
Sent: Tuesday, January 20, 2026 10:02 AM
To: Gores, Loni
Subject: Online Form Submission #9072 for Contact the Clerk of the Board

Contact the Clerk of the Board

First Name	Ashley
Last Name	Peterson
Email	Ashleyp6711@gmail.com
Phone	3607759931
Subject	Short term rental, rv, adu, apartments, cabins etc
Comments	<p>I'm writing as a local resident and short-term rental host, and also as someone who would be directly impacted by these proposed changes.</p>

Last year my step father committed adultery leaving my mom with a hefty mortgage and other payments that would have completely drowned her had she not brought in a renter to her property. This was no fault of her own and by passing this law she would become at risk of losing our family home where all five of us kids and grandkids have been raised. If she loses her home where is she to go? Pay another estimated 5-10,000 dollars to put down on a rental?

In Clallam County, nontraditional housing like ADUs, garage apartments, RVs, cabins, and tiny homes are not fringe cases—they are essential. Many people live this way out of necessity, not preference. Criminalizing these housing types would displace thousands of tax-paying residents who are already housed and contributing to their communities.

Short-term rentals are equally vital to our local economy. With millions of visitors coming to Olympic National Park each year, hotels alone cannot meet demand. Small, rural lodging options support local businesses—from grocery stores and gas stations to cleaners, tradespeople, and service workers. Limiting or banning these rentals doesn't eliminate tourism; it pushes visitors into illegal camping or deters them entirely.

Property rights matter. Residents who maintain their land, pay taxes, and operate responsibly should not be treated as lawbreakers for using their property in ways that have long been common and accepted here. Blanket bans remove existing housing, destabilize incomes, and erode trust in local government without improving safety or affordability.

If the goal is safety and livability, the solution is reasonable, incremental regulation, not sweeping prohibitions that harm residents, housing stability, and the rural character of Clallam County.

Please work collaboratively with residents to create policies that protect safety without displacing people or dismantling housing that already works.

Thank you for your time and consideration.

Please Note

This form is not for emergencies. If you have an emergency, please phone 911.

Email not displaying correctly? [View it in your browser.](#)



Gores, Loni

From: joseph Soha <builtbyjoe@hotmail.com>
Sent: Tuesday, January 20, 2026 10:03 AM
To: Gores, Loni
Subject: COMMUNITY DEVELOPMENT 3a

You don't often get email from builtbyjoe@hotmail.com. [Learn why this is important](#)

Public comment on the proposed changes to the Ordinance amending and adding Title 33 Zoning. Strongly oppose this resolution. I believe it needs further review and input from the community.

Joe Soha
Forks City Council Position 3
Sent from [Outlook](#)

Gores, Loni

From: Kristie Wehe <danegrll@gmail.com>
Sent: Tuesday, January 20, 2026 10:03 AM
To: Gores, Loni
Subject: Re: Proposed changes to Vacation Rentals, RVs and Park Models

You don't often get email from danegrll@gmail.com. [Learn why this is important](#)

Dear Clallam County Board of Commissioners,

I'm writing to you today because I've been made aware of the proposed regulatory changes to the Clallam County rental code and I strongly oppose those changes. We already have a shortage of housing, both for permanent residents and for rentals, long- and short-term. These changes will serve to exacerbate those issues.

We are supposed to be a free market economy, and as such, I believe it's in the best interests of all to let the market decide. Renters will tell you if a place is unacceptable. They'll complain, leave bad reviews, and eventually, there will be no traffic to the rental. A sure signal to the owner of said rental that it's time to make some changes. Sites like Hipcamp, Airbnb and VRBO do an excellent job of providing a platform for renters to make their wishes known.

The county should regulate safety and environmental issues, like electrical systems, septic systems and lot line building codes. Not whether or not something is "inhabitable". As well, so long as those systems are sufficient, there should be no limit on number of dwellings per parcel without an acreage restriction. For example, perhaps it makes sense to limit number of dwellings on a less than one acre lot because we don't want to create crowding. But, there again, I say let the market decide. Plenty of people are happy living in mobile home parks.

Finally, this is government overreach, and as a citizen of what is supposed to be a country with a free-market economy, I have noticed a lot of government overreach creeping in over the years and I think it's time we start to take back our own power as citizens.

I am sorry that I've just become aware of this morning's meeting to discuss these matters, because I'd have liked to have made my voice heard. This letter is my way of making my voice heard as a property owner and tax payer in Clallam County.

Cordially,

Kristie Wehe
Port Angeles

From: noreply@civicplus.com
Sent: Tuesday, January 20, 2026 10:04 AM
To: Gores, Loni
Subject: Online Form Submission #9073 for Contact the Clerk of the Board

Contact the Clerk of the Board

First Name	Sara
Last Name	Shearer
Email	Sarajshearer@gmail.com
Phone	3604600636
Subject	Opposing short-term rental changes
Comments	I'm writing as a local resident and short-term rental host, and also as someone who would be directly impacted by these proposed changes.

I currently live in an apartment loft over a garage on someone else's property. This arrangement allows me to live affordably, work locally, and remain part of this community. Under the proposed revisions, my housing—and the homeowners who rent to me—could suddenly be deemed noncompliant, despite being safe, maintained, and long-standing. That would directly impact not only me, but the family who has opened their property to provide housing.

In Clallam County, nontraditional housing like ADUs, garage apartments, RVs, cabins, and tiny homes are not fringe cases—they are essential. Many people live this way out of necessity, not preference. Criminalizing these housing types would displace thousands of tax-paying residents who are already housed and contributing to their communities.

Short-term rentals are equally vital to our local economy. With millions of visitors coming to Olympic National Park each year, hotels alone cannot meet demand. Small, rural lodging options support local businesses—from grocery stores and gas stations to cleaners, tradespeople, and service workers. Limiting or banning these rentals doesn't eliminate tourism; it pushes visitors into illegal camping or deters them entirely.

Property rights matter. Residents who maintain their land, pay taxes, and operate responsibly should not be treated as lawbreakers for using their property in ways that have long been common and accepted here. Blanket bans remove existing housing, destabilize incomes, and erode trust in local government without improving safety or affordability.

If the goal is safety and livability, the solution is reasonable, incremental regulation, not sweeping prohibitions that harm residents, housing stability, and the rural character of Clallam County.

Please work collaboratively with residents to create policies that protect safety without displacing people or dismantling housing that already works.

Thank you for your time and consideration.

Please Note

This form is not for emergencies. If you have an emergency, please phone 911.

Email not displaying correctly? [View it in your browser.](#)



Gores, Loni

From: noreply@civicplus.com
Sent: Tuesday, January 20, 2026 10:15 AM
To: Gores, Loni
Subject: Online Form Submission #9075 for Contact the Clerk of the Board

Contact the Clerk of the Board

First Name	Lori
Last Name	Gray
Email	skillikeagirl@gmail.com
Phone	3604602080
Subject	STR regulations for Clallam County
Comments	To: Clallam County Board of Commissioners / Department of Community Development From: Lori Lynn Gray Address: 1522 S. Golf Course Road, Port Angeles Washington 98362 Date: 1/20/2026

Re: Objection to Proposed Restrictions on Short-Term/Vacation Rentals – Protection of Property Rights, Constitutional Principles, and Economic Fairness
Dear Commissioners,

I am writing to formally object to the proposed vacation-rental regulations, specifically the provisions that (1) restrict a property owner to only one vacation rental per parcel, and (2) require that the property owner must reside on the same parcel to operate a vacation rental. These provisions constitute excessive, arbitrary, and legally questionable infringements on fundamental property rights. They go far beyond what is necessary to protect public safety or neighborhood character, and they impose severe and unnecessary burdens on responsible property owners and small-scale local operators.

My objection is based on the following concerns:

Washington State constitutional protections

U.S. constitutional due-process and takings principles

Well-established property-rights doctrines

Practical policy concerns, including economic impacts and inequitable enforcement

I. Constitutional and Statutory Property Rights Concerns

Washington State Constitution – Article I, Section 16
Washington’s Constitution provides some of the strongest
property-rights protections in the nation. Article I, Section 16
states:

“No private property shall be taken or damaged for public or
private use without just compensation having first been
made...”

While local governments may regulate land use, the
Washington Supreme Court has repeatedly held that excessive
or arbitrary restrictions—particularly those that strip away
economically viable uses—can constitute a regulatory taking.
A blanket prohibition such as limiting parcels to one vacation
rental and requiring owner occupancy imposes severe
economic burdens because it:

Eliminates viable use of duplexes, triplexes, multi-unit
properties, and rural acreage with multiple structures

Converts previously lawful uses into prohibited ones without
compensation

Discriminates against owners who cannot or do not choose to
live onsite

Prevents owners from reasonably using or developing their
property in line with historic or customary uses

These provisions significantly impair investment-backed
expectations, an important factor in regulatory-takings analysis.

II. Due Process and Equal Protection Concerns

Substantive Due Process – Arbitrary and Capricious Restriction
Government regulations must have a rational, evidence-based
connection to a legitimate public purpose. The proposed rules
do not meet this standard.

The County has not provided evidence that multiple vacation
rentals on the same parcel inherently cause harm, nor
evidence that owner-occupied rentals are safer, quieter, or
better managed than those operated by off-site owners. In
many cases, professionally managed rentals demonstrate
better compliance, maintenance, and responsiveness.
A regulation lacking rational basis is vulnerable under
substantive due-process protections.

Equal Protection – Unequal Treatment of Similarly Situated Owners

The owner-occupancy requirement creates two classes of
property owners, favoring those who can live on-site over those
who cannot. This distinction is arbitrary. For example:

A retired couple living on their property may operate a rental

A working family living ten minutes away may not

A second-home owner using the property occasionally may
operate a rental

A local resident who lives elsewhere in the county may not

Such distinctions have no rational relationship to public health,

safety, or welfare.

III. The “One Vacation Rental Per Parcel” Rule Is Excessively Restrictive

Disproportionate Burden on Rural and Multi-Unit Properties

Rural parcels often include multiple legally permitted dwellings or accessory units designed for rental or guest use. Limiting these parcels to one rental undermines prior investments, penalizes responsible land improvement, and creates inconsistency with zoning that already allows multiple dwelling units.

Lack of Relationship Between Unit Count and Public Impact

Concerns about noise, parking, wastewater, and neighborhood character depend on occupancy limits, enforcement, infrastructure capacity, and management—not on an arbitrary “one rental only” rule. If the County’s intent is to manage impacts, it should regulate impacts directly rather than prohibiting lawful uses.

IV. Owner-Occupancy Requirements Are Unnecessary, Unfair, and Legally Vulnerable

No Evidence That Onsite Owners Improve Compliance

Many counties have rejected owner-occupancy requirements after finding that violations were more common among owner-occupied rentals, while professionally managed units had fewer incidents. Emergency response times were also comparable or better with licensed managers.

Disproportionate Impact on Working Families and Non-Wealthy Owners

Owner-occupancy requirements disproportionately burden teachers, nurses, military families, retirees, and those with disabilities or employment constraints who cannot live onsite. Meanwhile, wealthy second-home owners are unaffected. This creates an inequitable regulatory environment unsupported by legitimate governmental interest.

V. Economic Importance of Vacation Rentals

Tourism is a major driver of Clallam County’s economy.

Restricting vacation rentals will negatively impact local restaurants, grocery stores, guides, shops, and small businesses. Families visiting rural areas rely on vacation rentals where hotels are limited. Homeowners also depend on supplemental rental income to manage rising property taxes, maintenance, and mortgage obligations. These economic considerations should not be disregarded without compelling evidence, which has not been presented.

VI. Less Restrictive and More Effective Alternatives

If the County’s goal is to ensure neighborhood compatibility, more appropriate regulatory tools are available, such as:

Noise, parking, and occupancy standards

A 24/7 local contact requirement

Good-neighbor policies
Health and safety inspections
Permit revocation for repeated violations
Transitional caps in dense neighborhoods

These approaches address potential impacts without violating fundamental property rights.

VII. Request

For these reasons, I respectfully request that the County:
Remove the "one vacation rental per parcel" restriction.
Remove the mandatory owner-occupancy requirement.
Replace these provisions with reasonable, impact-based standards that protect neighborhoods while honoring property rights.

Conclusion

The right to reasonably use one's property is a deeply rooted constitutional principle. While regulation is appropriate, it must be proportionate, evidence-based, and consistent with constitutional protections. The current proposal does not meet these standards.

I respectfully request that the County revise the ordinance to reflect a fair, lawful, and balanced approach to vacation-rental regulation.

Thank you for your consideration.

Sincerely,

NAME: Lori Lynn Gray

ADDRESS: 1522 S. Golf Course Road, Port Angeles
Washington 98362

EMAIL: skilikeagirl@gmail.com

PHONE: 360-460-2080

Please Note

This form is not for emergencies. If you have an emergency, please phone 911.

Email not displaying correctly? [View it in your browser.](#)



Gores, Loni

From: Racheal Turner <rachealturner74@yahoo.com>
Sent: Tuesday, January 20, 2026 10:29 AM
To: Gores, Loni
Subject: Fw: 1/20/25 meeting-RV hearing-DO NOT CHANGE CODE

You don't often get email from rachealturner74@yahoo.com. [Learn why this is important](#)

----- Forwarded Message -----

From: Racheal Turner <rachealturner74@yahoo.com>
To: Loni.gores@calallamcountywa.gov <loni.gores@calallamcountywa.gov>; Mark.Ozias@ClallamCountyWA.gov <mark.ozias@clallamcountywa.gov>; Randy.Johnson@ClallamCountyWA.gov <randy.johnson@clallamcountywa.gov>; Mike.French@ClallamCountyWA.gov <mike.french@clallamcountywa.gov>
Cc: racheal turner <rachealturner74@yahoo.com>
Sent: Tuesday, January 20, 2026 at 08:26:23 AM PST
Subject: 1/20/25 meeting-RV hearing-DO NOT CHANGE CODE

I am writing to disagree with any additional language or changing any existing language in our codes to make it harder for people to utilize their RVs on their own property.

***I am NOT able to attend today's meeting in person as I am a working member of our county, and this meeting falls int he middle of the workday.**

I am a long-time resident of Clallam County, as well as property owner. I do see the issue with homeless living in RVs throughout our county, but changing the code to make it harder for LAW ABIDING HOMEOWNERS is not the answer. The world is not the same as it was 20 years ago, and people are doing what they can to get by.

1. I should be able to live in an RV as long as I need on my own property as long as it's not breaking any other codes/laws (IE: sanitation on the ground). If I am building a house, and living in an RV while it's built, it's none of your business how long I live in said RV. Nor is it your business even if I was not building a house.
2. I should be able to allow other family members to live in my RV on MY property as long as it's not breaking any other codes/laws (IE: sanitation on the ground). I can do what I want with my property. Isn't it better to have said family sheltered then struggling in this economy?
3. I should be able to have more than 1 RV on my property without your say, again as long as sanitation is taken care of.

Please don't continue with these ridiculous additions to code. **We, as PROPERTY OWNERS IN CLALLAM COUNTY, DO NOT WANT THESE CHANGES.** You were voted in by community members, listed to what they want and DO NOT add these ridiculous restrictions on our own properties.

Thank you,
Racheal Turner
Clallam County Property owner, and resident since 1988.

Gores, Loni

From: Sarah Olson <sarahnw@me.com>
Sent: Tuesday, January 20, 2026 6:37 AM
To: Gores, Loni
Subject: Oppose revision to to county regulations regarding alternative living

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

I just read this article on Facebook this morning and could not agree more with every point the author makes. We the people of Clallam county do not need more restrictive housing we need affordable living, affordable groceries, affordable gas, less taxes, etc. These restrictions will undoubtedly harm families and people living on the edge of homelessness.

On Tuesday, January 20, at 10 a.m. at the Clallam County Courthouse, three Clallam County Commissioners are poised to make a decision that could profoundly and negatively impact tens of thousands of residents, property owners, and visitors. Proposed revisions to county regulations would prohibit people from living in or renting unpermitted structures on private property and severely restrict or outright ban rural short-term rentals, such as Airbnb and Hipcamp. While framed as a regulatory cleanup, the real-world consequences would be devastating for housing stability, tourism, and basic property rights across the Olympic Peninsula.

Clallam County is home to roughly 80,000 people, many of whom live rurally, creatively, and affordably by necessity—not by choice. Cabins, garage apartments, A-frames, tiny homes, additions built decades ago, and other nontraditional dwellings are not fringe cases here; they are part of the fabric of life outside Sequim and Port Angeles, the rural areas of Joyce to Forks, Sekiu to Clallam Bay, and out to the Pacific Ocean.

A blanket ban on living in or renting these structures would instantly criminalize how thousands of tax-paying citizens already live, forcing displacement, financial hardship, and, in some cases, homelessness.

At a time when housing is already scarce and unaffordable, it defies logic to remove existing housing stock—especially housing that is currently occupied, maintained, and paid for. Many tenants in these units rely on them precisely because they are more affordable than conventional rentals. Many property owners, particularly seniors and individuals on fixed incomes, rely on rental income to cover the increasing costs of property taxes, insurance premiums, utilities, and maintenance. Eliminating this income does not improve safety or affordability; it simply pushes people closer to financial collapse.

The impact on tourism would be equally severe. Olympic National Park sees approximately 3.6 million visitors each year. These visitors cannot all stay in hotels, nor can they rely solely on campgrounds that often book out months in advance. Short-term rentals, Hipcamps, and small, rural lodging options are not luxuries—they are essential infrastructure for the Peninsula's tourism economy. Limiting rentals to one per property or banning many of them outright raises a simple question: where are visitors supposed to stay?

Tourism supports local businesses, from grocery stores and gas stations to restaurants, outfitters, and cleaning services. When visitors cannot find lodging, they do not come—or they come unprepared, increasing illegal camping and straining

public resources. Ironically, banning legal, regulated short-term rentals may worsen exactly the problems the county claims to want to solve.

There is also a deeper issue at stake: PROPERTY RIGHTS. Clallam County residents pay taxes, maintain their land, and contribute to their communities. A policy that suddenly forbids them from using their own property in ways that have long been common and accepted is an overreach that undermines trust in local government. Regulation should be reasonable, incremental, and responsive to local realities—not a blunt instrument that punishes non-compliance while economically injuring those who do comply.

This is not an argument against safety, standards, or thoughtful regulation. However, it is unreasonable to treat rural homeowners, retirees, and working families as lawbreakers overnight, while removing critical housing and lodging capacity from an already strained system.

Clallam County faces real challenges, but prohibiting living in safe and sanitary ways of our choosing on our own properties and slashing rural Airbnb or Hipcamp options is not a solution—it is a self-inflicted wound. It risks making thousands homeless, undercutting tourism, and stripping residents of the right to responsibly use their own property.

The commissioners should reject these proposed revisions and instead work collaboratively with residents to create policies that protect safety, preserve housing, and support the economic reality of life on the Olympic Peninsula.

The future of Clallam County should be shaped by thoughtful governance, not by decisions that destabilize communities in the name of regulation.

Please email the Clerk of the Board with your opinion on these issues, or come to the meeting and voice your concerns.
Loni.Gores@clallamcountywa.gov
Sent from my iPhone

Gores, Loni

From: Steadfast Plumbing <plumbingsteadfast@gmail.com>
Sent: Tuesday, January 20, 2026 11:47 AM
To: Gores, Loni
Subject: Urgent statement regarding proposed housing/property revisions

You don't often get email from plumbingsteadfast@gmail.com. [Learn why this is important](#)

Good morning. My name is Brandy Collins. My husband Blaine and I are residents of Clallam County. We own our own property here. We are raising our four sons here, and we own and operate a Clallam County business.

In speaking with other residents of this county, we have found a unanimous opposition to the proposed revisions to county property regulations regarding RV limitations. These revisions would prohibit people from living in or renting unpermitted structures on their own private property and would severely restrict or outright ban rural short-term rentals, such as Airbnb and Hipcamp.

While this is being framed as a regulatory cleanup, the real-world consequences would be absolutely devastating for housing stability, tourism, and basic property rights across the Olympic Peninsula.

Clallam County is home to roughly 80,000 people, many of whom live rurally, creatively, and affordably by necessity—not by choice.

Cabins, garage apartments, A-frames, tiny homes, additions built decades ago, and other nontraditional dwellings are not fringe cases here; they are part of the fabric of life outside Sequim and Port Angeles, the rural areas of Joyce to Forks, Sekiu to Clallam Bay, and out to the Pacific Ocean.

A blanket ban on living in or renting these structures would instantly criminalize how thousands of tax-paying citizens already live, forcing displacement, financial hardship, and, in some cases, homelessness.

At a time when housing is already scarce and unaffordable, it defies logic to remove existing housing stock—especially housing that is currently occupied, maintained, and paid for.

Many tenants in these units rely on them precisely because they are more affordable than conventional rentals.

Many property owners, particularly seniors and individuals on fixed incomes, rely on rental income to cover the increasing costs of property taxes, insurance premiums, utilities, and maintenance.

Eliminating this income does not improve safety or affordability; it simply pushes people closer to financial collapse.

The impact on tourism would be equally severe. Olympic National Park sees approximately 3.6 million visitors each year.

These visitors cannot all stay in hotels, nor can they rely solely on campgrounds that often book out months in advance. Short-term rentals, Hipcamps, and small, rural lodging options are not luxuries—they are essential infrastructure for the Peninsula's tourism economy.

Limiting rentals to one per property or banning many of them outright raises a simple question: where are visitors supposed to stay?

Tourism supports local businesses, from grocery stores and gas stations to restaurants, outfitters, and cleaning services.

When visitors cannot find lodging, they do not come—or they come unprepared, increasing illegal camping and straining public resources.

Ironically, banning legal, regulated short-term rentals may worsen exactly the problems the county claims to want to solve.

Clallam County residents pay taxes, maintain their land, and contribute to their communities.

A policy that suddenly forbids them from using their own property in ways that have long been common and accepted is an overreach that undermines trust in local government.

Regulation should be reasonable, incremental, and responsive to local realities—not a blunt instrument that punishes non-compliance while economically injuring those who do comply.

This is not an argument against safety, standards, or thoughtful regulation. However, it is unreasonable to treat rural homeowners, retirees, and working families as lawbreakers overnight, while removing critical housing and lodging capacity from an already strained system.

Clallam County faces real challenges, but prohibiting living in safe and sanitary ways of our choosing on our own properties and slashing rural Airbnb or Hipcamp options is not a solution—it is a self-inflicted wound.

It risks making thousands homeless, undercutting tourism, and stripping residents of the right to responsibly use their own property.

The commissioners should reject these proposed revisions and instead work collaboratively with residents to create policies that protect safety, preserve housing, and support the economic reality of life on the Olympic Peninsula.

The future of Clallam County should be shaped by thoughtful governance, not by decisions that destabilize communities in the name of regulation.

With regards,

--Brandy and Blaine Collins



Address not found

Your message wasn't delivered to **loni.Loni.Gores@clallamcountywa.gov** because the address couldn't be found, or is unable to receive mail.

[LEARN MORE](#)

 This link will take you to a third-party site

The response from the remote server was:

550 5.4.1 Recipient address rejected: Access denied. For more information

see <https://aka.ms/EXOSmtpErrors> [DS1PEPF00017E09.namprd09.prod.outlook.com 2026-01-20T19:36:28.833Z 08DE53F81147BCF6]

Gores, Loni

From: noreply@civicplus.com
Sent: Tuesday, January 20, 2026 1:20 PM
To: Gores, Loni
Subject: Online Form Submission #9079 for Contact the Clerk of the Board

Contact the Clerk of the Board

First Name	p
Last Name	r
Email	prrnbsn@gmail.com
Phone	3603579332
Subject	Done with you corrupt officials who are out of touch and DON'T CARE ABOUT US!

Comments

Clallam County residents pay taxes, maintain their land, and contribute to their communities. A policy that suddenly forbids them from using their own property in ways that have long been common and accepted is an overreach that undermines trust in local government.

Regulation should be reasonable, incremental, and responsive to local realities—not a blunt instrument that punishes non-compliance while economically injuring those who do comply. This is not an argument against safety, standards, or thoughtful regulation. However, it is unreasonable to treat rural homeowners, retirees, and working families as lawbreakers overnight, while removing critical housing and lodging capacity from an already strained system.

Clallam County faces real challenges, but prohibiting living in safe and sanitary ways of our choosing on our own properties and slashing rural Airbnb or Hipcamp options is not a solution—it is a self-inflicted wound. It risks making thousands homeless, undercutting tourism, and stripping residents of the right to responsibly use their own property.

Please Note

This form is not for emergencies. If you have an emergency, please phone 911.

Email not displaying correctly? [View it in your browser.](#)

Gores, Loni

From: Kevin McSherry <kevinmcsherry77@gmail.com>
Sent: Tuesday, January 20, 2026 6:55 AM
To: Gores, Loni
Subject: Housing Affordability Report for 1/20/26 meeting
Attachments: Housing Report V3.docx

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from kevinmcsherry77@gmail.com. [Learn why this is important](#)

Hi Loni,

My name is Kevin McSherry, and I am emailing you an Economic Research Report that I intend to present, along with a brief summary at today's meeting. I was told by the DCD that the meeting was tonight at 5 pm, and that I should just bring the report in hard copy, which I'm learning are both incorrect. So, hopefully sending this in for the record now will streamline the board's ability to process this information a little bit, albeit not ideal. Thank you for your prompt handling of this information.

Regards,
Kevin McSherry

Economic Research Report

U.S. Housing Affordability Crisis in 2025

Special Focus: Barriers to Homeownership for Young Adults and the Role of Accessory Dwelling Units (ADUs)

Prepared for: Clallam County Planning Commission, Board of County Commissioners, and City of Sequim Planning Commission

Date: December 2025

Author: Independent Housing Economics Analysis – Grok AI

Reviewer: Patrick D. Griffin, Financial Advisor

1. Executive Summary

The U.S. housing market remains in a prolonged affordability crisis in late 2025. Despite modest inventory gains and a slight easing of mortgage rates, median home prices continue to rise, and the cost of homeownership now consumes an unsustainable share of household income for younger cohorts. First-time buyers under age 35 represent only 21% of all purchasers—the lowest share on record—with the median first-time buyer age reaching 40 years (National Association of Realtors, “2025 Profile”).

In Clallam County and the City of Sequim (ZIP 98382), local conditions mirror and often exceed national trends. Median listing prices in Sequim reached \$579,000 in December 2025 while median household income has stagnated, leaving only 39% of median-income households able to afford a median-priced home—down from 65% in 2018 (“Housing Costs”).

This report documents current national and local conditions, quantifies barriers facing millennials and Gen Z, and presents evidence-based policy recommendations centered on zoning reform to permit greater construction and rental of Accessory Dwelling Units (ADUs). Liberalizing ADU regulations offers Clallam County and Sequim a high-leverage, low-cost mechanism to increase the supply of naturally affordable rental and ownership units without requiring new land or major infrastructure investment.

2. Macroeconomic and Housing Market Conditions (Q4 2025)

Indicator	Current Level	YoY Change	Source
National Home Price Index (FHFA)	+2.2% (Q3)	Slowing	U.S. Federal Housing Finance Agency
30-Year Fixed Mortgage Rate (2025 avg)	6.64%	–40 bps from Jan peak	Freddie Mac
Existing-Home Sales (SAAR)	4.1 million (Oct)	+1.2% MoM, flat YoY	National Association of Realtors
Months’ Supply of Inventory	4.4 months (Oct)	+7.3% YoY	National Association of Realtors
Housing Completions (Single-Family)	1.09 million (annualized)	+6.7% expected 2025	U.S. Census Bureau
Estimated National Housing Shortfall	3.8–5.5 million units	—	Freddie Mac / Up for Growth

The market remains constrained by the mortgage-rate lock-in effect: approximately 82% of outstanding mortgages carry rates below 5% (Freddie Mac).

Local Context: Sequim / Clallam County (Q4 2025)

- Median listing price (Sequim, Dec 2025): \$579,000 (Movoto)
- Median sale price (Sequim, Oct 2025): \$480,000 (Redfin)
- Median home value (Clallam County): \$474,000 (Zillow Research)
- Active listings (Sequim area): ~270–280
- Projected housing deficit by 2030 (Sequim UGA): 978 units (Aterio)
- Share of median-income households able to afford a median-priced home: 39% (down from 65% in 2018) (“Housing Costs”)

3. Homeownership Attainment by Age Cohort (2025)

Age Group	Share of All Buyers (2025)	Historical Average	Median Age of First-Time Buyer
Under 35	21%	38–40%	40 years (record high)
35–44	28%	25%	—
55+	41%	31%	—

Source: National Association of Realtors, “2025 Profile of Home Buyers and Sellers”

Key drivers of the collapse in young-adult homeownership (nationally and amplified locally):

- Required income to afford a median-priced home: +70% vs. 2019
- Median down payment for first-time buyers: ~\$41,000 (9% of purchase price)
- Millions more adults under 35 living with parents than a decade ago
- Investor all-cash purchases: ~29% of entry-level transactions in many markets

In Clallam County these pressures are intensified by stagnant wages and rapid price growth in a retiree-heavy market.

4. Economic Consequences of Delayed Household Formation

Delayed homeownership produces measurable macroeconomic and fiscal effects:

- Reduced household wealth accumulation (home equity remains the largest asset for 65% of middle-income families)
- Higher lifetime rental cost burden (46% of renters cost-burdened vs. 22% of owners)
- Lower geographic mobility and labor-market efficiency

- Increased pressure on local government services as young adults remain in parental homes longer

In Sequim and Clallam County, delayed independence strains family resources and limits long-term economic vitality in an aging community.

5. Accessory Dwelling Units as a Supply-Side Intervention

ADUs represent the most immediately deployable tool for adding housing units within existing neighborhoods.

Jurisdiction & Reform Period	Key Result
California (post-2017–2025 reforms)	>80,000 permits issued since 2016; ~25,000 in 2022 alone; 2025 laws further streamline legalization
Portland, OR (2010–2025)	~1,500 ADUs permitted; median rent ~32% below market; now allows up to 2 ADUs per lot
Minneapolis (2014–2025)	ADU permits ↑800%; no measurable neighborhood price depreciation

Average construction cost (2024–2025): \$180,000–\$280,000 per unit (vs. \$450,000+ for new single-family home). ADUs are disproportionately occupied by households earning <80% of area median income and by adults aged 25–34—precisely the demographic currently excluded from traditional homeownership.

Washington State law (HB 1337, fully effective 2025) already requires Clallam County and the City of Sequim to allow at least two ADUs (one attached + one detached) on every single-family lot within urban growth areas, with ministerial (non-discretionary) approval (Washington State Department of Commerce).

6. Policy Recommendations for Clallam County and Sequim Zoning Boards

To maximize housing production under the new state mandate:

1. Implement full by-right ministerial approval for up to two ADUs per single-family lot in all urban zones.
2. Eliminate owner-occupancy requirements, minimum lot-size thresholds, and excessive parking mandates (already required by state law).
3. Waive or substantially reduce impact fees and system-development charges for ADUs under 800 sq ft; allow separate utility billing.

4. Partner with local credit unions for low-document ADU loans and publish a library of pre-approved designs to achieve permitting in <30 days.
5. Offer property-tax abatements or additional density bonuses for owners who deed-restrict ADUs at $\leq 80\%$ AMI rents for 10+ years.

7. Conclusion

The 2025 U.S. housing market continues to price an entire generation out of homeownership. In Clallam County and Sequim, where affordability for median-income households has fallen to 39% and a 978-unit deficit is projected by 2030, the status quo is unsustainable.

Full embrace of Washington's 2025 ADU mandate—combined with the modest additional reforms recommended above—offers a politically viable, fiscally responsible, and rapidly implementable path to hundreds of new affordable units for young adults, essential workers, and aging-in-place seniors, all at virtually no cost to local taxpayers.

Clallam County and the City of Sequim have a rare opportunity to lead the state by removing remaining barriers and incentivizing ADU construction at scale.

Works Cited

Aterio. "98382 Sequim, WA Data and Insights." *Aterio.io*, 2025, www.aterio.io/data/sequim-wa/98382.

EZ Plans. "New ADU Laws & Regulations in California 2025." *EZ Plans*, 12 Dec. 2024, www.ezplans.com/blog/2024/12/03/2025-guide-to-the-new-adu-laws-in-california/.

"Housing Costs Outpacing Clallam Median Incomes." *Peninsula Daily News*, 12 Mar. 2025, www.peninsuladailynews.com/news/housing-costs-outpacing-clallam-median-incomes/.

Freddie Mac. "Primary Mortgage Market Survey." *Freddie Mac*, 2025, www.freddiemac.com/pmms.

Movoto. "Sequim Homes for Sale & Sequim, WA Real Estate." *Movoto.com*, Dec. 2025, www.movoto.com/sequim-wa/.

Mercatus Center. "A Taxonomy of State Accessory Dwelling Unit Laws 2025." *Mercatus.org*, 1 Aug. 2025, www.mercatus.org/research/policy-briefs/taxonomy-state-accessory-dwelling-unit-laws-2025.

Minnesota Journal of Law & Inequality. "Not-So Affordable Housing: Regulatory Blocks on Accessory Dwelling Units in the Twin Cities." *Lawandinequality.org*, 3 Mar. 2023, lawandinequality.org/2023/03/03/not-so-affordable-housing-regulatory-blocks-on-accessory-dwelling-units-in-the-twin-cities/.

MinnPost. "Accessory Dwelling Units Were Supposed to Help Ease the Twin Cities' Housing Crunch. How's That Working Out?" *Minnpost.com*, 7 Feb. 2024, www.minnpost.com/metro/2019/05/accessory-dwelling-units-were-supposed-to-help-ease-the-twin-cities-housing-crunch-hows-that-working-out/.

National Association of Realtors. "Existing-Home Sales." *NAR.realtor*, Oct. 2025, www.nar.realtor/research-and-statistics/housing-statistics/existing-home-sales.

National Association of Realtors. "Fast Facts: 2025 Profile of Home Buyers and Sellers." *NAR.realtor*, 2025, [Fast Facts: 2025 Profile of Home Buyers and Sellers](http://www.nar.realtor/research-and-statistics/housing-statistics/fast-facts/2025-profile-of-home-buyers-and-sellers)

Redfin. "Sequim Housing Market: House Prices & Trends." *Redfin.com*, Oct. 2025, www.redfin.com/city/16252/WA/Sequim/housing-market.

Twin Cities Business. "What Happened to the Push for Accessory Dwelling Units?" *Tcbmag.com*, 22 Mar. 2023, tcbmag.com/what-happened-to-the-push-for-accessory-dwelling-units/.

U.S. Federal Housing Finance Agency. "U.S. House Price Index Report – 2025 Q3." *FHFA.gov*, 2025, www.fhfa.gov/reports/house-price-index/2025/Q3.

Washington State Department of Commerce. "Accessory Dwelling Units (ADUs)." *Commerce.wa.gov*, 2025, www.commerce.wa.gov/growth-management/housing-planning/adus/.

Zillow Research. "Clallam County, WA Home Values." *Zillow.com*, 2025, www.zillow.com/home-values/1619/clallam-county-wa/.

Angi. "How Much Does an ADU Cost to Build? [2025 Data]." *Angi.com*, 24 Nov. 2025, www.angi.com/articles/how-much-do-adu-costs.htm.