

## MINUTES

### Clallam County Planning Commission

*Meeting of January 21, 2026, 6:00 PM*

- A. CALL TO ORDER: The meeting was called to order at 6:00 p.m.
- B. PLEDGE OF ALLEGIANCE.
- C. ROLL CALL: Members present were Chair Steve Gale, Ken Reandeau, Tom Butler, Janice Wilson, Ron Long, and Jane Hielman. Bruce Emery, Director and Donella Clark, Principal Planner, represented staff from the Department of Community Development.
- D. WELCOME: Chair Gale welcomed the Commissioners. No public were present at the meeting.
- E. APPROVAL OF MINUTES: Commissioner Long moved to approve the minutes. Commissioner Wilson seconded. Motion passed, none opposed.
- F. ANNOUNCEMENTS: Update on RV Ordinance that was discussed at the Board of Commissioners meeting. Substantial misinformation against the proposed ordinance was voiced in the three hour meeting. The Commissioners remanded the code back to staff. Director Emery noted he will be removing the ADU standards and inserting them in the proposed zoning changes associated with the Comprehensive Plan update. The hope is to salvage the ordinance. Chair Gale informed staff that the ordinance is too important not to get done so bringing it back to the Planning Commission would be supported. Commissioner Butler noted that it did not seem people had read the language proposed and would suggest simplifying the codes or providing a summary on one page. Commissioner Reandeau noted it would be nice to bring the public into the conversation if it is returned to the Planning Commission.
- G. PUBLIC COMMENT PERIOD: None.
- H. UNFINISHED BUSINESS: None.
- I. PUBLIC HEARING ITEM: Two letters of comment were presented to the Commissioners. Commissioner Reandeau believes the comment regarding hosting on agricultural lands is not necessary to take up at this time since it was discussed during the adoption of the ag accessory ordinance. The hearing will be continued until the next meeting.
- J. WORK SESSION ITEMS: Discussion began with the proposed rezones in Sequim. The target based on growth projections is 147 housing units. Commission discussed several neighborhoods and chose neighborhoods 5 and 16 to be upzoned to SR-III. Clallam Bay zoning changes are more of an opportunity to allow different types of development since we are not expecting growth in the area. The areas in Clallam Bay and Sekiu are proposed to be rezoned to Moderate Density which is a zone existing in the Port Angeles Urban Growth Area and will allow up to 15 acres to acre to be developed.

The Commission then went on to discuss the Sequim Valley Airport. Andy Salee had requested an expansion in Zone 3 of the airport to include transient accommodations. Commission Butler wondered if there was an actual need for accommodations or just a desire to make money. Proposed language proposed will be followed up with regulations. The policy is intended to set up the department to look into regulations. Commissioners recommended the policy and to take up the zoning later.

The transportation element was reviewed. Map shows the intersections in Sequim where the changes to zoning will occur and shows that the intersections will not be affected much. Comments on proposed changes regarding escort tugs was discussed. Changes as proposed for the rest of 31.02.410 were accepted.

Next, the Commission discussed the public comments in Table 3, evaluating the suggested and determining acceptance or recommending changes. Continued work through Table 3 will occur at the next meeting. Commissioner Long motioned to continue the hearing until 2-4-26 and Commissioner Butler seconded. Motion passed with none opposed.

K. PUBLIC COMMENT PERIOD: None.

L. DISCUSSION OF PUBLIC COMMENTS: None.

M. GOOD OF THE ORDER: None.

N. ADJOURNMENT: The meeting adjourned at \_\_8:20 p.m.\_\_\_