

## MINUTES

### Clallam County Planning Commission

*Meeting of June 21, 2023, 6:00 PM*

- A. CALL TO ORDER: The meeting was called to order at 6:01 p.m.
- B. PLEDGE OF ALLEGIANCE.
- C. ROLL CALL: Members present were Chair Steve Gale, Vice Chair Ron Long, Ken Reandeau, Jane Hielman, Bonnie Booth, Robert Miller, Tom Butler, and Jeff Carter. Greg Ballard, Senior Planner and Bruce Emery, Director, represented staff from the Department of Community Development.
- D. WELCOME: Chair Gale welcomed all in attendance.
- E. APPROVAL OF MINUTES: June 7, 2023 Minutes passed without objection or amendment.
- F. ANNOUNCEMENTS: Board of County Commissioners will be reviewing the recommended Sign Ordinance on July 3, 2023 during their regularly-schedule work session.
- G. PUBLIC COMMENT PERIOD: No public comments were provided.
- H. UNFINISHED BUSINESS: No unfinished business.
- I. PUBLIC HEARING ITEM: Hearing on proposed amendments to the County's Landscape Ordinance (CCC 33.53). Greg Ballard provided a brief explanation of changes to 'Definitions' contained in the revised Draft (June 14, 2023), citing contributions from Planning Division staff and comments received from Annie O'Rourke. The Planning Commissioners discussed questions and concerns with the revised Draft.

Commissioner Miller expressed concerns about enforcement of line of site standards, citing what he had observed concerning landscaping at the WalMart parking lot. Commissioner Butler expressed the desire to change specific dimensional criteria contained in Sections 5 and 6, to include "...no less than..." or "...no greater than..." in order to encourage creative landscaping beyond minimum standards. Commissioner Long indicated the definition for 'Landscape Screen' needed to incorporate the specific standards of CCC 33.53.050(2), and for 'Visual Buffer' to incorporate standards of CCC 33.53.050(3). Lastly, Commissioner Long expressed concern that the alternative designs allowed under Section 9 granted too much latitude to the review authority to vary from the required standards.

The public hearing was opened. Annie O'Rourke from Black Diamond addressed the Commission, indicating that Greg Ballard and Donella Clark had been receptive to her comments. She suggested that the definition for 'Large Tree' be amended to replace "landscape barrier" with "visual buffer;" use the defined term "understory vegetation" throughout the text instead of "understory trees and/or shrubs;" and recommended that the standards for multi-family developments be reduced in recognition of the need to promote and facilitate affordable housing development. Ms. O'Rourke also suggested that the standards be reviewed against the requirements of the Wildlands-Urban Interface Code (WAC 51.55), as the new state requirements might conflict with the planting of vegetation near buildings.

There being no further public comments, the hearing was closed.

- J. WORK SESSION ITEMS: The Commission members considered comments received. They requested that the items discussed be incorporated into a strike and underscore format reflecting the new changes for review at the continued public hearing on July 5, 2023. Staff was also directed to provide research into the impacts and possible conflicts between the draft Ordinance and the requirements of the Wildlands-Urban Interface Code. It was the consensus

of the Commissioners to continue the public hearing to July 5, 2023 at the next regularly-scheduled meeting.

- K. PUBLIC COMMENT PERIOD: Apryl Cramer, a resident on Power Plant Road, west of Port Angeles, addressed the Commission. She expressed frustration over the experience of the permitting process and subsequent development of the Island View RV Park. Ms. Cramer indicated the 54-unit RV Park failed to incorporate an adequate landscape barrier between the park and her property. She indicated that the slope created by the elevated RV park was sloughing material onto her property; the trees planted were not adequate to screen the park from her home, that motion-censored cameras had been placed overlooking her property; that incidents of trespass were occurring; that users of the RV Park were often looking over the fence onto her property; that headlamps during the evening hours were observed at the fence, illuminating her property, and that the landscaping had been over-taken by weeds.
- L. GOOD OF THE ORDER: Director Emery provided a brief Director's Report outlining some of the current and near-future work priorities of the Department.
- M. ADJOURNMENT: The meeting adjourned at \_\_\_7:20\_\_ p.m.