

**BRINNON SUB-AREA PLAN
COMMUNITY MEETING
July 31, 2001**

1. OPENING BUSINESS

The community meeting was called to order at the Brinnon School Gymnasium at 6:01 p.m. by Linda Tudor, Sub-Area Planning Group Chair.

County staff present were Al Scalf, DCD Director, Josh Peters, Mark Personius, consultant, and Cheryl Halvorson, secretary.

There were about ninety-five members of the public present. Those who signed the guest list were Jean Wasell, Walt Wasell, B. Lee Anderson, Maury Anderson, Bill Rock, Shirley Rock, Joe Baisch, Everett Canfield, Daylene Canfield, Bill and Wendy Webber, Joy Sullivan, Rich Sullivan, James Patterson, Sandra Patterson, Walt Parks, Lynnette Antijunti, Brady Blake, Gene and Nancy Thompson, Darrell Fleshman, Miriam Fleshman, Tom O'Boyce, Chuck Finnilla, Roy Hayes, Cedric Lindsay, Charles Springer, Dalila Dowd, Sam Merino, Arnold Swan, Valerie Schindler, Larry Clouser, Evelyn Cemper, Lucille McLane, Roger Cemper, John Dowd, Raymond Goad, Richard Coone, Marcia Olson, John St. Laurent, Marilyn St. Laurent, Ron Copeland, Nancy Biery, Michelle Sandoval, Marilyn Pedersen, Kirie Pedersen, Judi and Mike Hyde, Ellie Sather, Janet Welch, Mark Rose, Wayne King (PUD Commissioner), George Sickel, Karen Sickel, Judith Eaglestone, JoAnn Bussa, Doug Bussa, Tom McNerney, Bud Schindler, Kate Marsh, John and Joyce Owensby, Kathi Mueller, George Mueller, Marji Mueller, Bud Smith, Loni Beringer, Eileen and Ken Shock, Barbara Gauer, Larry Gauer, Wayne Schlaefli, Tom Roy, Joy Baisch, Gloria Allingham, Bob Allingham, Diane Derrick, Olivia Alfano, Folke and Marge Olson, Brian Arthurs, Carolyn McAndrew, Robin and Karl Springer, Debbie Kronk, Richard Moore, Shiela Moore, and Pat Rodgers.

Linda Tudor welcomed everyone to the meeting and introduced the staff present. She then explained the format for the meeting.

2. PRESENTATION OF SUB-AREA PLAN

Linda Tudor provided a history of the Brinnon planning effort. It began with an adopted plan in 1982 which concentrated primarily on emergency services. Ms. Tudor read the names of the people who served on that planning committee. The next plan was developed in 1995. It basically updated the 1982 plan. Ms. Tudor listed the names of the people who served on that planning committee.

Linda Tudor used an overhead projector to show maps depicting the commercial and industrial zones that were proposed in the 1982 plan. She then displayed maps depicting the commercial zones adopted by the county. Ms. Tudor displayed maps depicting the proposed commercial zoning in the 1995 community plan. She explained that the 1995 proposed community plan zones revised the county's zones by merely refining the boundaries to include the entire property boundaries rather than splitting parcels into two zones. The 1995 plan also proposed expanded use of home businesses and cottage industries.

Linda Tudor explained that the current community planning effort was further updating those previous plans. She explained that the community plan

provided the guidelines for the community. The actual development regulations would be done separately.

Linda Tudor listed the current sub-area planning group members: Linda Tudor, Chair, Kate Marsh, recorder, Lynnette Antijunti, Joy Baisch, Richard Coone, Dalila Dowd, John Dowd, Charles Finnila, Jean Johnson, Stan Johnston, Cedric Lindsay, Tom McNerney, Eleanor Sather, Bud Schindler, George Sickel, Lea Silsbee, and Charles Springer.

Mark Personius explained his role as the consultant to the sub-area planning group. One role was to assure consistency with the county Comprehensive Plan, the GMA, and Growth Management Hearings Board decisions. Mr. Personius stated that the purpose of this meeting was to hear from the public rather than for him to go into detail on the laws requiring consistency, etc.

Mark Personius reviewed the major land use issues addressed by the planning group. Using overhead projections of maps, Mr. Personius first displayed the current interim commercial boundaries for the Brinnon Rural Village Center (RVC). He explained that the purpose of the interim boundaries was to provide commercial zoning until the Tri Area-Glen Cove Special Study was completed. The county Comp Plan called for all of the interim zones in the county to be re-visited after completion of the Special Study.

Mark Personius explained the property that was proposed for addition to the interim zoning. It added about thirty-six (36) acres to the RVC, although that did not include about seventeen (17) acres of industrial zoning.

Mark Personius then displayed a map depicting the WaWa Point area, showing both the existing interim boundary and the planning group's proposed expansion of it. He explained that the idea was that it would be an overlay zone for the purpose of small scale tourist and recreational uses, although the rural residential zoning would be retained. Mr. Personius explained the reason for "small scale", stating that the uses still had to fit in with the surrounding rural residential character. He explained what kinds of permitting regulations would apply to such uses.

Mark Personius displayed a map depicting the Black Point area. It had no current interim commercial zoning. The plan proposed that Black Point would be a suitable area for a Master Planned Resort [MPR]. He described the kinds of uses that would be consistent with a MPR. Mr. Personius noted that the area encompassed about 300 acres. He explained that there were vested non-residential development applications for development abutting the highway. However, the planning group did not believe that was sufficient for a commercial designation unto itself. He explained that the plan merely proposed that area for a MPR as a concept. He explained that, if the community approved it, the plan would only indicated that it was an appropriate area for that kind of development. It would not approve or authorize development. Mr. Personius explained the process a developer would have to follow in order to permit a MPR, noting that it would have to be somewhat consistent with what was in the community plan. Mr. Personius reiterated that, in and of itself, it was not a project specific proposal. If the county adopted this plan, it would not change the land use until an actual change to the property was brought forward. Part of the county's review of a development proposal would be to review the community plan to assure that the proposal was consistent with the plan.

Mark Personius stated that another major change the plan proposed dealt with how the county would treat or regulate home-based businesses and cottage industries. It proposed that those businesses would be treated in the same way as such businesses in the West End of the county. That would allow exemptions from some of the home business and cottage industry regulations.

Mark Personius stated that a lot of the other issues addressed in the draft sub-area plan were carried forward from the 1995 plan, although they may have been revised to be consistent with state law and the Comprehensive Plan.

3. PUBLIC COMMENT

Linda Tudor explained that this meeting was not a public hearing. The purpose was to hear from the community, for informational purposes for the planning group, so that the planning group could make revisions appropriately.

Lynnette Antijunti, Brinnon, stated that she proposed a recommendation different from that proposed in the draft plan for WaWa Point. She provided that proposal in writing.

Marilyn Pedersen, Brinnon, stated that she liked Brinnon as a simple place. She worried about huge business in Brinnon. She worried about infrastructure costs, stating that they had just put in a sewer system on their property that cost more than their original cabin. She asked what would happen to the community if Brinnon had to have a huge sewer for a condominium development. Ms. Pedersen stated that she grew up in a wealthy town and saw the classic "looking down on the little people". She stated that she was one of the "little people" now and did not want to live in that atmosphere. She asked people to think hard about the changes. She supported small businesses and jobs, and strongly supported the school. Ms. Pedersen stated that she knew the planning group had done a lot of work for the community. However, she wanted people to think about infrastructure costs, especially associated with development at Black Point. Ms. Pedersen acknowledged that it was a beautiful area. Ms. Pedersen stated that the Black Point intersection was dangerous, noting that they had seen a death there in an accident. While she appreciated all that people had done (on the plan), she thought smallness was better. She urged people to think. Ms. Pedersen stated that she had heard people express their love for this small community, noting that she loved the community as well. She stated that the community was blessed by having people who worked as hard as those in Brinnon. She urged everyone to think.

Mark Rose, Brinnon, stated that he had attended every meeting of the sub-area planning group since February, except one. He noted that he had drafted some parts of it. Mr. Rose stated that he was very disappointed in the final draft. He stated that one area he was disappointed in was that the plan did not seriously address economic development. There was nothing about how jobs would be tracked, how jobs would be attracted or what kinds of jobs would try to be attracted, or what kinds of businesses the community would try to attract. Mr. Rose stated that economic development was really addressed in land use. Mr. Rose stated that the plan expected people to believe that if 383 acres were re-zoned to mixed use, jobs would be created. However, it did not address what kind of jobs would be created or what the impact would be on infrastructure, water or fire. Mr. Rose stated that the plan did not address the impact on the environment, the water or the shoreline. The plan addressed single family homes on the waterfront. He asked what that impact would be. Mr. Rose stated that environmental groups did not have input into

the plan. He stated that other groups who could address economic development, capital facilities, or environmental impacts had no input either. Mr. Rose stated that the draft plan was very strong on re-zoning but very weak on the impacts of that re-zoning. Mr. Rose stated that he would like to see those issues addressed in the plan.

Loni Beringer, Brinnon, stated that her family had purchased a business in Brinnon sixteen years previously, noting that the business had been in existence for fifty years. They had come to the community to work and live. She acknowledged that sixteen years was not very long in relation to some of the families who lived in the community. Ms. Beringer stated that she had been attending the planning group meetings for over a year. She recognized the countless hours and effort given to bring the plan to fruition. Ms. Beringer stated that her main concern was the Black Point project. She stated that the people who were directly involved and who stood to gain the most had every right to pursue their dream. Ms. Beringer stated that you could not stop progress. She stated that when she became aware of the grandiose vision for Black Point, she questioned whether the majority of the amenities were not geared towards a certain class of people, that being the wealthy. She questioned whether the majority of people who made Brinnon their home would be able to afford to stay. She questioned how many Brinnon families would actually be employed in the development on a full time basis throughout the year. Ms. Beringer stated that the most important question was that the vision for Black Point was designed to keep it separate from the existing little town and become its own community. She also respectfully questioned why some people moved to this community in the first place. Ms. Beringer stated that the state offered other cities of many sizes which offered more opportunities than Brinnon. She asked what was wrong with a small, quiet town that did not have all the people, noise and traffic that would arrive with the proposed development. It would change the quiet way of life forever.

Olivia Alfano, Brinnon, stated that as the most economically challenged community in the county, the expansion Brinnon most urgently needed was human rather than commercial development. Ms. Alfano stated that, according to the Brinnon plan, 57% of the community's population was low to moderate income. She stated that along with the stress of low income and poverty frequently ensued the complications of dislocation and alcohol and drug abuse. Ms. Alfano stated that the cure for those ills would not come from an upscale resort catering to the affluent. She thought the disparity between the "have's" and the "have not's" would become more pronounced. Ms. Alfano stated that while the developers of the vision would gain windfall profits, the workers could expect little more than minimum wage and seasonal employment. That did not make for a healthy community. The approach did not address the heart of the matter. Ms. Alfano stated that for the most part, the diversified Brinnon community was composed of strong, good, independent people who lived in Brinnon for a variety of reasons. She stated that no one personal group could speak for all of Brinnon. Ms. Alfano thought that for the most part what was needed was jobs, living wages, job training, apprenticeships, educational programs, enhanced transportation, basic medical and dental services, alcohol and drug programs, and counseling services. In addition to those urgently needed services, the community should encourage cottage industries. Ms. Alfano stated that, because the community was constrained by available space, remote location, small population, and the environmental sensitivity of the area, cottage industry and independent small scale home based businesses requiring small start-up outlay made practical sense. The possibilities could range from beekeeping and herbs to raising

specialty foods and crops, horticulture and landscaping, traditional crafts, wood and metal working, ceramics, weaving, textiles, clothing, and furniture making to name only a few. Ms. Alfano stated that, additionally, within the community there was a most valuable resource in the retired and elderly. That population comprised a vast store of knowledge and skills that could be passed on. She stated that the infrastructure for that approach would consist of no more than a small support center, with computers and internet, to gather information and do research and marketing. It was not a quick fix but was a bootstrap approach building on the talents and abilities of the diverse population. Ms. Alfano thought that such a development in the community's human potential would solve many of the community's problems, restore the quality of pride in workmanship, and revitalize the economy, while preserving the rural, independent nature and character of Brinnon.

Jim Patterson, Brinnon, stated that he agreed with Mark Rose's comments.

Chuck Finnila, Brinnon, stated that it did his heart good to see so many people turn out for the community meeting. As a resident and business owner, he had noted that whenever there was an issue in the community, there had always been a wonderful turnout. Mr. Finnila stated that regardless of people's stand on the issues, he thanked everyone for coming. Mr. Finnila stated that the planning group had worked hard and for a long time. He spoke about the effort it had taken to update the 1995 and 1982 plans to bring them into compliance with the county Comp Plan and state law. Mr. Finnila stated that he had an interest in a project and would like to see it go forward. However, they absolutely wanted the community input as well. Mr. Finnila stated that without community support, nothing went forward in Brinnon. He reiterated that it was comforting to see so many people at the meeting and thanked everyone again.

Walt Parks, Brinnon, thanked the previous speakers for their comments. He said he agreed with Marilyn Pedersen's comments about the smallness of a community. Mr. Parks stated that issues he had not seen addressed were references to low income housing or affordable housing in the plan. He thought that what he saw in the plan led him to believe that the traditional, historic home owners of Brinnon would be priced out of the market. There were occasional home owners [seasonal residents] in Brinnon. There were people who lived in the area just a few weeks of the year. He believed that with the infrastructure that would have to be built out, it would create a whole different scenario. Mr. Parks stated that the second issue he wanted to address was the cottage industries concept of home businesses. He stated that everyone he knew in Brinnon had something going (a sideline business). He asked how that happened before a plan was adopted. As a home owner, Mr. Parks was very concerned about exempting homes and businesses from CC&Rs and conditions which avoided conflict in a community, such as noise abatement, hours of operation, etc. He was strongly against excluding the Brinnon community from those normal residential rules.

Larry Clouser, Brinnon, stated that he had not planned to speak. Mr. Clouser stated that the average age of the people in the fire department was fairly old. He thought some kind of recruitment program was needed to get younger people involved. However, there was not much reason for a young person to stay in Brinnon unless they created their own job. He thought the community needed some space for businesses. He stated that he personally would start a business if he could find a suitably zoned property. Mr. Clouser stated that for all of the retired people and the people who enjoyed the quiet life, there needed to be some support of some young people, too. He stated that

Brinnon was not the same Brinnon it was twenty years ago. It had to change in order to stay alive. Mr. Clouser stated that he wanted to see good things happen in the community. He thought the community needed young people as well as the older people. He thought the older people could teach the young people a lot. Mr. Clouser stated that change was going to happen whether people liked it or not. Rather than bucking the changes, he thought it was important that everyone have a say in what happened with those changes in order to give it direction.

George Sickel, Brinnon, stated that he was on the planning group, noting that it had been a new experience dealing in the politics of it. Mr. Sickel stated that part of what he brought to the planning group was, hopefully, some structure in how to put together a plan. He stated that a plan was not actually the doing of things; a plan was outlining the direction of where you wanted to go in the future. Mr. Sickel stated that a number of people were looking for short term results. However, the plan was not intended to give short term results. Mr. Sickel referred to the earlier comments about economic development. He read a few of the goals in the draft plan which addressed economic development. It went into detail on the "how to's". It talked about preserving what Brinnon already had but expanding on it, making it better to meet more of the needs of the new economics that were developing everywhere. Mr. Sickel stated that another goal addressed developing the infrastructure needed to diversify the local economy. He stated that there were a lot of needs that the community had currently that required going a long distance (to Port Townsend, Sequim, Hoodspoint, or Shelton) in order to get them. He thought it would be nice to not have to drive forty or fifty miles to meet those needs. Mr. Sickel stated that the community had to develop the infrastructure in order to attract new such businesses, which in turn generated jobs for local people. Another goal addressed economic opportunities for the teenagers and other entry level workers in the Brinnon area. He wondered where the high school students were working in the summer, whether there were jobs in the community for them. Mr. Sickel thought it would be nice to have recreational based businesses in the community to provide summer employment. He agreed that they would not be high income jobs, but they would get the young people through the summer. Mr. Sickel stated that it was opportunities like that which the tourist industry would bring in that would provide summer employment.

Judith Eaglestone, Brinnon, stated the thought that everyone would like to see Brinnon stay the same as it was when people moved here, but that was not the reality. There was no way to lock the door and not have growth. She stated that one only had to look up on the hills and see the houses that had been built in the last ten years. Ms. Eaglestone thought it was important to have a plan that would have a structure for Brinnon's future and not just leave the community hanging. She did not want a situation where, when someone wanted to develop something, there were no rules in place to protect the ability to do that.

Kate Marsh, Brinnon, referred to economic development. She stated that the draft plan contained some strategies for achieving the economic development goals. They emphasized dealing with county agencies. She listed some of those strategies. Referring to the CC&Rs comments, Ms. Marsh stated that where there were covenants, they would not be overturned by the plan. Ms. Marsh stated that what the planning group envisioned as a relaxation of some of the home business and cottage industry regulations would not make it any more possible to have those businesses where there were covenants than it was now. Ms. Marsh stated that she had been involved in community planning in

Brinnon for a long time. She explained some of the requirements and knowledge required of a volunteer planner. Ms. Marsh urged people to become involved because the plan would be revised in five years. Ms. Marsh thanked everyone for attending and providing their input. She noted that the planning group had a box at the Post Office and invited people to place their written comments in that box until August 10. Ms. Marsh stated that the planning group would review those comments when they next met.

Bud Smith, Brinnon, stated that he had lived in the community for twenty-five years and was a small business owner. He provided information on his involvement in the early development of the Pleasant Harbor Marina. Mr. Smith stated that he had not seen a lot of growth lately and had not had a lot of work lately. Mr. Smith stated that he had been on the school board about ten years previously, noting that the school population was lower now. He stated that there was not work for young people; therefore, there was no reason for young people to stay. Mr. Smith stated that Brinnon was a great retirement community, but questioned what would support that. Mr. Smith stated that people could not stand in the way of growth, whether they liked it or did not like it. Mr. Smith offered the opinion that Brinnon was a great community, but did not think it would ever expand too much because of the location. However, he thought there was an opportunity to grow a little. He urged people to think carefully, including about the school. Mr. Smith stated that when he was on the school board, the school was growing so fast, they had put in for an expansion. He stated that it was not voted for, which was probably correct given that the school population had since gone down. Mr. Smith stated that we needed to plan and needed to realize that growth was coming. He stated that the community needed something in the way of jobs.

Ken Shock, Brinnon, stated that he shared some of Larry Clouser's views. Mr. Shock stated that there were three things about a golf course that perhaps the planning group was not aware of. He stated that they had managed a resort on golf course frontage in Hawaii for twenty years. He stated that the issues were health, environment, and water. There was also the issue of the snooty people, although he would not comment on that. Mr. Shock stated that, concerning health, there was a documented article a few years ago in the Wall Street Journal indicating that cancer rates were much higher with people who lived around golf courses. Mr. Shock stated that there was the issue of the pesticides and fertilizers getting into Hood Canal. He stated that while we had dry summers, we had very wet winters, and those chemicals would leach down to the salt water. Mr. Shock stated that the third issue was water. He stated that we had dry summers. He stated that the wealthy clients would want a very green, well watered golf course. To get that water, which would have to be ground water, wells would have to be drilled and pumped. He thought it would mean salt water encroachment into the wells of the people living on Black Point. Mr. Shock stated that they had experienced that with the golf course in Hawaii. He asked that the community think about those things. Mr. Shock thought there were other opportunities besides golf courses. He opposed that.

Barbara Gauer, Brinnon, stated that she loved Brinnon the way it was. That was why they lived there. Ms. Gauer stated that they had just returned from Silverdale, noting that it was once a small town. She stated that other small towns had been changed by growth. Ms. Gauer stated her appreciation for all the work that had been done on the plan. However, when she saw the maps, it scared her. Ms. Gauer thought the three separate commercial zones could be the beginning of urban sprawl. She stated that while it may sound silly at this point, that was the way it started. Ms. Gauer stated that

people should really think about the way of life in Brinnon. She wondered whether it was worth it to lose that.

Wayne Schlaefli, Brinnon, stated that he had moved to Brinnon permanently about nine years previously. He stated that he had been on this planning group in 1999 but could not devote the time and energy required. Mr. Schlaefli stated that the planning group had gone back through the 1979 (1982) plan and brought it up to date. He thought it reflected the wishes of the community from that time. Mr. Schlaefli stated his appreciation for the comments received. He stated that the poverty level in Brinnon was unacceptable; it was not something the community should want as a heritage of Brinnon. Concerning schools, Mr. Schlaefli stated that the school had consistently had a problem, even though there was a lot of love in the community for the children. He stated that the children moved away because there was no future for them. He stated that there was not a large enough tax base to provide the level of school that the community wanted. Mr. Schlaefli stated that one of the expansions and life blood of Brinnon were the cottage industries. He stated that the planning group expanded those provisions in order to give it more leeway. However, they included a safeguard that prevented a cottage industry from annoying a neighbor or having something that would not be appropriate for Brinnon. He stated that the Planning Commission had been with the planning group constantly, when he was attending, keeping the group in tune with reality. Referring to the comments of Bud Smith, Mr. Schlaefli stated that golf courses could provide a lot of different jobs for different people. He thought the serenity of Brinnon and the tourist industry offered the community a big opportunity. If a proposal came along, the plan would give the community a place to put it. He stated that a proposal would have to pass all of the rules and regulations of acceptability by the community. He thought the plan outlined some areas where it would make sense. Mr. Schlaefli complimented the planning group on their work. He thought the draft plan addressed most of the concerns of the people in the community. Mr. Schlaefli stated that they had kept in mind the issues of trying to get out of poverty, keep the kids, improve the school, and expand the cottage industries. He stated that he travelled a lot across the country and stated that there was not a community still alive that said it wanted the status quo. Mr. Schlaefli stated that the plan made sense for Brinnon; it certainly did not create urban sprawl. He stated that the next planning group, in five years, may curtail the plan or expand it, depending upon how the plan was accepted.

Gloria Allingham, Brinnon, stated that they were new members of the Brinnon community. She stated that they had looked far and wide for a place to live and had fallen in love with Brinnon because of the beautiful environment. And, secondly, because the people were so friendly. Ms. Allingham stated that one of the things that made them sad when they first settled in the community was the fact that there were so few young people. The ones who were in the community did not intend to stay because there was little opportunity. Even though they may leave to get their education, they would not return because there were simply no opportunities here. Ms. Allingham stated that looking at the draft plan, she thought it was a good basis for a start. She thought there were opportunities to expand it, or reduce it, or change it. She thought it was a wonderful opportunity to make some changes that would affect everyone for the betterment of the community. She urged the planning group to "stay with it" and commended the group for doing a good job.

Kirie Pedersen, Brinnon, stated that she had carefully read the draft plan. Ms. Pedersen stated that she had been born in Brinnon and had spent much of her life in Brinnon off and on until settling permanently. She stated that as an educator she had done some research on some of the claims made in the plan. Some of those claims had to do with availability of water and what kind of development should go in and why it would work. Her research had gone into whether there was really enough water to support the development, what effects the development would have on the shorelines, and what really was the condition of the people. Ms. Pedersen stated that a lot of the justification of the plan was based on a high poverty claim. She stated that when she grew up she was one of those people who would have qualified as being in dire poverty. They did not realize their poverty, although they did not have a bathroom or electricity. What they did have was fresh air, the ability to ride their bikes or walk anywhere they wanted, and to have a forest around them. Ms. Pedersen stated that Brinnon was not just a piece of real estate to be chopped up and sold for the highest price. It was the place of her home and her soul. She referred to the young people. Ms. Pedersen stated that many of them were at college. She stated that when they finished college they planned to return to work as teachers, social workers, or caretakers for the elderly. Ms. Pedersen stated that resorts and the proposed commercial development did not help the poor; it drove the poor out. If enacted, the plan would raise the taxes for the rest of the residents. She stated that the plan was simply an effort to re-zone a rural area under the pretenses of helping poor people and young people. She stated that the only people it would help were the ones who owned the investment property; it would not help the elderly, or disabled, or the poor, or the young. She thought that, instead, it would destroy what brought people to Brinnon in the first place. Ms. Pedersen stated that the proposed development, if enacted, would be a failure to preserve Brinnon's rural character; would imperil the water; would have negative effects on people, animals and habitat; would increase noise from traffic, jet skis, and sea planes; and would increase taxes and cost of living. She stated that it was absolutely not true that resorts helped raise the standard of living in the community or provided jobs. Ms. Pedersen stated that San Juan County had the second greatest difference between the rich and the poor in the state since four resorts were developed there. She stated that the original residents had been driven out because they could not afford to live in their own town. Ms. Pedersen stated that those were substantiated facts. She stated that resorts and tourism provided seasonal employment only, which put people on unemployment part of every year. Ms. Pedersen expressed a concern about the increase in fire danger. She stated that the area was a tinderbox now; it was always the case in summer. She stated that people in the area cared about trying to prevent fire, but tourists did not always have that same care. Ms. Pedersen stated that Brinnon really did not have much crime. She stated that there was high traffic in the summer. She stated that the development proposed on Black Point would lead to even more traffic and would lead to more deaths, as her mother mentioned. She stated that there was talk of boating in and flying in the tourists to the Black Point MPR. She stated that would increase noise pollution. Ms. Pedersen asked who would pay for all the infrastructure. She stated that it would be the people who lived in the community. Ms. Pedersen asked that her comments be considered in any future environmental review of the plan or sub-parts of the plan. She asked that people think about the future and the children.

Ellie Sather, Brinnon, stated that she had worked on a number of committees in the community, although not as much as she would have liked on this planning group. Ms. Sather stated that her business got 90% of its business

from outside of this county. Of the 10% from inside this county, 90% was from outside the Brinnon community. Ms. Sather stated that if someone was going to live in Brinnon, they had to bring in business from the outside or have your own resources. She stated that it was a difficult job to be able to make a living in Brinnon. Ms. Sather stated that she thought Mike Mathews was on the planning group but his name was not listed. She stated that there was a list prepared of all of the businesses in the area. She suggested that it be included in the plan. Ms. Sather stated that there were several people who had the opportunity to do business from their homes. She suggested that those businesses be added to the list also. Ms. Sather stated the belief that the planning group was working on the low income housing issue, but had not finished. The group had been working on outlining the different properties that could be buildable for single family dwellings. She did not see that in the plan and suggested that it be added. She noted that some areas were buildable and some were not.

Janet Welch, Port Townsend, stated that her work brought her to Brinnon. Ms. Welch referred to the requirements Kate Marsh had listed for a volunteer planner. She suggested that one other that should be considered was how something would actually look when something in the plan came to pass. She thought that could make or break a plan. The "what if's" should be considered. An example was how it might look if the community implemented the affordable housing policies. Ms. Welch thought there were a number of areas in the plan where the planners had not considered the possible negative consequences. One of those was the noise issue. She thought that imbedded in the plan was the comment that sea planes were a good thing. She cautioned the community to be careful what it asked for. Ms. Welch stated that if a resort went through, which may be a good thing, and the use of sea planes or helicopters was used as a means of transport for those resort users, the community should be prepared for major noise impacts with regularly scheduled flights. Ms. Welch stated that another "what if" was the situation with home businesses and cottage industries. She stated that, currently, the county was quite liberal about those kinds of activities, noting that she had a home business. She acknowledged that there were some limitations. When she saw the limitations being lifted in the Brinnon area, she wondered whether that was what her clients who were moving to Brinnon wanted to experience. Easing the limitations would allow operation of the business after 10:00 p.m. and before 8:00 a.m., or retail sales next door, or equipment storage outside. She questioned whether people would want auto paint or repair businesses next door with the possibility of water contamination. She did not see that from the people she worked for who were coming to Brinnon. Ms. Welch stated that she had not seen any of those people coming to the meetings saying they wanted such uses. She wondered if there was a misunderstanding that the plan would provide opportunities for cottage industries and home businesses. She thought what the plan actually provided opportunities for was the destruction of neighborhoods. Ms. Welch thought it was very important to look very closely at such examples and to play the "what if" game.

Michelle Sandoval, Port Townsend, asked about the expansion of the WaWa Point area, which would be for small scale tourist and recreation uses. She asked if an EIS would be done on the whole area or if it would be done on an incremental buildout. Mark Personius replied that when a final, recommended plan was ready, a SEPA checklist would be done. The SEPA Official would then make a determination for the sub-area plan. Mr. Personius stated that in the case of the proposals in the draft plan, most were addressed through previous environmental analysis that was done on the draft Comp Plan. He stated that the pre-GMA zoning was addressed in the EIS on the county's Comp Plan. He

did not know yet whether another EIS would be required. Ms. Sandoval stated that she thought part of the money for the grant on the sub-area plan came with a requirement for addressing affordable housing starts to be created through the plan. Mr. Personius replied that part of the requirements of the grant was to look into affordable housing opportunities. He did not know that it was so specific as to address housing starts. Mr. Personius stated that affordable housing was addressed in the draft plan in the sense of several meetings with the Forest Service and Department of Agriculture people talking about the potential for getting loans and grants for either affordable housing opportunities in the Brinnon RVC and/or potential funding sources for public sewer and water projects that would help to facilitate affordable housing projects. The plan talked about that and talked about moving forward incrementally with trying to develop a plan to access those grants and loans. Ms. Sandoval asked how many additional acres had been proposed for the commercial zones, outside of the potential MPR. Mr. Personius replied that the proposed small scale tourist and recreation overlay at WaWa Point was 18 acres. The RVC would add about 36 acres, plus 17 acres for light industrial. Ms. Sandoval complimented Linda Tudor on her running of the meeting.

Nancy Biery, Port Townsend, stated that she was very interested in this plan because it would set a precedent for other plans in the county. She asked who the property owners were of the newly designated lands. Linda Tudor replied that the planning group had not considered the property ownership; they were planning for growth in the community. However, Ms. Tudor provided the names of the affected property owners. Ms. Biery asked if it would be possible to add into the plan the names of the current owners. Ms. Tudor replied that she did not think that was necessary; it was a plan for the whole community. Ms. Tudor stated that the ownerships could change at any time. Ms. Biery agreed that they could change, but added that there were people with a financial interest who were also on the planning group. Ms. Tudor stated that fact had been pointed out throughout the process.

Karen Sickel, Brinnon, referred to the question about property ownership. She stated that the Bayshore Motel was owned by the county, noting that it was proposed for expansion. Ms. Sickel stated that was included in the initial plan. She did not understand why people were seeing it differently. Ms. Sickel stated that it was a hastily put together plan by the county with a rush to finish it. She thought what the people were trying to do was to gather together all the new things and make the plan right and not hurt anyone in the community. Ms. Sickel stated that everyone moved to Brinnon because they liked it. She stated that the community needed to have something to keep people in the community. Ms. Sickel referred to the comments about the "have's" and "have not's" and affordable housing. Ms. Sickel thought there was plenty of affordable housing. She stated that there were seventy to ninety families represented at the food bank each week. Ms. Sickel stated that it was a shame to have to happen but those people had no jobs. She stated that a service industry job was at least a living. She stated that the reality was that the community would not draw Microsoft. There would be no high tech, high paying jobs. However, the service industry provided an honorable wage. She did not understand where all the comments on the subject were coming from.

Joy Baisch, Brinnon, agreed with Ms. Sickel. Ms. Baisch stated that she started in the service industry and was now in the service industry again. She stated that there was nothing wrong with it. Ms. Baisch stated that one could make a living wage and it did not have to have a major impact in an

adversarial way. Ms. Baisch addressed the question of property owners, stating that she did not own land in any of the proposed areas. However, she knew as a school board member and a community member that Brinnon had families struggling to make a living wage. She knew of someone who left home at 3:30 a.m. to work two jobs and get back home at 7:00 p.m. to take care of two children. That woman was not on welfare but was in low income housing in the community. Ms. Baisch thought it was reprehensible that the Brinnon community was not allowed to have jobs so that woman could work in the community instead of having to travel to Port Townsend. In referring to the comments on the environment and the economy, Ms. Baisch stated that we should consider the costs of putting everyone on the highway and how much in finite industry were being lost in gas, road construction, taxes, etc. Ms. Baisch stated that this was the best plan the group could put together given the topographic limitations of the area. She thought it was a red herring to throw out to people that there would be sprawl. Ms. Baisch stated that it could not happen because there was no place. She stated that the CC&Rs had every community covered. She stated that the home businesses and cottage industries would not destroy communities. Ms. Baisch stated that nothing would break those CC&Rs. She stated that the county would not allow the people to "go hog wild" and rip the area apart. Ms. Baisch stated that the draft plan was put together very thoughtfully over a lot of years with refinements based upon the Comp Plan, the GMA, and Hearings Board decisions. She stated that it had been done with as much thought and process as possible. She agreed that it was not perfect, but the planning group had tried its best. She invited anyone who thought they could do a better job to step forward.

Wayne King, PUD commissioner for the Brinnon area, stated that his residence was in Gardiner. Mr. King reported that the PUD would be the lead agency on seawater intrusion. He stated that the quality of water in Brinnon was not that good. Referring to the proposed golf course, Mr. King stated that his own opinion (not the PUD's opinion) was that a golf course would take one million gallons of water per day in the summer. He wondered whether there was that much water available. Mr. King stated that in researching the water rights permits for the area, he did not see that kind of volume. Mr. King thought the PUD would be involved in the planning. Linda Tudor asked that Mr. King work with the planning group because she thought there were some misconceptions concerning seawater intrusion. Ms. Tudor thought there were a lot of very good wells in the area. However, if it was true that there was a seawater intrusion problem, the planning group would like to know so that they could plan for it.

Pat Rodgers, Brinnon, stated that when Bud Smith was on the school board there were around one hundred students. Now there were fifty-six. The school had experienced a constant decrease in the student body. He reported that over 40% of the students were below the poverty level with 75% getting free and reduced lunches. Mr. Rodgers stated that Brinnon had one of the most generous groups of citizens around in support for the school. He stated that it was getting more difficult for people to be supportive because so many people were on fixed incomes. While the property values, and hence the property taxes, kept increasing, the fact was that fixed low incomes did not keep pace. Mr. Rodgers stated that despair was defined as the lack of hope. He related a report of an occurrence a few weeks earlier where a man was going to commit suicide because he could not get employment. Mr. Rodgers thought there was a lot of despair in the community because of the lack of opportunity. Mr. Rodgers stated that the one thing about this plan, or any plan for a community, was that it was a community plan. He stated that Port

Townsend was a beautiful community and it worked because the people of Port Townsend said what they wanted and they got it. Port Ludlow was another beautiful community that worked for the people of Port Ludlow. Mr. Rodgers stated that this plan should reflect what the people of Brinnon wanted and needed. He thought the draft plan went a long way towards accomplishing that. Mr. Rodgers stated that his personal interest was in the 56 children in the school. He stated that his personal interest was in the people in the community who made their living in a very minimal way. Mr. Rodgers stated that his main point was to make sure the plan was the community's plan. He stated that most of the things being talked about in the plan were controlled by county regulations. Mr. Rodgers stated that the topography limited development to a few more flat places. He stated that times had changed. The community had less and it needed more.

4. ADJOURNMENT

Linda Tudor thanked everyone for their participation. She stated that people could talk to planning group members to provide further comments. She stated that written comments should be sent to the County Planning Department. Ms. Tudor noted that the draft plan was on the county web site and hard copies could be purchased at the Planning Department. She noted that copies were available for review at some places in the community as well. Ms. Tudor provided the county web address. Ms. Tudor stated that the written comments should be received by August 10 in order for the planning group to receive them for consideration at their next meeting.

The meeting was adjourned at 8:07 p.m.