REGULAR MEETING
Meeting Minutes for June 4, 2014
Call to Order: 1:33 pm

ROLL CALL

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P=Present, X=Vacant, AE=Absent Excused, AU=Absent Unexcused

Jefferson County Staff Present:
- Carl Smith, DCD Director
- Stacie Hoskins, Planning Manager
- Joel Peterson, Associate Planner

Public in Attendance: 8

STAFF UPDATES

Kevin Coker: Moves to approve minutes for: 05/21/14 regular meeting. Seconded by Gary Felder. 5 for, 0 against, 0 abstained.

Carl Smith: There have been 25 applications for the 2 planner vacancies for Jefferson County Dept. of Community Development. Plan Clerk position is temporary and Carl has gained approval for a full-time Administrative Clerk.

COMPREHENSIVE PLAN UPDATE

Carl Smith: DCD has firm schedule to adopt Comprehensive Plan amendments by July 2016. Major purpose of outreach meeting in Forks to receive public input. Military installations need to be included in plan, look at protecting ag lands.

Joel Peterson: Introduced himself as the Jefferson County West End Planner. The purpose in today's meeting in Forks is to assist the County to amend policies in the Comprehensive Plan to help meet the needs of the West End. Existing zoning/development regulations allows for cottage industries, home-based businesses, small-scale recreation tourism, and resource-based industries. During the 2012 Planning Commission meeting in Clearwater, West End residents voiced their desire of housing near the prison, where many local residents work, and their frustration due to the lack of business opportunities in the area.

Stacie Hoskins: The 2012 Proposed Comp Plan Amendment Application was to change the zoning on the West End in order to accommodate smaller parcel sizes. Zoning must match population projections. However, there is currently no high demand for developments, as there are only two bldg permits pending in the West End. Cabins, lodges, convenience stores are currently permitted in the West End.

PUBLIC COMMENT

John Richmond: Would like to see the ability to have a Bed & Breakfast in the West End, especially in the Upper Hoh Rd.
Stacie Hoskins: B&B challenge is that serving food requires public water supply, which is approved through the state and requires engineering. In East Jefferson, B&B owners will create lodging but not create water supply and instead buy pre-made food. That may not be an option for Clearwater area because there are no restaurants.

Tom Giske: It would be helpful to take specific examples of permit problems and know what challenges people are facing.

Citizen: What are regulations for renting house as vacation rental?

Stacie Hoskins: Less than 30 days at a time requires a County permit, but only reviews zoning/parking accommodation and is an administrative approval process.

Jon Anderson: One of neighbors had talked about installing a water facility from a spring but instead moved to Alaska because the process too arduous. Nearby resort, Ruby Beach store, Bogachiel store and store on Rainforest Rd. all closed. Klahloch is the only local store. His children are asking questions about subdivision of his property.

John Richmond: Read aloud August 1, 2012 meeting notes: Recent massive recalls of food products in the last two years. Victory gardens that were encouraged in WWII would be good solution. Simple plots in front/backyard. Water rights need to be readily obtained, wells drilled on the West End. Jefferson County/Dept of Ecology/EPA/Corp of Engineers regulate small streams, widen buffers which makes it difficult to utilize water supply.

Kevin Coker: The County values and encourages the "Right to Farm".

Gene Bunker: No way to prosper in the Clearwater area in a business sense. Concerned that "Nature Conservancy" will take over his property.

Stacie Hoskins: Agricultural, forestry, and open space get lower tax rates.

Tom Giske: The Land Trust has been working to place easements on agricultural land that requires farmland perpetuity. Land Trust may be interested in working with West End residents to create new land use opportunities.

Lorna Smith: Is a chair of the Conservation Futures Committee. Has seen an economic boost in easement designations and they promote new innovative ways to bring in money.

John Richmond: Forest land owners need to pay more taxes. The land owners charge for hunting leases on their land, yet also paying lower tax rates.

Ray Rorberg: Farmers in King County cannot afford to keep farming. Regulations are made by people in the City who have no concept of raising animals. Regulations discourage growth and make it very unlikely to build.

Kevin Coker: Sometimes regulations are handed down by the state and are out of the hands of the County.

Teddy McManus: County is very stringent with 5-acre plots. Need to make spring water available because the well water contains too much iron.

Cliff Hay: Natural resource-based businesses will be rare due to the state taking land for parks/nature conservancy. Kids are leaving the area in order to acquire jobs.
Jon Anderson: In 1891, grandfather homesteaded on the Hoh. There has been serious flooding of the Hoh River since the State put an end to cutting. Believes in “working with the river”.

John Richmond: The river took out 7-8 acres of his property. A lot of land has been taken out of production due to various causes and environmental regulations. Had a 43-year career with the California forest service. Would like to see meeting notices published in the Forks Forum. The typical tourist season for the West End is from June – Sept.

Adjourned at 3:15 pm

Approval of Minutes

These meeting minutes were approved this 24th day of July, 2014.

Kevin Coker, Chair

Elizabeth Williams, PC Secretary/Plan Clerk