REGULAR MEETING
Meeting Minutes for July 16, 2014
Brinnon Elementary School
Call to Order at 6:40 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
- David Johnson, Associate Planner
- Elizabeth Williams, Administrative Clerk

Public in Attendance: 3

Kevin Coker: Motioned to approve meeting minutes for 07/02/14 meeting minutes. Gary Felder seconded. Unanimously approved.

STAFF UPDATES

Carl Smith: Fulfilled request of notification in the Forks Forum of the availability of Planning Commission 06/04/14 outreach meeting minutes.
Sign Code discussed with Pros attorney, PW Director, Philip, signs in ROW. Monty was okay with signs, worries of Proliferation of commercial signs. Will revise provisions regarding commercial signs in the ROW prior to bringing before the BOCC.
Announced that Anna Bausher began this week as our new assistant planner and the other newly hired planner will begin next week.
The CAO/Agriculture public meeting is being held tomorrow at the Chimacum Grange from 6pm – 8pm. Stacie Hoskins, Donna Frostholm, Dr. Laura Lewis and Al Latham will be attending.

Tom Brotherton: Will the CAO/Agriculture meeting be addressing aquaculture?

Stacie Hoskins: Aquaculture already has ongoing permitting that addresses habitat and water quality whereas the issue we are addressing at the meeting is exemption from critical area buffers and regulations for existing and ongoing ag. Aquaculture is already sufficiently addressed in our code.

Stacie Hoskins: Richard Hull completed his public records training and received his certificate of completion.

THORNDYKE DRAFT ENVIRONMENTAL IMPACT STATEMENT

David Johnson: The Thorndyke “pit-to-pier” project released their Draft Environmental Impact Statement on 6/25/14. This is not formally reviewed for recommendations by the Planning Commission. The public comment period is currently open. The Community Development Department will then revise the draft to its final state and present it to the Jefferson County Hearings Examiner. Their Shoreline/Zoning Conditional Use Permits will be heard before the Hearing Examiner, before the end of the year. The DNR issued an
easement to the Navy for the cost of $750,000. Thornyde believes they are not affected, that they are vested, and will be continuing with the permit process.

Patricia Farmer: Are the comments from four years ago also being taken into consideration?

David Johnson: Yes. The comments are part of the record. Chapter 4 addresses the "key issues" that came out of the scoping comments. The Open House will take place at the Bay Club (120 Spinaker Pl.) in Port Ludlow on August 4th from 5:30pm – 8:00pm. Comments are due by August 11th. The validity of the "vesting" will be tested in court. The company has a lot invested in the project, so the company is still moving forward with the permit process. Their vested date of the project with Jefferson County is March of 2003 though no lease has been secured with Dept. of Natural Resources regarding their property.

Stacie Hoskins: The County will be requesting information from the Dept. of Natural Resources and the Navy regarding this project and presenting it to the Hearings Examiner.

Tom Brotherton: What is happening with the lawsuit regarding Jefferson County’s Shoreline Master Program?

Stacie Hoskins: Three appeals have been consolidated. One of the appellants is Thornyde Resources and two others. The index has been put together and submitted. Mark Johnson is outside counsel that is representing Jefferson County on this appeal. The case is going before the Western Washington Growth Management Hearings Board.

**COMPREHENSIVE PLAN UPDATE**

David Johnson: Brinnon is mostly zoned as Rural Village Center. The Comprehensive Plan provides advantages to the Brinnon area: Home-based businesses/cottage industries, small-scale recreation and tourist businesses. Other sections of the County do not have that advantage. One must read and consider the Brinnon sub-area (finalized in 2002) when amending the Comprehensive Plan. The Blackpoint area was stated as being a perfect location for a master planned resort in the sub-area document. It was used as a guideline that allowed us to make an argument that it should be zoned as MPR. There are no development regulations in place yet. DCD has been waiting since February to receive the water and wastewater system plan and it should be available by July 28. Economic data also was a requirement and condition of Comp Plan Amendment. If the timeline goes as scheduled, an anticipated DEIS release is anticipated by September 8, followed by an open house near October 1st, a 45-day comment period, and a Planning Commission public hearing.

Stacie Hoskins: Under WAC, we are required to provide a 30-day comment period. Due to the high interest from the public, Jefferson County DCD has been working with developers to allow an additional 15 days for comment. The conditions that they were required to comply with has pushed back expected timeframes.

David Johnson: A condition required by the County Commissioners was that a certain number of jobs must be from the area. The Supplemental EIS will address this condition.

Lorna Smith: How long is build-out?

David Johnson: It is phased. Entire build-out is dependent on the first couple phases to generate revenue for the subsequent phases. The company is currently renovating the marina. They are awaiting approval of the water system in order to build a bistro building.
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PUBLIC COMMENT

Joe Baisch: What’s the process after the Planning Commission makes their recommendations?
David Johnson: After a 45-day comment period, the consultants and DCD will produce a final EIS. They will create development agreement and regulations. Planning Commission will hold a public hearing and make a recommendation to BOCC. The BOCC can then choose to accept the recommendation or hold their own public hearing.

Joy Baisch: If the project goes back into the comment period, do we readdress the same issues if they arise?
David Johnson: The it would not go back. Concerns must be based on the best available science and if they were adequately addressed during the 1st comment period, it would not be readdressed.

Joe Baisch: The Baisch’s moved from Seattle to Brinnon 20 years ago and established a Bed & Breakfast. The Federal Forest plan that passed in the early ’90’s caused the area to lose 40 jobs and 4 timber companies. The poverty level is very high and several jobs were lost over this last summer due to hold-up of the building permit for the marina. The Quilcene and Brinnon area has been losing population over the years. The Brinnon Master Planned Resort is necessary to order to provide family-wage jobs to the community. The County needs tourism industry revenue.

BRINNON SEWER

Stacie Hoskins: The proposed system is under the capacity that is defined as a Sewer. The State considers the proposed system a large on-site septic system. The wastewater treatment system could be used as the LAMIRD, though it is not “urban-sized”.

Carl Smith: The County is very supportive of the Brinnon Sewer project as most of Brinnon is located on floodplains and septic failure could lead to locals do not want us to force them to hook-up as it is not cheap. However, the system is considered a long-term strategy that leads to better economic development.

Lorna Smith: Hood Canal Coordinating Council should be involved.

Joy Baisch: During the process of revising the Brinnon sub-area plan, a park district was created partly because we were advised that USDA funding could be sought through the district.

David Johnson: WA Dept. of Ecology and State Parks defines the proposed project as a large on-site septic system however the GMA might see this as a sewer. The County needs to get clarification.

Tom Brotherton: First recreational marijuana store is opening this Saturday. When will the meetings regarding the marijuana process be taking place?

Carl Smith: It’s in the process, but still coordinating and not yet scheduled.

Next Planning Commission meeting will be held on 08/06/14 at 6:30 pm at the Tri-Area Community Center.

Adjoined at 7:38 pm

Approval of Minutes

These meeting minutes were approved this 6 day of Aug., 2014.

Kevin Coker, Chair

Elizabeth Williams, PC Secretary/Administrative Clerk

Jefferson County Planning Commission Meeting Minutes 07/16/2014