



Pacific County
PLANNING COMMISSION
July 11th, 2013 Minutes
Pacific County Annex Building
South Bend, Washington

ATTENDANCE

Eric deMontigny, Chair
Ken Osborne, Vice Chair
Jim Sayce, Member
Mike Nichols, Member
Stan Smith, Member
Bill Kennedy, Member
Faith Taylor-Eldred, DCD Director
Tim Crose, DCD Assistant Director

There were 2 members of the general public in attendance. *(Please refer to the recordings of the public workshop for more detailed discussion).*

Chairman Eric deMontigny called the meeting to order at 6:06 p.m. and introduced the Planning Commission (PC) members and staff.

The meeting was a workshop; therefore, the oath was not administered.

MINUTES (01'09")

Jim Sayce moved to approve the minutes of the November 29th, 2013 meeting. Bill Kennedy seconded, motion carried.

Ken Osborne moved to approve the minutes of the May 2nd, 2013 meeting. Stan Smith seconded, motion carried.

CORRESPONDENCE

Tim Crose noted that there was no correspondence.

(The agenda was revised due to the presenter, Dick Reiners was not in attendance at the time.)

OLD BUSINESS (3'29")

Lions Paw

The PC had requested the County provide them with information regarding the Kittitas Ruling, which the Board of County Commissioners used to make their decision on the Lions Paw.

- County provided the information and a discussion was held regarding the Ruling.
- Jim Sayce said it seemed the Ruling was the interpretation of the designated use and how it did not relate to Kittitas County's Zoning or Comprehensive Plan.

- There was confusion to how the Lion's Paw situation correlated to Kittitas County's issue. Tim Crose responded that the situation in Kittitas County was a rock quarry in the Agricultural District that wasn't specifically spelled out in the Zoning Ordinance and Kittitas County used their discretion to say it was allowed in that District and make it consistent with the policies.
- Stan Smith asked for an interpretation from David Burke; however, Faith Taylor-Eldred mentioned that it might take some time to get anything from David Burke due to his workload. Jim Sayce volunteered to give a synopsis of the Kittitas Ruling at the next meeting.

Boat Tour

On June 15th, 2013 the PC and the County were invited by the Pacific County Marine Resource Committee (MRC) to go on a boat tour of the Bay to give individuals the opportunity to see the Bay from a different perspective in consideration of the upcoming Shoreline Master Program update.

- Ken Osbourne, Jim Sayce, Tim Crose, and Faith Taylor-Eldred had all joined the tour.
- Participants of the tour included the Shellfish Industry, Crabbing Association, MRC, County Commissioners, Olympic National Resource Center, Economic Development (County and State), Cranberry Growers, etc.
- Presentations covered noxious weeds, shrimp, Japonica, State Parks, Spartina.
- Those that had participated in the boat tour discussed their thoughts about the day, which included the low density (no homes, no docks) especially of the eastern shoreline.
- Pictures are available if people are interested.

NEW BUISNEES (14'43")

Shoreline Master Program (SMP)/Marine Spatial Planning (MSP) Technical Advisory Committee

Eric deMontigny shared an e-mail he had received from Jim Sayce regarding Jim's thoughts surrounding the SMP and MSP and the need for a technical advisory committee. The committee would be used to consider the science behind the work that needs to be done in regards to the environmental and mapping designations.

- Jim believes this committee will help alleviate work for both the County and PC.
- Faith Taylor-Eldred mentioned the different models across the State that have been used for the SMP update, in some cases the PC is used, others there are science-based advisory groups.
- Faith asked how we would move forward with forming committees and who the PC thought should be on the committee – names that were mentioned were Kim Patten, Dick Wilson, Key McMurry, Meranda Wecker, MRC members.
- Faith mentioned that maybe the Salmon Recovery Funding Board and/or Washington Coast Sustainable Salmon Partnership would be committees that people might be able to be pulled from. Faith asked that she be given some time to do research before the next meeting.

Shoreline Master Program Update

Faith Taylor-Eldred announced that the State Legislature finally finished their second special session and that the State is funding the SMP update.

- Faith noted that the County is only being offered \$250,000, which is a "drop in the bucket" when looking at our counterparts (Mason, Jefferson, Clallam) that received between \$600,000 - \$700,000.
- Grays Harbor County received \$400,000. Faith had a discussion with Ecology concerning the small amount of funding and the number of huge issues that we have. Faith mentioned she had not even received the "offer" letter from Ecology, but that she has been tasked by Ecology with sending

back a letter letting them know how much the County believe is needed and all the challenges that are ahead with the SMP update by the following week.

- Faith said that there are two options after the County has justified to Ecology via a letter and receive a counter-offer 1) to move forward 2) to not take the offer and wait until the next biennium; however, Faith had some concerns with that there might be less funding or no funding and we will still be required to do the update.
- Tim Crose mentioned that after talking to the other counties that even with \$600,000 - \$700,000 that they had a hard time financially getting through the process and meeting all the obligations.
- Eric deMontigny asked if there were some examples of hurdles the County might face with update that Faith could provide to spur the PC to brainstorm other ideas. Faith named the following activities – Open-water moorage for North River float houses, the grass-line on the oceanside, Critical Areas update (Ecology has notified Faith that the County has gaps in our Critical Areas that Faith was not aware of), MSP.
- Discussion was held on what MSP entails.
- Stan Smith wanted to know why the State was not handling the SMP work and why the County was being tasked with it. Faith answered that it is because the local MRC is looking to see the work done at a local-level and the work ultimately be tied to the SMP.
- Stan and Eric mentioned that they were both concerned with the implementation of a Plan and the science with it, as well as enforcement. Jim noted that is why he believes that is why a technical advisory committee is needed to do the science
- Faith mentioned, one of the main arguments for having the MSP work within the SMP is so that the County has more say in what activities/uses would be allowed off the coast. Faith says that the County doesn't necessarily want to be in charge of the process, but the County should certainly be part of the process. Jim agreed with that statement, because currently there are debates on the east coast regarding off-shore energy, wind energy, etc. when it comes to fishing and the over-all aesthetics of an issue and how that impacts people locally.
- Faith asked the PC if they were interested in seeing the MSP work within the SMP. Stan felt that it wasn't Pacific County's issue and if there is no money to do the work then why should the County do it and the State take over.
- Jim said that maybe the MSP work that has been done by the MRC could just be incorporated within the SMP and so no one has to replicate work that has already been done. Tim thought that the MRC would be happy to do the work. Discussion was held regarding the timeline of when the work needs to be done and by whom, as well as funding.

PUBLIC WORKSHOP (49'30")

Master Planned Resorts (MPR)

Eric introduced Dick Reiners, the consultant for Leadbetter Farms, who submitted the application for an MPR.

- Dick said he was there to answer PC's questions and concerns. He also mentioned that he is at a loss, because the project has been in the works since 2008.
- Dick said he wasn't sure what the PC's comments were after Mike DeSimone and Mike Stevens had met with the PC, he said he knew there had been an acreage amount, but that was about it.
- Faith Taylor-Eldred asked to preface the discussion that this was originally Mike DeSimone's project and that Faith and Tim were under the impression that the PC had more insight into the project than they had; however, after the PC meeting in May it seemed the PC had just as many questions as the County had and actually some of the same questions, which is why the County is starting back at

square-one with the project to hear what an MPR is and how it would fit within the County Zoning Ordinance.

- Jim Sayce felt it was like “stop-and-go”, because other projects would come up that the County considered more of a priority. Jim shared his frustrations that the Comprehensive Plan amendment took 18 months and the topic of MPRs never came up. Dick mentioned that they had talked with Mike D. about a MPR and the fact that a country rarely will move forward with a MPR without an application. Dick said Mike D. had told him to “hold off on application, because we aren’t quite ready”.
- Dick discussed the fact a MPR is unique and that the Leadbetter Farms is going to be used primarily as a corporate getaway and that the average person will not be able to afford to use it.
- Jim said he read through the SEPA checklist that the County may have overlooked the SEPA process, because he didn’t see an overarching SEPA review.
- Discussion was held regarding the boundaries of the MSP.
- Dick said Mike D. had told him that the MPR would be a zoning overlay that may allow for occupancy of the water tower above 35’.
- Jim mentioned that it seems that everything at Leadbetter Farms has been piece-mealed and now after the fact the use is being asked for rather than doing it from the beginning.
- Discussion was held about whether or not Master Planned Resorts are private or public in nature and the roads that are used to access the property.
- Faith mentioned that two comments need to be revisited 1) can MPRs be private? – a question for MRSC 2) if we allow over 35’ for one MPR then it sets precedence for future MPRs.

(note – 1hr30’03” had to take a break for new batteries – restarted at 1hr32’23”)

- Discussion was held regarding the location of the septic system and the need for a Shoreline Substantial Development Permit (SSDP) and the possibility of the road to the east changing use due to the MPR and the need for an SSDP.
- Eric asked about reviewing the language and Faith mentioned that she had a few things she would like the PC to be aware of that she noticed after reading the MPR Guidebook, which she felt was interesting to take note of 1) pg 6 – King and Jefferson chose not to have MPRs, because they already had resorts and wanted to keep the rural areas rural 2) pg 6 – MPRs should make a positive contribution to the County 3) pg 10 – only 10% of MPRs are profitable for the original owner 4) pg 11 – financial assurance plans 4) pg 20 – short-term visitor focus, how does the County enforce 5) pg 27 – impacts are mitigated 6) pg 30 – to meet the GMA definition of an MPR that indoor and outdoor requirement, other issues being the impact of golf courses to the environment, open space (most MPRs are between 160-640 acres), number of jobs the MPR will provide, fire suppression, and a traffic study.
- The PC wanted more time to review the document and compile the comments into one document. Dick asked if Faith could get him a copy of the comments, so he can review them.
- Discussion on whether or not the application was the final document. Faith said that the application was a draft and would need to be tailored to the policy and regulations that are formed by the PC and finally approved by the Board of County Commissioners.
- The meeting in August was canceled due the need for PC more time to review the information the County supplied them. The PC wanted to have another workshop to review materials and discuss the subject of MPRs.
- Bill Kennedy questioned why the County was stalling Dick’s project. Eric responded by saying that the PC is not stalling the project, the PC has been asked multiple times by the County to pull back to focus on other more immediate needs. Faith responded that unfortunately this matter has fallen

behind due to staffing changes and issues of an immediate need that required the PC's attention and the County apologized for the delay.

- Dick responded that when they first started looking at MPRs they had taken it to the Board of County Commissioners and asked their opinion and they were interested in allowing for an MPR. Eric's response was that all three of those Commissioners are gone at this point.
- The workshop was scheduled for September 5th, 2013 in Long Beach – the August meeting was canceled. PC's comments to Faith regarding language changes are due on August 14th.

NEW BUSINESS (continued discussion - 2hr12'42")

New Staff Member

The County hired a new planner.

- Received 29 applications and 10 of those applications were local (WA & OR)
- The County narrowed the candidates down to 4 people and did phone interviews then invited 2 of the candidates in for ¾ day interviews.
- The County hired a gentleman by the name of Matt Reider.

Retreat

The County would like to ask the PC to participate in a Retreat, because this is a new era for the PC and County staff. The Retreat would consist of:

- Discussing expectations
- Timing for planning packets
- Schedules and timing of projects
- What can we do more efficiently
- Avoid repetition of work
- In the fall, October-ish
- Eric felt that 2 hours was a little too short, but 4 hours may be too long

Comments

Eric deMontigny said he had received comments from a private citizen, Ann Lafores of Seaview that there was some specific language that the Planning Commission had discussed and approved, but did not get into the Zoning Ordinance.

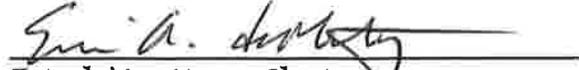
- One issue was not allowing firework stands within R1.
- Stan Smith asked if he could get a copy of the comments. Eric responded that he would get a copy of the e-mail to Faith Taylor-Eldred.
- Stan wondered if the items had already been approved by the PC then wouldn't it just take the Board of County Commissioners to approve the items. Faith responded that it would have to be during the Zoning Ordinance amendment.

Discussion was held regarding the Zoning Ordinance.

(See page 6 for signatures.)

The meeting adjourned at 8:33 p.m. (2hr25'54")

**PACIFIC COUNTY
PLANNING COMMISSION**


Eric deMontigny, Chair


Ken Osborne, Vice Chair


Jim Sayce, Member