

PUBLIC COMMENT RECEIVED FOLLOWING APRIL 23, 2008 DECISION DATE

May 21, 2008

1. **Judy Larson, 1070 W. Palo Verde Loop, Sequim, WA 98382 - SEQUIM**

Ms. Larson briefly read from a summary that she submitted regarding her request, as well as her neighborhood's preference as indicated by their 2004 petition to Clallam County, for removal from Sequim UGA. She noted that the Planning Commission recommended that her neighborhood be removed from the UGA in 2004.

Commissioner Leonard asked with regard to the neighborhood's CC&R, if there has been on-going resident council, or whether there have been any exceptions to the existing CC&Rs.

Ms. Larson answered by indicating that there have been no exceptions to the existing CC&R, and she is not aware of the on-going resident council.

June 4, 2008

2. **Judy Larson, 1070 W. Palo Verde Loop, Sequim, WA 98382 - SEQUIM**

Ms. Larson also restated her request for the County to shrink the Sequim UGA to remove her neighborhood and be designated similar to Bell Hill. Staff noted that Ms. Larson's neighborhood was rezoned under the emergency interim controls from S(R-I) to S(R-II). The major impact of the change is to allow for residential density increase from 2 dwelling units (du) per acre to 4-5 du/acre. The change is in response to the Western Washington Growth Management Hearing Board determination of invalidity that the maximum residential densities were too low.

June 18, 2008

3. **Harley Oien, 215 Rife road, Port Angeles, WA 98363 – LAIRD'S LAMIRD**

Mr. Oien, Secretary, Dry Creek Coalition, provided an outline of events which prompted the letter dated May 14, 2008 from the Dry Creek Coalition to the Planning Commission.

Mr. Oien indicated that in a law suit between Dry Creek Coalition and the County regarding Interfor Pacific, one of the key issues was the fact that the County had not adopted DOE standards which addresses industrial noise levels.

August 6, 2008

4. **O.E. Byerley, 691 Edgewood Lane, Port Angeles, WA – LAIRD'S LAMIRD**

Mr. Byerley expressed concern with regard to light industrial zoning and where it is placed. He would like to see more specificity, i.e. wood products, and asked that Highway 101 not be filled with industry and that a lot of care be taken where LAMIRDs are placed.

5. **Phillip Baker, 866 Jamestown Road, Sequim, WA – R2**

Mr. Baker asked about a waiver or hardship, as he owns a 3-story house and his wife has a medical issue and can't climb stairs.

6. **Judy Larson, 1070 W. Palo Verde Loop, Sequim, WA - SEQUIM**

Ms. Larson asked for removal from the Urban Growth Area (UGA). She referenced testimony given on July 22, 2008 before the Board of County Commissioners and indicated she is adding a correction and additional petitions. She noted that the petition was filed in 1991 requesting to be removed from the UGA since it was built-out as of 1990. She reiterated the need for notification.

Ms. Larson commented later during the public comment period, indicated that Franklin County has small parcel zoning in their rural zones that has not been challenged and has been supported by Futurewise.

7. **Dean Young, 1070 W. Palo Verde Loop, Sequim, WA - SEQUIM**

Mr. Young read a letter written by Bruce and Gail Drenkel indicating that the Palo Verde neighborhood should not have been included in the Sequim UGA, and that it should be removed.

August 13, 2008

8. **Jon Gibson, 261520 Highway 101, Sequim, WA - CARLSBORG**

Mr. Gibson, Parkwood Community, read excerpts from his written comments (copy submitted) regarding concerns related to the financial impacts that a sewer system could have on the senior housing community, as many of the residents are on fixed incomes. The community objects to any participation in the financial aspect of the sewer system, as Parkwood has a good operating system. The approx. 370 residents are not able to subsidize development costs.

9. **Judy Larson, 1070 W. Palo Verde Loop, Sequim, WA - SEQUIM**

Ms. Larson provided brief history with regard to Palo Verde Vista 1 and Palo Verde Vista 2, and submitted letters and maps supporting removal these subdivisions and the surrounding neighborhoods from the Sequim UGA. Her understanding is that Futurewise does not oppose the removal of their area from the Sequim UGA, although she noted she had no specific evidence from Futurewise. She supports a moratorium during period of evaluation, and restated prior comments and testimony that it was an error that the neighborhoods were included in the Sequim UGA and that they should be treated similar to the Bell Hill neighborhood.

10. **Gail Drenkel, 1011 W. Palo Verde Loop, Sequim, WA - SEQUIM**

Ms. Drenkel read and submitted a letter from Sally Hose (1111 Alder Ct., Sequim, WA), requesting that the neighborhood be removed from the Sequim UGA and made comparison to the Bell Hill neighborhood exclusion.

11. **Harry Gasnick, 640 N. Priest Road, Sequim, WA - SEQUIM**

Mr. Gasnick recalls support by the Planning Commission in 2004 for removal from the subject area from the Sequim UGA. Mr. Gasnick addressed the emotional basis of residents in the subject area. At the least, a moratorium needs to be recommended.

12. **Andrew Shogren, 961 W. Oak Ct., Sequim, WA - SEQUIM**

Mr. Shogren indicated that his neighborhood area has repeatedly requested removal from the Sequim UGA, and noted that by following the direction of the Director and removing the subject area from the Sequim UGA, the Commission would be complying with the GMA. Mr. Shogren spoke in support of a moratorium. He asked that the City of Sequim support the residents' request for removal from the Sequim UGA.

13. Kit Stewart, 270 W. Daytona St., Sequim, WA - SEQUIM

Ms. Stewart indicated that the website did not include any maps with regard to tonight's agenda items. She was told with regard to annexation, that the City of Sequim could annex her neighborhood whether residents are opposed or not. She asked whether zoning or CC&Rs have authority. Staff explained the annexation process, and noted that covenants would require review.

14. Dennis Lefevre, Planning Director, City of Sequim - SEQUIM

Mr. Lefevre addressed issues regarding an annexation. He began by indicating that most annexations are driven by landowners initiating a petition request for annexation. He noted that the City could initiate annexation if a property is encircled by more than 80%, which is subject to referendum by property owners. City Council would review the annexation request for the existing geographic area. A utility extension is usually driven by a developer, and would be paid for by land owners. Existing covenants may address the concern of future land divisions, and increase in density and zoning. Mr. Lefevre indicated that the City of Sequim concurs with staff's recommendation to adopt the Sequim Urban Residential – II (S(R-II)), and does not see any pressures from the City to force any type of annexation or further infrastructure in the subject area.

15. Brian Magner, 592 Carlsborg Rd., Sequim, WA - CARLSBORG

Mr. Magner spoke in opposition to a sewer system in Carlsborg.

August 20, 2008

16. Craig Jones, Pinnacle Law Group, 175 Parfitt Way S.W., Suite S140, Bainbridge Island, WA 98110 - BLYN

Mr. Jones, counsel for Bruce Seton, identified his client's property on a submitted map and indicated that the subject property has been used commercially (including its current use as a surface mine) since the 1940's. Mr. Jones made a presentation that the proposed LAMIRD boundaries should be extended to include additional properties that qualify. In closing, Mr. Jones requested that the subject property be included in the LAMIRD due to a logical property and pre-existing use. Mr. Jones noted that he will be submitting additional written testimony outlining specific issues.

17. Bruce Seton, 4647 Discovery Road, Port Townsend, WA 98368 - BLYN

Mr. Seton agreed with counsel's statements, reiterated that the property currently as well as historically has maintained commercial use, and requested the inclusion of his property into the LAMIRD by extending the current proposed boundary.

18. Greg Mottis, 290 Zaccardo Road, Sequim, WA 98382 - BLYN

Mr. Mottis indicated that he owns 8.5 commercially zoned acres in the subject area, and is strongly opposed to the Blyn Rural Center zoning designation being confined to properties north of Highway 101. Mr. Mottis read excerpts from written testimony he submitted.

19. Greg Madsen, P.O. Box 135, Sequim, WA 98382 - BLYN

Mr. Madsen indicated that he owns property on the west side of East Sequim Bay Road, the area that was designated R5 in the Interim Controls, and spoke with regard to taking measure to preserve Sequim Bay such as banning jet skis and establishing a wake-less speed limit.

20. Harley Oien, Dry Creek Coalition, 215 Rife Road, Port Angeles, WA 98363 – LAIRD’S LAMIRD

Mr. Oien spoke in opposition to reaching back to historical use in the Laird’s East and West LAMIRDs to justify commercial activity which is why the legislature designated 1990 as a snapshot time for determining LAMIRD activity. Most importantly, it is a fact that to meet the requirements of the Growth Management Hearings Board, any new development must be in scale with the 1990 development on the site, which leads the entire future development of both LAMIRDs undefined. In closing, Mr. Oien spoke to the costs associated with legal services by the County.

21. Phil Schenck, 3820 Factory Road, Sunnyside, WA 98944 - BLYN

Mr. Schenck spoke in opposition to the proposed zoning in the Blyn area, where he owns a total of 160 acres in the subject area. Staff indicated that the recommendation for the subject area is R5.

August 27, 2008

22. Harley Oien, 215 Rife Road, Port Angeles, WA 98363 – LAIRD’S LAMIRD

Mr. Oien, Dry Creek Coalition, addressed financial impacts associated with the County refusing to obey State law, and noted that the County needs to obey and adopt portions of the State law.

23. Bryan Booren, 335 Dungeness Meadows, Sequim, WA 98382 – R2

Mr. Booren indicated that he owns 6.25 acres located at 252 Lavender Ridge Lane, Sequim, and spoke in opposition to the R2 to R5 zoning designation, as his intent is to subdivide the property so that his family can purchase a portion for retirement purposes.

24. Christy Mitchell, 316 Robbins Road, Sequim, WA 98382 – R2

Mrs. Mitchell spoke in opposition to the R2 to R5 zoning designation, and indicated that her family has owned and operated a 70-acre farm on McComb Road since 1951. She spoke with concern of retaining a majority of the farmland, and maintaining income with minimal impact.

25. Morris Quinn [Christy Mitchell’s father], 316 Robbins Road, Sequim, WA – R2

Mr. Quinn spoke in opposition to the R2 to R5 zoning designation, as he had planned to subdivide his property for retirement income.

26. Fred Mitchell, 316 Robbins Road, Sequim, WA – R2

Mr. Mitchell spoke in support of the recommendations set forth by staff, and the consensus by the Planning Commission. Mr. Mitchell spoke to the rural character of his property, as well as the character of the land which consists of 70-acres of operating agriculture located 2 miles northwest from Sequim City Hall, and is surrounded by 1.0 – 1.25 acre parcels. The rural character of the 70-acre farm is do to Morris Quinn who works the land and who has worked to support the rural character of Sequim over 25,000 days with no more than 100 days off. To rezone this property to R5 would result in the sale of 5 acre mini-ranchettes that are not the rural character that people enjoy. A better solution for a rural character would be codes and zoning that creates a transition zone

from urban to rural allowing smaller lots sizes consistent with surrounding character while preserving the largest portion of land in open space. This method would enhance the rural character of the land, and preserve the rural character that is the owner, thereby sustaining a traditional rural lifestyle. The County should maintain some R2 transition zoning, and adopt codes and practices to facilitate and encourage land owners to maintain open space through the ability to develop some small parcels, and stand up for the deference as accorded to a local governments' decisions under the GMA with respect to the WWGMHB finding on the R2 zoning and in light of recent relative Supreme Court ruling.

27. Tom Rief, 182 Marine Drive, Sequim, WA – R2

Mr. Rief, present on behalf of his son, Michael, who has downs syndrome and has worked very hard to build a house. He indicated that he purchased a 5 acre parcel in the Dungeness area in order to divide the land so that his son could own 2.5 acres and build a home. Mr. Rief indicated that regarding the 7,500 parcels discussed, 80% will probably never be developed – which leaves 1,500 parcels – 17% of which are larger than 4.8 acres, so the bottom line is – is that we are talking about 180 parcels.

28. Linda Barnfather, 83 Medsker Road, Sequim, WA – R2

Ms. Barnfather indicated that she owns a 33-acre farm in a very transitional Dungeness area with the northern border being Sunland, to the south is zoned R1, and slightly farther is the Sequim city limits. She appreciates staff reviewing transitional zoning, keeping the rural character, innovative zoning practices, and reiterated that she has been a good steward of the land, however would like to be able to have future plans for her property.

September 3, 2008

29. Harley Oien, 215 Rife Road, Port Angeles, WA 98363

Mr. Oien recalled that during the August 27, 2008 LAMIRD work session discussion was had regarding the Clallam Log Yard (Laird's West), and Commissioner Cappa asked for review by staff, and asked whether staff has reviewed this facility. Mr. Oien noted that he has extensive aerial photos that will be later submitted. Staff indicated that there is no new information.

September 10, 2008 – Cancelled

September 17, 2008

30. Mike and Dana Lough, 4114 - 13th Ave. S., Seattle, WA 98108 – O'BRIEN LAMIRD

Mr. Lough spoke with concern to zoning changes to the area around his property that is located in or near the O'Brien LAMIRD.

31. Bill and Sue Roberds, 54 W. Misty Lane, Port Angeles, WA 98362 – LAKE FARM & DEER PARK LAMIRDS

Mr. Roberds requested that staff and the Planning Commission do all they can do to protect rights of property owners.

32. Noel Feakes, 453 Alice Road, Port Angeles, WA 98363 - GENERAL

Mr. Feakes stated "This is a war against communism, and he wants the communist land-use planners out of the courthouse. I support the laws that existed in the early 1980's."

33. Teri Schwiethale, 160 Watkins Road, Port Angeles, WA 98362 – O'BRIEN LAMIRD

Ms. Schwiethale encouraged the Commission to think of property owners first, and indicated that she received the public hearing notice less than one week prior to the hearing and that she did not have enough time to prepare a response. She requested that the amendments be tabled until the public has had adequate time to prepare, and asked that the County identify what the references of "certain areas" and "agencies" mean in the letter that was mailed out.

34. Teri Schwiethale for Dereck Schwiethale, 160 Watkins Road, Port Angeles, WA 98362 – O'BRIEN LAMIRD

Ms. Schwiethale encouraged the County to take authority and requested additional time in order for everyone to understand and provide input. Her understanding of the proposed zoning change in the O'Brien LAMIRD is to limit commercial activity or development. Previously, the Washington State Department of Transportation informed her that they would like to limit the residential traffic on Watkins Rd. There are currently three residents on Watkins Rd. She opposed taking her property on 160 Watkins Rd and adjacent large parcel out of commercial zoning.

35. William Hamilton, 3130 W. Edgewood Drive, Port Angeles, WA 98363

Mr. Hamilton read and submitted a letter from the Dry Creek Coalition that stated that the County's interpretation of GMA guidelines for designated of LAMIRD areas in the Laird LAMIRD area is incorrect, due to the County's misinterpretation of historical and current commercial uses in the Lairds Corner LAMIRD. Mr. Hamilton noted that the Dry Creek Coalition believes that the Clallam Log Yard site should remain as rural character conservation lands as it was on July 1, 1990. The Dry Creek Coalition supports removal of this site (bordered by Granite Rd and Power Plant Road) from the Laird West LAMIRD boundary and apply RCC5 zoning designation to this property.

36. Walt Dalrymple, 2673 Highway 101 W, Port Angeles, WA 98363 – LAIRD'S LAMIRD

Mr. Dalrymple indicated that his property is in the Laird LAMIRD and most of the zoning under the proposal does not change. However, a small sliver of his property that borders Okerman Road is proposed for R5 zoning. He requested that all of his property in the subject area be zoned the same, RNC, and requested a continuance to allow the public adequate time to respond.

37. Glen Douglas, 226 Guy Kelly Road, Port Angeles, WA 98362 – DEER PARK LAMIRD

Mr. Douglas spoke in opposition to the zoning change, as he purchased 8.5 acres of property that borders Easy Street in the Deer Park LAMIRD in order to build a church. He is the pastor of a growing congregation, and requested that the zoning remain commercial as it has been in order to allow a church facility use.

38. Karen Huber, 4630 E. Sequim-Dungeness Way, Sequim, WA 98382

Ms. Huber spoke in opposition to the proposed zoning change of her property from Rural Village (RV) to the new proposed Rural Village Low (RV2) zoning district, and asked that staff visit the area to better decide future zoning that is adequate. Ms. Huber believes that her lot should be allowed the potential to develop at current RV densities based on the character of the area.

39. Andrew Pratt, 175 Parfitt Way S.W., Suite S-140, Bainbridge Island, WA 98110

Mr. Pratt, Pinnacle Real Estate Law Group, and counsel for Bruce Seton who owns property within the Blyn LAMIRD. He submitted all letters that were previously submitted and read them into the record: 1) Letter with attachments dated August 27, 2008 submitted to the Planning Commission; 2) Letter dated August 27, 2008 to staff; and 3) Letter dated August 28, 2008 to staff. In closing, Mr. Pratt noted his support of staff recommendations with regard to the Blyn LAMIRD.

40. Lisa DelGuzzi, 4016 Old Mill Road, Port Angeles, WA 98362 – LOTZGESELL LAMIRD

Ms. DelGuzzi spoke in opposition to the proposed zoning change of her 45 acres located on Hogback Rd within the Lotzgesell LAMIRD, which would be a tremendous financial impact to her with regard to future development rights. She indicated that of the 45 acres, 10 acres fronts the Dungeness Golf Course. The proposal would reduce development potential from 45 to 8 residential lots.

41. Steve Wirth, 333 Crescent Bay Lane, Port Angeles, WA 98363 – DEER PARK LAMIRD

Mr. Wirth spoke in opposition to the zoning change, as he would lose four potential home sites on the Sol Duc River and eight potential home sites in Crescent Bay. His main concern is a 4-acre parcel that he owns in the Deer Park LAMIRD that is located just west of Old Deer Park Road. The Deer Park area parcel is presently zoned commercial and proposed to be changed to R1. He urged the Commission to appeal the zoning changes, and noted that within 1000' of his Deer Park commercial property there are many commercial uses and pre-existing businesses. In closing, he noted that he has made substantial improvements to the Deer Park property consistent with commercial requirements, and indicated that his property has been used as a commercial rock pit since 1984.

42. Mike Macon, 3033 Ingram Street, Hoquiam, WA 98550 – WHITCOMB/DIMMEL LAMIRD

Mr. Macon, Terra Point Services for Rayonier Timber, indicated that they own an approximate 225-acre parcel in the Western Planning Region, located on Highway 101 and Whitcomb/Dimmel Road north of Forks. In 1990, the subject area was not developed. He supports removal of the property from the Whitcomb/Dimmel Road LAMIRD. Mr. Macon noted that removal would better support a potential future petition to the City of Forks and the County to include their property inside the Forks UGA. Subsequent to any UGA expansion they support the most logical zoning to be RW5 rather than the proposed Commercial Forest (CF) zoning.

43. Dan Gronvall, 536 W. Lyre River Road, Port Angeles, WA 98363 – LYRE RIVER LAMIRD

Mr. Gronvall read a letter in opposition to the proposed zoning change of his property located at the southern end of the Lyre River LAMIRD from RNC to R5, as it would significantly impact his opportunities with regard to retirement. He purchased the RNC zoned property in 2000 with potential plans for a variety of small-scale commercial uses. He inquired as to who would be responsible for the potential calculated losses in property value, resale value and lost opportunity.

44. Judy Larson, 1070 Palo Verde Loop, Sequim, WA 98382 - SEQUIM

Ms. Larson requested that her neighborhood be removed from the Sequim UGA, and spoke to the area being similar to that of zoning within Bell Hill. She supports removal of

neighborhood from the Sequim UGA and zoning the area Rural Suburban Community (RSC). Related concerns noted included: 1) to critically examine the Sorensen annexation materials; 2) that city planning has recently come up with municipal code revision proposals for 18.20 and 18.44 which would allow no minimum lot size, no maximum lot coverage, which is totally inconsistent with critical recharge areas; and 3) that the County's SEPA will have to demonstrate best available science analysis of the impacts for our Sequim UGA developments to date and those that are projected.

45. Andrew Shogren, 961 W. Oak Ct, Sequim, WA 98382 - SEQUIM

Mr. Shogren requested that his neighborhood be removed from the Sequim UGA, as it is a rural area. He noted that the Palo Verde Vista CC&R's state that each lot in the plat shall be considered a minimum size building size, and that the building site shall not be reduced in size.

46. Lisa Szumski, 131 Bon Jon View Way, Sequim, WA 98382 - SEQUIM

Ms. Szumski noted that she owns a 2.33 acre property located at 4662 Happy Valley Road purchased approximately one year ago. She purchased the property based on what the County told her with regard to development – there is no city sewer there. It will create a financial burden, if the proposed S(R-II) zoning is approved. Recommended that the County take a look at the SR-I and SR-II zoning in the UGA and reevaluate that based on whether there is sewer available. It was an investment. Later asked that if an extension was granted, whether they would be in limbo throughout that extension period. Following questions, staff suggested that Ms. Szumski contact them to receive more information on the proposed S(R-II) zoning.

47. Nola Judd, 303 Hytime Lane, Sequim, WA 98382 – LOTZGESELL LAMIRD

Mrs. Judd indicated that she just received the notice, and did not receive any information regarding the July 2008 interim controls. She suggested getting rid of the GMA. Later she spoke with regard that some of the proposed changes may still allow for application of a conditional use permit.

48. Greg Mottis, 290 Zaccardo Rd, Sequim, WA 98382 - BLYN

Mr. Mottis requested that his property located on Zaccardo Rd be zoned commercial, as it was prior to 1985 when he purchased it. The proposed zoning map for the Blyn LAMIRD indicates that the center zone will end on his north property line – he submitted documentation that proves that his property has had commercial use since 1950. He requests the Blyn LAMIRD commercial zoning be expanded to include his property. Mr. Mottis also noted he submitted written testimony.

49. Jim Clevenger, 226 S. 328th Ln, Federal Way, WA 98003 – LOTZGESELL LAMIRD

Mr. Clevenger spoke in opposition to proposed zoning changes of his approximately 63 acres from R1 to R5 (now zoned interim R5) located within the Lotzgesell LAMIRD between Hog Back Road and Lotzgesell Road. He indicated that proposal would reduce development potential from 63 to 12 residential lots. This reduction would substantially impact him financially if he is unable to subdivide his property, as understood under the zoning when he purchased his property in 1975.

50. Mike McAleer, 283 Fawn Lane, Sequim, WA 98382 - GENERAL

Mr. McAleer spoke to the problem being the Growth Management Hearings Board, and indicated that folks need to be talking to legislators and the Governor, and eliminate the

Board. He noted that the original intent of the Board was to resolve conflict between cities and counties as the GMA was being implemented – which has been done.

51. Christi Mitchell, 316 Robbins Road, Sequim, WA 98382 – R2

Ms. Mitchell spoke in opposition to the zoning change of their 70-acre farm from Rural Moderate (R2) to Interim Rural Low (R5) located at 343 McComb Rd. She indicated that the farm is located in a transition area, and that her concern is open space as well as having the option to subdivide the property in the future. She supports the recommendation of staff to request an extension to further evaluate final compliance response within prior Rural Moderate (R2) areas.

52. Morris Quinn, 343 McComb Road, Sequim, WA 98382 – R2

Mr. Quinn agreed with testimony provided by daughter, Christi Mitchell, and also agrees with McAleer's testimony to eliminate the Growth Management Hearings Board. In closing, he noted that he and his family have worked very hard, and request a retirement funding option. He commended staff for requesting an extension in order to adequately address all issues.

53. Randy Simmons, 671 Oxenford Road, Port Angeles, WA 98363 – LAIRD'S LAMIRD

Mr. Simmons noted that he was the owner of the property earlier referenced in the prior testimony as the Clallam Log Yard site. His property is approximately 10-acres located between Granite Road and Power Plant Road in the Lairds Corner East LAMIRD. He purchased the property 3-4 years ago based on the commercial zoning, and questioned whether the current process is mandated. Staff summarized why the County is evaluating his property in response to the Growth Hearing Board Order. Mr. Simmons noted his understanding of historic uses of the property such as a log yard, shake mill, and other uses. Mr. Simmons noted that he currently uses the site for transferring logs. He does not support taking the approximately 10-acre piece out of commercial zoning.

54. Martha Ireland, 20 Spath Road, Sequim, WA 98382 – R2

Ms. Ireland indicated that at the last meeting that she attended there was a man that commented that the County has refused to comply with the GMA for 18 years – which is a misperception and is important to note. Clallam County has complied with the GMA. When the GMA first came out, this County already had a comprehensive plan which it was in the process of reviewing and the way the GMA was written at that time, this County was not required to begin planning under the GMA. However, the County Commissioners at that time opted in to plan under the GMA. GMA was to provide certainty. With regard to discussion of an extension, Jefferson County received a 2-year extension. She encouraged the County to ask for an extension. The rezoning of her property from R1 to Interim R5 affects her with regard to property options, and spoke in opposition to the zoning change.

SEPTEMBER 18, 2008

55. Bert Paul, 162 Valley View Drive, Forks, WA 98331

Mr. Paul spoke in opposition to the zoning change from RW2 to Interim RW5 in the Lake Pleasant area where he owns 40 acres. His acreage is located in an urban residential area and he has spent \$20,000 - \$25,000 in surveying and other fees in preparation for a subdivision application at the prior allowed RW2 densities. One size zoning does not work. GMA wants clustering not sprawl. RW5 zoning does not fit area. Supports RW2 zoning and County appeal of the ruling.

Lee Roark, P.O. Box 774, Forks, WA 98331

Mr. Roark spoke in opposition to the proposed RW5 zoning of his property located within the Whitcomb/Dimmel LAMIRD across from the Rainy Ranch. He is concerned with future resale of his property with regard to zoning limitations.

Janet Marion, P.O. Box 364, Forks, WA 98331

Ms. Marion spoke in opposition to the zoning change from Tourist Commercial to RW5 within the Whitcomb/Dimmel LAMIRD, and indicated that half of the subject area remains Tourist Commercial Zoning, however her property has been proposed to be changed to RW5. She owns four parcels each less than three acres.

Ronald Anderson, 88 Flemanski Road, Forks, WA 98331

Mr. Anderson submitted a letter and spoke in opposition to the proposed zoning change from Tourist Commercial to RW5 within the Whitcomb/Dimmel LAMIRD, as he has a heavy equipment shop and may want to expand the business in the future.

Pete Smith, 7855 LaPush Road, Forks, WA 98331

Mr. Smith spoke in opposition to proposed restrictive zoning changes for the Three Rivers LAMIRD with regard to property values. He would like to have an option to build a second structure on his property.

Gary Grahn, 212338 Highway 101, Forks, WA 98331

Mr. Grahn spoke in opposition to the proposed zoning change to RW5 for a portion of his property he owns in the Three Rivers LAMIRD at the intersection of Mora and LaPush Roads. He indicated that he has an agreement with the Quillayute Tribe for water to support an RV park that is within the area of his property proposed to be changed from Western Rural Center (WRC) to RW5. He has been in the process of developing a storage complex on a portion of his property, and noted that he has 11 acres adjacent to the river within a conservation easement.

Linda Peterson, 201 Trout Avenue, Forks, WA 98331

Ms. Peterson spoke in opposition to rezoning her 29-acre parcel located in the Whitcomb-Dimmel LAMIRD proposed to be changed from RW1 to RW5 (currently zoned interim RW5). She also opposed the zoning of her 80-acre ownership located in the Lake Pleasant area as Interim RW5 (was RW2). The interim and proposed final changes would devalue the property and limit opportunity to subdivide. Ms. Peterson supports the County's appeal.

Rockwell Fletcher, 814 Whitcomb-Dimmel Road, Forks, WA 98331

Mr. Fletcher spoke in opposition to the proposed zoning change from TC to RW5 of his 26-acre parcel, and spoke to the historical aspect of Tourist Commercial zoning in his neighborhood. He is concerned about affect of proposed changes on property value, and requests the ability to commercially develop his property in the future.

JoAnn Allen, P.O. Box 997, Forks, WA 98331

Ms. Allen spoke in opposition to proposed zoning change from RW1 to RW5 on property she owns at 72 Rainy Ranch Road that is less than four acres. Prior to buying the property, she was told that the property could be divided into three river front lots, and spoke to the financial impact to her with regard to having no future development options. The property is currently zoned Interim RW5.

Mary Fletcher

Ms. Fletcher spoke in opposition of the proposed zoning change of property she gave to her son Rockwell Fletcher (814 Whitcomb-Dimmel Road) to RW5, which denies future development potential.

Linda Stonehocker, 7753 LaPush Road, Forks, WA 98331

Ms. Stonehocker spoke in opposition to the proposed zoning change of her two properties across from the Three Rivers Resort from WRC to RW5 as it would severely limit her ability to commercially develop her property.

Vicky Goakey, 187155 Highway 101, Forks, WA 98331

Ms. Goakey spoke in opposition to the proposed zoning change from Quillayute Residential (QR) to RW5 zoning of her approximate 50 acres located in the Quillayute Prairie / Little Quillayute Prairie area as to limitations for future development.

Diane Gaydeski, P.O. Box 802, Forks, WA 98331

Ms. Gaydeski spoke in opposition to the Interim RW5 zoning of her former RW2 zoned property on Ski Drive off of Gaydeski Road. She submitted petitions of those also in opposition to zoning amendments to the west end and requesting that property rights are retained. Ms Gaydeski noted that rural character can be retained at 1 dwelling unit per 2.4 acres.

Jack Banner, 201921 Highway 101, Beaver, WA 98305

Mr. Banner inquired as to how the proposal affects his property along Smith Road and US 101 near the Bogacheil Bridge. Staff noted that his ownerships north and south of Smith Road near US 101 are proposed for Tourist Commercial zoning.

Discussion was had regarding interim controls, property values, appeal process, others counties that have been challenged, and future public hearings of the Board of County Commissioners where further testimony can be provided. As requested, the petition earlier submitted by Diane Gaydeski, contained with those attending the public hearing, 65 signatures were confirmed in opposition.

Brian Monahan, 2411 Mora Road, Forks, WA 98331

Mr. Monahan spoke in opposition to the zoning change of his five acre parcel from RW1 to RW5 in regards to the future ability to development an accessory dwelling and/or to divide his parcel. Staff noted that the proposal would not preclude opportunity for an accessory dwelling unit, but would not allow further division of his 5-acre property. The property is currently zoned Interim RW5.

Richard Miller, Rt 2 Box 2804, Bogachiel Way, Forks, WA 98331

Mr. Miller indicated he opposes the proposed changes as they apply to the west end. The west end does not want these rules. Most residents are homesteaders.