



# Pacific County PLANNING COMMISSION

August 3, 2017 Minutes  
South County Administration Facility  
Long Beach, Washington

## **ATTENDANCE**

Eric deMontigny, Chair  
Jim Sayce, Vice Chair  
Bill Kennedy, Member  
Kelly Rupp, Member  
Stan Smith, Member  
Mike Nichols, Member  
Scott Turnbull, Member – excused  
Eric Weston, Chief Deputy Prosecutor  
Tim Crose, DCD Planning Director  
Alexandra Russell, DCD Planner  
Nichol Duff, Clerk of the Board

There were approximately 53 members of the general public in attendance. Due to the number of participants, the meeting was relocated to the South District Court Room. *(Please refer to the attendance roster for those in attendance for further details).*

Chair, Eric deMontigny called the meeting to order at 6:10 p.m. and introduced the Planning Commission (PC) members and staff.

Kelly Rupp moved to approve the agenda; Jim Sayce seconded and carried by a majority vote of 6-0.

## **MINUTES**

There were no minutes ready for approval at the time of the meeting.

## **CORRESPONDENCE**

The below correspondence was entered into the record:

- a) June 8, 2017 – Dennis & Marion Oman
- b) June 27, 2017 – Pacific County Fire District 1
- c) July 10, 2017 – Pacific County Marine Resources/Doug Kess
- d) July 13, 2017 – Pacific County Sheriff's Office/Scott McDougall
- e) June 6, 2017 – Suzy Whittey
- f) June 7, 2017 – email chain (Courtney Hagain/Douglas Kess/Kathleen Sayce/Suzy Whittey)
- g) July 24, 2017 – Friends of Willapa National Wildlife Refuge/Kathy Freitas
- h) July 24, 2017 – Martha Jordan
- i) July 24, 2017 – Eugene & Barbara Norcross-Renner
- j) July 28, 2017 – Karin Lamberson
- k) July 31, 2017 – Cyndy Hayward
- l) July 28, 2017 - Phillip Lamberson
- m) August 2, 2017 – Ann LeFors
- n) August 2, 2017 – Paul & Nikki Majkut
- o) August 2, 2017 – Paul Majkut

- p) August 2, 2017 – Futurewise
- q) August 2, 2017 – Willapa-Grays Harbor Oyster Growers Association/David Beugli
- r) August 3, 2017 – Brian Sheldon
- s) July 23, 2017 – Dr. Madeline Kalbach
- t) August 3, 2017 – Columbia Land Trust/Nadia Gardner
- u) August 3, 2017 – Robert Zimmerman
- v) August 3, 2017 – Willapa National Wildlife Refuge/Jackie Ferrier
- w) August 3, 2017 – Michael Parker
- x) August 3, 2017 – Pacific Conservation District/Mike Nordin

**PUBLIC HEARINGS** *(Please refer to the recording for further details).*

**Public Hearing: 5.a.** – Continuation: Proposed amendment on Ordinance No. 178, allowing Small-Scale Recreation and Tourist Uses in designated rural areas of Pacific County, submitted by Leadbetter Farms, LLC.

- Chair, Eric deMontigny opened the continued public hearing and called for a vote to re-open public testimony due to the large body of correspondence received since the last hearing. Stan Smith moved to re-open public testimony; Kelly Rupp seconded and carried by a majority vote of 6-0.
- Tim Crose presented and entered the staff report into the record and gave a summarized timeline.
- The Clerk administered the oath to those in attendance wishing to testify.
- Chair, Eric deMontigny opened the hearing for testimony. During testimony, two witnesses spoke in favor of the amendment, Leadbetter Farms LLC's chief financial officer and attorney. Approximately 18 people spoke against the amendment. *(Please refer to the recording for further details).*
- At approximately 7:05 p.m., Chair, Eric deMontigny closed public testimony.
- Discussion and deliberation was held amongst the Board.
- Stan Smith moved to approve public hearing application 5.a. on the proposed Small-Scale Recreation and Tourist Uses amendment; Bill Kennedy seconded and by a majority vote of 4-2 the approval of public hearing application 5.a. was denied, with members Nichols, Rupp, deMontigny, and Sayce voting against the motion.
- Jim Sayce made a second motion to deny public hearing 5.a on the proposed Small-Scale Recreation and Tourist Uses amendment; Kelly Rupp seconded and carried by a majority vote of 4-2, with members Smith and Kennedy voting against the motion.
- Chair, Eric deMontigny closed public hearing 5.a on the proposed Small-Scale Recreation and Tourist Uses amendment.

**Public Hearing: 5.b.** – Proposed amendment on Ordinance No. 178, Section 26 – Non-Conforming Uses and Structures, allowing residential occupancy of existing structures above 35 feet, submitted by Leadbetter Farms, LLC.

- Chair, Eric deMontigny opened the public hearing.
- Tim Crose summarized the staff report and entered the report into the record.
- Chair, Eric deMontigny opened the hearing for testimony.
- Tim Crose, requested permission to speak from the Chair, and expressed that Leadbetter Farms LLC has requested to withdrawal their application. The applicant clarified, that he is requesting the withdrawal of the application, which includes both hearings.
- Jim Sayce moved to recognize the proponent's request for withdrawal; Stan Smith seconded and carried by a majority vote of 6-0.

- Chair, Eric deMontigny closed public hearing 5.b on the proposed amendment on Ordinance No. 178, Section 26 – Non-Conforming Uses and Structures, allowing residential occupancy of existing structures above 35 feet.

**OLD BUSINESS.**

There was no old business discussed with the Planning Commission.

**NEW BUSINESS**

- Chair, Eric deMontigny appointed Alexandra Russell as Clerk of the Board pro-tem.
- Tim Crose briefed the Board of the September Meeting, which will include a rezone application from AG to RR.

The Planning Commission adjourned at approximately 8:34 p.m.

*(Please refer to the recording for a more detailed discussion).*

Pacific County  
Planning Commission

  
Eric deMontigny, Chair

Attest:

  
Nichol Duff  
Clerk of the Board

  
Date