



JEFFERSON COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

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LONG-RANGE PLANNING

Un-Prioritized List of Ongoing Programs and Pending Projects

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Ongoing Programs

Ongoing programs are defined as divisional responsibilities that are generally not project driven. Program responsibilities are within the general mission of the Department and exist regardless of project volume.

Coordination and Collaboration

- Conduct Comprehensive Plan (CP) Annual Amendment Cycle – Includes site-specific rezone applications and suggested narrative and policy amendments – *2006 Preliminary Docket includes five (5) site-specific applications and two (2) suggested amendments*
- Support the Prosecuting Attorney's Office for Growth Management Hearings Board challenges
- Coordinate production of replacement maps and CP and UDC pages resulting from adopted amendments
- Maintain the Unified Development Code (UDC)—Title 18 of the Jefferson County Code (JCC)—and other related sections of the JCC, as needed
- Maintain DCD website and participate in public outreach and involvement activities, including development and maintenance of information sheets and land use permit applications
- Provide current planning and project review support to the Development Review Division (DRD)
- Prepare grant applications and oversee State and Federal grant funding
- Interact with County departments, and local, State and Federal agencies regarding issues of regional significance
- Monitor and influence activities of State Legislature, Governor, and agencies that affect planning in Jefferson County through Washington State Association of Counties (WSAC) and Washington State Chapter American Planning Association (APA) Legislative Committee
- Coordinate with Natural Resources, Environmental Health, Public Works, Central Services, WSU Extension, Conservation District, and others on County natural resource management programs
- Review proposed amendments to water system plans for consistency with adopted land use plans
- Assist in maintaining the Jefferson County-City of Port Townsend Natural Hazards Mitigation Plan
- Collaborate in efforts to address economic development and affordable housing

Staff Support to Boards and Committees

- Staff and coordinate Planning Commission work program, regular meetings, and committees
- Support the Water Utility Coordinating Committee (WUCC) in maintenance of the Coordinated Water System Plan (CWSP) and conduct other water resources management functions as needed
- Provide staff support to the Growth Management Steering Committee (GMSC)

Statutorily Mandated Projects

These projects have their basis in State statute and are non-discretionary. They are arranged here by required date of completion. While the completion dates of some of these projects may be years away, each requires an overall strategy for implementation, including public outreach and changes to both the CP and UDC.

- Assume sole jurisdiction for regulation of Class IV-General Forest Practices (conversions) by December 31, 2005 pursuant to RCW 76.09.240 – Amend UDC correspondingly – *deadline passed*
- Conduct Shoreline Master Program update within two years from April 2005 – Project underway with full State funding through June 2007, consultants under contract, and temporary part-time coordinator housed in LRP – Shoreline Charrette scheduled for October 12-17, 2006
- Complete Comprehensive Plan review and revision pursuant to Growth Management Act, RCW 36.70A.130, by December 1, 2011

Hearings Board Petition Driven Projects

These projects are required based on appeal of land use decisions to the Western Washington Growth Management Hearings Board (WWGMHB). These appeals require LRP support to the Prosecuting Attorney's office and involvement in negotiated settlements, and typically result in revised administrative policy or CP and/or UDC amendments.

- Washington Environmental Council (WEC) appeal of County's response in 2004 to "best available science" review requirement per RCW 36.70A.130 – Renegotiated in 2006 the initial 2002 settlement from WEC appeal in 2001 of UDC adoption – Select UDC critical areas amendments to be adopted by July 18, 2006, including integration of 2004 Ecology wetland rating system and management guidance, recently mapped core wildlife habitat areas and corridors, and recently mapped channel migration zones (CMZs) for south county – Ongoing countywide agricultural Best Management Practices planning and application, together with Environment Health and Conservation District
- Irondale and Hadlock Urban Growth Area (UGA) appeal 2002 (boundary) and 2004 (internal zoning, policies and regulations) ongoing – Current response to WWGMHB Order includes detailed sewer planning directed by Public Works – DCD will continue to manage GMA nexus and coordinate follow-up work concerning UGA goals, policies, zoning and development regulations
- Pepper appeal of denial of 2005 site-specific rezone request from Rural Residential to Rural Commercial
- Widell appeal of denial of 2005 site-specific rezone request from Rural Residential to Rural Commercial
- Loomis appeal associated with Port Ludlow Master Planned Resort (MPR)

Application Driven Projects

These projects are directly related to submitted or anticipated land use applications or suggested code amendments and typically involve large-scale projects or complex legislative proposals. These projects most often involve the preparation of Environmental Impact Statements (EISs).

- Black Point MPR designation – 2006 CP amendment application involves associated review of Master Plan and Development Agreement and production of one or two EISs
- Anticipated proposals for amending Port Ludlow MPR Code, land use map, and/or existing Development Agreement with Port Ludlow Associates (PLA)

Policy Driven Projects

These projects reflect policy directives of the elected Board of County Commissioners (BoCC) and/or the County Administrator, or are DCD-initiated to fulfill Department goals. They are discretionary to the degree that they are not required by State statute.

Potential Plan or Code Amendments

- Revise and update UDC under “Omnibus” package to improve Code functionality and efficiency for permit review – Second round of hearings with Planning Commission and BoCC in 2006
- Manage existing development moratoria (e.g., mini-storage in central Hadlock) and develop associated policy proposals
- Develop JCC Title 15 amendments for flood damage prevention (related to National Flood Insurance Program review) and International Codes (building, etc.)
- Develop UDC amendment proposal for integrating Low Impact Development (LID) stormwater management techniques and strategies, improved Community Rating System (CRS) program, and model clearing and grading provisions
- Propose UDC amendments to implement separation of land use and zoning maps – *Dependent on whether related 2006 Comprehensive Plan suggested amendment is docketed and approved*
- Conduct side-by-side CP and UDC consistency review with Planning Commission (for 2007 Cycle) – *As suggested by Planning Commission*
- Update Countywide Planning Policies (CPPs) in conjunction with Growth Management Steering Committee – *Dependent on whether BoCC and GMSC set process in motion*
- Study potential for an Industrial Land Bank designation by end of 2007 – Develop needed CP and UDC amendments – *Dependent on results of 2006 land inventory and subsequent BoCC policy direction*

Participation in Ongoing or Potential Projects

- Assume portion of economic development program responsibilities previously housed with the Economic Development Council (EDC) at the direction of the County Administrator
- Participate in project to inventory developable land – *Anticipated in 2006*
- Co-manage with City of Port Townsend housing needs study and associated public outreach currently underway – Develop policy proposals to implement housing affordability recommendations
- Participate with the Federal Emergency Management Agency (FEMA) and Ecology on Flood Insurance Rate Map (FIRM) update to digital format – *Scheduled for completion autumn 2007*
- Work with Central Services to improve GIS database associated with natural resources and community planning – Enhance coverage of potential wetlands and establish coverage of field-verified wetlands
- Collaborate with partners to facilitate 100-year conservation visioning and to develop and initiate a Transfer of Development Rights (TDR) program
- Participate in Dosewallips River floodplain management planning effort spearheaded by Hood Canal Coordinating Council (HCCC)
- Coordinate outreach and implementation activities with HCCC for Hood Canal Summer Chum Recovery Plan and with “Shared Strategy” group for Chinook recovery plans
- Track watershed planning efforts in Water Resource Inventory Areas (WRIAs) 16, 17, 20 and 21
- Coordinate with Department of Public Works to establish County Surface Water Management Plan
- Assist with implementation of County stormwater management program in accordance with State Department of Ecology *Stormwater Management Manual* – Improve forms and technical guidance
- Participate in implementation Permit System Improvement recommendations as developed in 2004 – Assist in updating of all applications and information forms to reflect use of Title 18 JCC references
- Develop with partners a Glen Cove Light Industrial District Highway 20 View Corridor Protection and Restoration Strategy – *Dependent upon BoCC initiation pursuant to legacy policy direction*

[End]