

**JEFFERSON COUNTY  
BOARD OF COUNTY COMMISSIONERS**

**AGENDA REQUEST**

**TO:** Board of County Commissioners  
John Fischbach, County Administrator

**FROM:** Community Development

**DATE:** Monday, April 18, 2005

**SUBJECT:** Proposed amendments to the Countywide Planning Policy (CPP)

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**STATEMENT OF ISSUE:**

RCW 36.70A.210, a section of the Growth Management Act (GMA), directs counties, in cooperation with their cities, to develop a countywide planning policy to be used as a policy framework from which the county and city comprehensive plans are developed and adopted. A Growth Management Steering Committee (GMSC) was formulated to assist in the development of the CPP. Jefferson County and the City of Port Townsend jointly adopted a Countywide Planning Policy (CPP) on December 21, 1992 through County Resolution No. 128-92 and City Resolution No. 92-112. Both jurisdictions used the 1992 CPP to develop and adopt their respective comprehensive plans.

The GMSC, which later was expanded to include the Port of Port Townsend and in 2005 representatives from the unincorporated Irondale and Port Hadlock Urban Growth Area (UGA), continues to serve as a forum for growth management discussion among local jurisdictions, districts and planning areas. There is a recognized need to amend the 1992 CPP in light of the “2004 update” conducted by Jefferson County and the City of Port Townsend under the GMA [RCW 36.70A.130(4)].

According to Policy #10 of the CPP, the GMSC shall review and comment upon proposed amendments to the CPP. The Board of County Commissioner (BoCC) shall then hold a public hearing on the proposal. Finally, amendments must be agreed to by both the County and City. The BoCC adopts amendments to the CPP by County Resolution.

**ANALYSIS/STRATEGIC GOALS/PROS and CONS:**

Aside from a general need to update the CPP, in order to take advantage of the Industrial Land Bank (ILB) provisions of the GMA, express language referring to RCW 36.70A.367 is required in the CPP. County and City staff have proposed language that initiates a process by which the County would consider, in consultation with the City, the designation of up to two master planned locations to form an ILB by the end of 2007.

**FISCAL IMPACT/COST-BENEFIT ANALYSIS:**

The amendments would be staffed through a joint County-City effort. The BoCC will hold the public hearing in preparation for amending the CPP.

**RECOMMENDATION:**

As directed by the GMSC, County and City staff met to discuss prospective amendments to the CPP. After discussion with City staff, County staff has developed the attached line-in/line-out version of the CPP for GMSC discussion. Also attached is the agenda for the GMSC meeting Tuesday, April 19.

The staff recommendation is that the GMSC review and comment upon the attached draft proposal. Pursuant to GMSC direction, staff will arrange for proposed amendments to be issued for public review and comment in preparation for a public hearing before the BoCC.

**REVIEWED BY:**

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John Fischbach, County Administrator

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Date