



JEFFERSON COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

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Memorandum

To: Board of County Commissioners
From: DCD-Long-Range Planning
Date: May 22, 2006
Re: UDC 'Omnibus' update

Additions to UDC 'Omnibus'

Due to a change in the Washington Administrative Code (WAC) a reference has been changed in 18.30 regarding parking. Also, due to internal discussion between Development Review Division and Long Range Planning, the Department of Community Development is suggesting the following additional changes to the amendment package:

18.30.100

(1) (b) Parking for physically handicapped needs shall be provided consistent with state standards at a rate of not less than two percent of the total number of parking spaces, or a minimum of one parking space, whichever is greater. Single-family residences, including duplexes, are exempt from this requirement. ~~Parking spaces for physically handicapped needs shall comply with the Washington State Regulations for barrier-free facilities (Chapter 51-10 WAC). Such spaces shall be not less than 12 feet, 6 inches wide.~~ **Parking spaces for physically handicapped needs shall comply with ANSI 117.1-2003 (502.2 and 502.4.2). The WAC ordinance referenced is no longer valid. This amendment would reflect the new valid reference.**

18.35.060

This article is also intended to ensure compliance with the Survey Recording Act, Chapter 58.09 RCW and Chapter 332-130 WAC.

(2) Prohibited Boundary Changes. This article shall not apply to boundary changes that would:

- (a) Result in the creation of an additional lot, tract, parcel, site within a binding site plan or division as defined in Chapter 18.10 JCC;
- (b) Result in a lot, tract or parcel or site within a binding site plan that does not qualify as a buildable lot as defined in Chapter 18.10 JCC;

Remove previous recommendation as: (c) (Create a nonconforming lot, tract, or parcel or increase any of the nonconforming aspects of a lot or parcel as defined in Chapter 18.10 JCC ;)

18.35.070

18.35.070

To be considered complete, applications for boundary line adjustments shall include the following:

(1) Applications for boundary line adjustments shall be made on forms provided by the Jefferson County department of community development and shall be submitted to the department of community development, along with the appropriate fees established under the Jefferson County fee ordinance;

(a) A single application may be submitted for multiple BLAs for adjacent parcels, lots, tracts or sites within a binding site plan. However, standard application fee (s) shall apply to each BLA after the first two per additional parcel, lot, tract or site

(b) In instances of lot consolidation, standard application fee (s) shall apply based on the number of resulting parcels or lots.

This suggested amendment is in response to experience with BLA applications and equitability between property owners. The language in this amendment suggestion is being revised with DRD and LRP.