



**JEFFERSON COUNTY**  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**

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## **Memorandum**

**To:** Planning Commission  
**From:** Long-Range Planning  
**Date:** 10/13/05  
**Re:** Additional Staff Recommendations for the UDC Omnibus

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Staff has made additional recommendations for the Unified Development Code (UDC) Omnibus amendment package. Development Review has added additional comments regarding section 18.35 Land Divisions. There has been a change in state law that requires all delinquent and current year taxes be paid before approval of a short plat, long plat, or Boundary Line Adjustment.

Staff has also recommended a process for established conditional uses that allows conditional use to alter or expand without having to go through a conditional use process, provided that the improvements do not exceed 20% of the existing square footage or existing parking. This section is not to be used to expand nonconforming uses or structures.

Public Works has also added additional comments regarding JCC 18.30.070 Stormwater management standards, clarifying references to the stormwater manual and updates the terms for consistency with Jefferson County's current practices for reviewing stormwater management plans.

There has been a section added that requires a surety for unconstructed improvements that are a condition of approval for land division. Surety is set at 200% of the cost of construction as estimated by a licensed engineer. There are requirements for stormwater facilities, landscaping, roads, trails, etc. that are not always constructed at the time of final plat approval. Without surety there is not a mechanism that allows for plat approvals unless all of the improvements are in place. There are many reasons why improvements may not be in place when the plat is ready for approval; planting seasons for landscaping are one example. Surety allows some flexibility for the developer and ensures that required improvements are made.

Commissioner Sullivan has requested that political sign regulation be updated to reflect a recent Washington State Supreme Court case. The Court ruled that restrictions on posting political signs before an election are not constitutional unless there is a “compelling state interest.” In this specific case the City of Tacoma cited traffic and aesthetics as chief concerns, the court stated that the traffic concerns were not adequately shown by the City. Regulations such as removal of signs after the election or restrictions on size are permissible as long as the restriction is “content-neutral” and applies to commercial and other types of signs as well.

Political signs on private property under 8 square feet are allowed under an exemption in the UDC for “Personal Signs.” Political signs are not allowed in the right-of-way.

[end]