



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

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**MEMORANDUM**

To: Board of County Commissioners

Fr: Department of Community Development

Date: June 12, 2002

Re: Transmittal of Planning Commission Recommendation for Placement on the Comprehensive Plan Amendment Final Docket

Attachments: Planning Commission Draft Minutes from June 5, 2002 Public Hearing and Deliberations

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Pursuant to Unified Development Code (UDC) Section 9.6(3), the Planning Commission is required to hold a public hearing and transmit a recommendation to the Board identifying the suggested amendments that they believe should be included on the final docket based on perceived need, urgency and appropriateness.

The Planning Commission public hearing and deliberations occurred on June 5, 2002 and a copy of the draft minutes is attached. After conducting a duly noticed public hearing and based on perceived need, urgency and appropriateness the Planning Commission makes the following recommendations for regarding the final docket:

- (1) **Application Number MLA02-00227** proposed by David Whipple suggesting a new definition for the term "Built Environment" as defined in the Comprehensive Plan Glossary.

***Planning Commission Recommendation: Do not include on final docket (5-3).***

- (2) **Application Number MLA02-00228** proposed by David Whipple suggesting language to phase out by March 3, 2003 the ability to apply for rezone applications on the basis of a "Map Error" as defined in the Comprehensive Plan and Unified Development Code.

***Planning Commission Recommendation: Do not include on final docket (6-2).***

- (3) **Application Number MLA02-00229** proposed by David Whipple suggesting creation of a new land use category to be established within 500 feet of Rural Village Center boundaries including the waiving of land use fees for non-profit and self-help organizations to encourage affordable housing.

***Planning Commission Recommendation: Include on final docket (6-2).***

- (4) **Application Number MLA02-00232** proposed by J. Frank Schmidt & Sons Company suggesting re-definition of the criteria for Forest Land designation and/or the adoption of a “Forest Lands Buffer Overlay District” to create a residential transition zone between Forest Lands and adjacent high density pre-platted lots.

***Planning Commission Recommendation: Include on final docket (6-2).***

- (5) **Application Number MLA02-00234** proposed by Jefferson County Public Works suggesting an update of Comprehensive Plan language in Chapter 6 (Open Space, Parks and Recreation, and Historic Preservation) to reflect consideration of updated *2002 Parks, Recreation & Open Space Plan*.

***Planning Commission Recommendation: Include on final docket (8-0).***

- (6) **Application Number MLA02-00238** proposed by Jefferson County Public Works suggesting an update of Comprehensive Plan language in Chapter 6 (Open Space, Parks and Recreation, and Historic Preservation) and Chapter 10 (Transportation) to reflect consideration of the Jefferson County *Non-Motorized Transportation Plan*.

***Planning Commission Recommendation: Include on final docket (8-0).***

- (7) **Application Number MLA02-00239** proposed by Jefferson County suggesting to update Comprehensive Plan language in Chapter 2 (Implementation) based on recent Growth Management Act amendments related to statutory timelines and eliminate Plan reference to out-dated application deadlines.

***Planning Commission Recommendation: Include on final docket (8-0).***

- (8) **Application Number MLA02-00240** proposed by Jefferson County suggesting to adopt policy language in the Comprehensive Plan related to the establishment of a process for designating a bank of two master planned locations for major industrial activity outside urban growth areas consistent with newly enacted state legislation (House Bill 2498).

***Planning Commission Recommendation: Do not include on final docket (7-1).***

- (9) **Application Number MLA02-00241** proposed by Jefferson County suggesting to revisit the boundary established for the *Glen Cove Industrial Area Interim Light Industrial/Commercial Zone* consistent with Comprehensive Plan Land Use Policy 1.4 and the Growth Management Act.

***Planning Commission Recommendation: Include on the final docket (7-1).***

- (10) **Application Number MLA02-00242** proposed by Jefferson County suggesting to adopt a Provisional Urban Growth Area (UGA) boundary in the Tri-Area and portray it on the Comprehensive Plan Land Use map consistent with analysis conducted through the Special Study and the requirements of the Growth Management Act. If all work required for full UGA designation is completed, formal designation of the Tri-Area, as a UGA will occur as part of this amendment process.

***Planning Commission Recommendation: Include on the final docket (6-2).***

- (11) **Application Number MLA02-00243** proposed by Jefferson County suggesting to revisit the boundary established for the *Chimacum Neighborhood/Visitor Crossroad Interim Commercial Zone* consistent with Comprehensive Plan Land Use Policy 1.4 and the Growth Management Act.

***Planning Commission Recommendation: Include on the final docket (5-3).***

- (12) **Application Number MLA02-00244** proposed by Jefferson County suggesting to revisit the boundary established for the *Discovery Bay Neighborhood/Visitor Crossroad Interim Commercial Zone* consistent with Comprehensive Plan Land Use Policy 1.4 and the Growth Management Act.

***Planning Commission Recommendation: Include on the final docket (5-3).***

- (13) **Application Number MLA02-00245** proposed by Jefferson County suggesting to revisit the boundary established for the *Four Corners Neighborhood/Visitor Crossroad Interim Commercial Zone* consistent with Comprehensive Plan Land Use Policy 1.4 and the Growth Management Act.

***Planning Commission Recommendation: Include on the final docket (5-3).***

- (14) **Application Number MLA02-00246** proposed by Jefferson County suggesting to review the *Brinnon Sub-Area Plan*, and associated Comprehensive Plan/UDC amendments, through the annual Comprehensive Plan amendment cycle.

***Planning Commission Recommendation: Include on the final docket (5-3).***

### **Conclusion**

Based on perceived need, urgency and appropriateness and following a duly noticed public hearing, the Planning Commission recommends including a total of eleven of the fourteen suggested amendments on the Comprehensive Plan amendment final docket.

**[END]**