



## JEFFERSON COUNTY

### DEPARTMENT OF COMMUNITY DEVELOPMENT

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## MEMORANDUM

To: Board of County Commissioners

Fr: Department of Community Development

Date: March 1, 2004

Re: Planning Commission Recommendation for Establishment of the 2004 Comprehensive Plan Amendment Final Docket

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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 of County Commissioners (BOCC) identifying the suggested amendments that they believe should be included on the Final Docket based on perceived need, urgency and appropriateness.<sup>1</sup> Pursuant to UDC Section 9.9.4.a, the BOCC must consider the Planning Commission recommendation on the Final Docket by the second regular BOCC meeting in April.

The Planning Commission public hearing and deliberations occurred on February 18, 2004. After conducting a duly noticed public hearing and based on perceived need, urgency and appropriateness, the Planning Commission unanimously recommends that all five (5) proposals on the Preliminary Docket be placed on the Final Docket.<sup>2</sup>

Following is a description of each of the proposals that the Planning Commission recommends be placed on the Final Docket. Each proposal has a Master Land-Use Application (MLA) reference number.

- (1) **MLA03-232** proposed by the Port of Port Townsend suggesting the following: (1) Proposes an Essential Public Facilities (EPF) district designation rather than an overlay for the Jefferson County Airport (JCIA) and adjacent Port-owned property;
- (2) proposes the establishment of an Airport Overlay based on a 55-DNL noise contour map projected through the year 2022 and adopted in 2003 with the Airport

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<sup>1</sup> Site-specific amendments are automatically included on the Final Docket, however no site-specific amendment applications are being processed as part of the 2004 Comprehensive Plan amendment cycle pursuant to BOCC Resolution 91-03.

<sup>2</sup> Refer to the Draft Minutes for the Planning Commission meeting on February 18, 2004 for the exact voting results on each of the five proposals. There were abstentions recorded for some of the proposals.

Master Plan (AMP); (3) proposes Comprehensive Plan and Unified Development Code (UDC) changes related to the allowed and prohibited land uses within the Airport EPF and the Airport Overlay; (4) proposes a disclosure process by which residents in the Airport Overlay would be noticed that they reside in close proximity to the JCIA and that the County does not consider noise impacts related to normal airport operations to be a public nuisance; and (5) proposes a future planning process by which limited, rural-scale light industrial uses would be allowed in the Airport EPF in order to promote its self-sustainability.

- (2) **MLA03-244** proposed by a citizen group, People for a Rural Quimper (PRQ), suggesting the following: Proposed Comprehensive Plan policy changes related to the elimination of requirements for Jefferson County to adopt an Airport Overlay or Noise Overlay ordinance and to support implementation Airport Master Plan policies regarding land use at the Jefferson County International Airport.
- (3) **MLA04-27** proposed by Jefferson County suggesting the following: Proposal to consider a set of parcels of land for designation as Agricultural Lands on the map of Comprehensive Plan Land Use Designations. This process would be the final step in an Agricultural Lands planning effort initiated early last year and intended to complete tasks identified in the 1998 Comprehensive Plan.
- (4) **MLA04-28** proposed by Jefferson County suggesting the following: Placeholder amendment application to cover any Comprehensive Plan and/or Unified Development Code (UDC) amendments deemed necessary as part of the statutory 2004 growth management update requirements in the Growth Management Act (GMA), Chapter 36.70A. The principal areas for consideration are population allocation, capital facilities planning, and best available science as applied to the regulatory protection of critical areas.
- (5) **MLA04-29** proposed by Jefferson County suggesting the following: Placeholder amendment for proposing the addition of narrative and policy language under a new Hadlock and Irondale Urban Growth Area (UGA) element in the Comprehensive Plan. This effort is related to compliance with a Growth Management Hearings Board order concerning the 2002 designation of the Hadlock and Irondale UGA. Among the topics under consideration by a Board-appointed UGA Task Force—and later by the public, the Planning Commission, and the Board—are urban growth levels of service, capital facilities, and the UGA boundary and internal land use districts. A follow-up MLA package will be developed for inclusion of UGA development regulations in the UDC.

**[END]**