



JEFFERSON COUNTY

PLANNING COMMISSION

621 Sheridan Street
Port Townsend, WA 98368
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MEMORANDUM

To: Board of County Commissioners (BoCC); County Administrator
From: Jefferson County Planning Commission
Date: April 16, 2008
Re: Planning Commission Recommendation for Establishment of the 2008 Comprehensive Plan Amendment Final Docket

Pursuant to Chapter 18.45 of the Unified Development Code (UDC), Title 18 of the Jefferson County Code (JCC), 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 the Planning Commission believes should be included on the Final Docket for the Annual Comprehensive Plan Amendment Cycle.

After consideration of Planning Commission and Department of Community Development recommendations and consideration of the perceived need, urgency and appropriateness of the suggested amendments, the BoCC establishes the Final Docket. Site-specific proposals are automatically placed on the Final Docket, so the substance of the BoCC action is to determine whether to docket any and which of the proposed suggested amendments.

This year there are three (3) suggested amendments and ten (10) site-specific amendments on the Preliminary Docket. Complete applications for all amendment proposals have been provided to the BoCC.

Brief descriptions of the three suggested amendments follow:

1. **MLA07-104** proposed by the Department of Community Development, Jefferson County, The designation of up to two Industrial Land Banks, a provision of the Growth Management Act under RCW 36.70.A.367 to master-plan appropriate locations for industry in Jefferson County.

2. **MLA08-98** proposed by the Planning Commission; a side-by-side consistency check between the Comprehensive Plan and the Unified Development Code (UDC). The purpose of this study is to show that there are serious inconsistencies between the Jefferson County UDC and Comprehensive (Comp) Plan and that these inconsistencies can and will lead to confusion and waste of time. Additionally, Comp Plan policy LNP 1.4 requires that there be consistency between the Comp Plan and amendments to the UDC.
3. **MLA08-99** A proposal by the Planning Commission to move density changes within a zone from the Comprehensive Plan to the UDC. This will result in more prompt decisions and relieve the [DCD] staff and Planning Commission of having to meet the annual Comprehensive Plan amendment cycle.

Planning Commission Recommendation

The Planning Commission held a public hearing on the Preliminary Docket on this day April 16, 2008.

The Planning Commission deliberated on April 16 and formulated the following recommendations for each of the three suggested amendments:

1) MLA07-104 Industrial Land Bank

The Planning Commission heard public testimony in favor and a letter in opposition to docketing the ILB amendment.

- Recommendation: From a planning perspective, it's good planning to identify where a land use will go. It provides the opportunity to plan compatible uses before application to Jefferson County. It's needed by the county to encourage economic development.
- Motion: Docket the proposed amendment MLA07-104 for the 2008 amendment cycle.
- Vote on Motion: 6 approve, 2 deny.

2) MLA08-98 Comprehensive Plan/Unified Development Code Side-by-Side Comparison

The Planning Commission heard public testimony in favor of docketing the proposed amendment.

- Recommendation: There are inconsistencies that must be addressed. DCD staff and the Planning Commission have a heavy work load in 2008. The proposed amendment needs to be docketed to preserve the work that has already been done and prevent it from falling aside.
- Motion: Docket the proposed amendment MLA08-98 for the 2008 amendment cycle, but note that the bulk of the work would be done after carrying it over to the 2009 amendment cycle.
- Vote on Motion: 7 approve, one deny.

3) MLA08-99 Move Process for Zoning Density Changes from CP to UDC

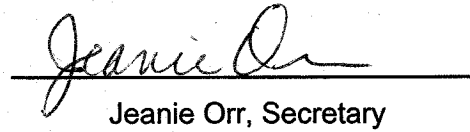
The Planning Commission heard public comment in favor of docketing the amendment.

- Recommendation: The Planning Commission was uncertain that the process change would meet the goal of saving time. The ramifications of this change may be broader than anticipated.
- Motion: Place proposed amendment MLA08-99 on the docket for the 2008 comprehensive plan amendment cycle.
- Vote on Motion: 1 approve, 7 deny.

After conducting a duly noticed public hearing and based on the perceived need, urgency and appropriateness, the Planning Commission recommends that the Final Docket include the following suggested amendment(s): MLA07-104 and MLA08-98.



Peter Downey, Chair



Jeanie Orr, Secretary