

JEFFERSON COUNTY PLANNING COMMISSION

MINUTES FOR APRIL 21, 2004

- A. OPENING BUSINESS
- B. DISCUSSION ON UGA PLANNING IN PORT HADLOCK/IRONDALE AND PLANNING COMMISSION COMMITTEE REPORTS
- C. ADJOURNMENT

A. OPENING BUSINESS

The regular meeting was called to order at the WSU Learning Center at 6:30 p.m. by Chair Tom McNerney. Planning Commission members present were Phil Flynn, Dennis Schultz, Bud Schindler, Edel Sokol, and Eileen Rogers. Jenny Davis was excused.

DCD staff present were Josh Peters, Kyle Alm, and Cheryl Halvorson, secretary.

There were no members of the public present.

B. DISCUSSION ON UGA PLANNING IN PORT HADLOCK/IRONDALE AND PLANNING COMMISSION COMMITTEE REPORTS

Tom McNerney reported that the UGA Task Force had pretty much finished its work with only a few items left to review. He stated that one issue the Planning Commission would have to work on was a Comp Plan update relating to the UGA. Mr. McNerney reported that the Land Use element was mostly complete, noting that it contained the majority of the UGA references. He asked that the Comp Plan Review Committee review that work as its first priority so that the material could come before the entire Planning Commission in June.

Tom McNerney stated that the UDC Committee had been working on the UDC. However, he thought the UGA Committee should work on the development regulations for the UGA because it would be a separate chapter in the UDC. He stated that the UGA Committee members were part of the UGA Task Force so they were aware of the work that had been done so far.

Tom McNerney stated that there was another task relating to the UDC. That had to do with checking the UDC for references to the UGA. He asked that the UDC Committee do that checking and remove any UGA references because there would be a completely new chapter for the UGA in the UDC. Mr. McNerney stated that consultant Mark Personius was doing a "first cut" at the UDC chapter so perhaps the UDC Committee could start with that work.

Josh Peters handed out copies of Preliminary Working Draft #5 of the Implementing Development Regulations for the UGA from consultant Mark Personius.

Staff also provided three other documents: (1) Comments for the Growth Management Hearings Board; (2) 2004 Projected Schedule for the Planning Commission for the second quarter; and (3) a critical path chart for the UGA planning schedule. Josh Peters reviewed the three documents for the Planning Commission.

Tom McNerney invited staff to review the comments for the GMHB. Josh Peters provided that review. Some of the comments came from discussion with the BOCC and some came from the Deputy Prosecuting Attorney. The commissioners and staff discussed some of the comments. Mr. Peters stated that the comments had been provided to the Washington Association of Counties and they had circulated them to the other counties.

Tom McNerney asked about the status of the Glen Cove case. Josh Peters stated that he would look into the status and report to the Planning Commission.

At Tom McNerney's invitation, Josh Peters reviewed the projected schedule, focusing on the second quarter. The second quarter would be primarily devoted to the UGA planning. The schedule proposed an additional special meeting on June 30 for the Planning Commission to finalize its recommendation to the BOCC. Kyle Alm and the commissioners discussed the timing of the work products from the consultants. Mr. Alm reported on the various plans that were pretty much done but were receiving internal staff review.

Tom McNerney reported on what had occurred at the April 20 UGA Task Force meeting, stating that the Task Force had supported opening up the Old Alcohol Plant area to general commercial development rather than limiting the area to resort activities. He thought the UGA Committee may not support that concept.

Josh Peters asked about the reasoning for holding two public hearings on the UGA, one for the sewer system and another for the other portions of the UGA planning. Tom McNerney explained the reasoning for holding a separate hearing on the sewer system. He stated that it was unknown how controversial the sewer system issue would still be and, consequently, how much public comment there would be on it. Mr. Peters stated that if the Planning Commission wished to hold a public hearing on May 19, the commission should make that decision at this meeting. He noted that staff would have to complete the SEPA review prior to the hearing and provide the 60-day notice to CTED and the legal notice in the newspaper.

Eileen Rogers asked about the short turnaround staff would have if the Planning Commission finalized its recommendation on the UGA on June 30 and still meet the BOCC desired deadline of July 1. Josh Peters replied that it would depend upon how many changes the Planning Commission might want to make. If there were a lot, staff may have a hard time meeting the deadline. If there were not many changes, then staff should be able to meet the timeline.

Phil Flynn moved that the Planning Commission set May 19 for a public hearing on the UGA sewer system plan, conditioned on the fact that staff would have the materials available to the public at least ten days prior to the hearing. Eileen Rogers seconded the motion which carried unanimously.

Josh Peters stated that the sewer plan consultant would be responsible for doing the SEPA review. Kyle Alm stated that the consultant was scheduled to have the SEPA review document done by May 7. It was noted that it would have to be available to the public at least ten days prior to the public hearing on May 19. Mr. Peters stated that the public hearing notice would have to appear in the newspaper on May 5, but the legal notice could state that the documents would be available for review on May 9.

In answer to Bud Schindler's question, Josh Peters explained the process from planning for and adoption of the General Sewer Plan to implementation. Tom McNerney explained in more detail how the process worked. Eileen Rogers stated that there had been a great deal of public outreach effort going on to better inform and educate the public, which hopefully would mitigate some of the public's concerns. Bud Schindler stated that his concern was that the public would come to the hearing with some "heartache" about issues with the sewer plan, with costs and how to pay for it being a primary concern. It would be better if we could figure out those issues and address them ahead of time in order to put out any "fires" before they occurred. Mr. McNerney

stated that the first open house resulted in a lot of questions from the public. The second open house attempted to answer those questions. He admitted that most of the questions related to the sewer. Kyle Alm reported that there was still some reservations being expressed by people with property nearby to the sewer system route. Otherwise, a lot of people had been supportive. Mr. McNerney stated that a lot of people were looking for a sewer system, thinking that it would be the only salvation for the area. Phil Flynn suggested that Mr. Schindler review Section 5 of the General Sewer Plan which addressed financing. A copy was provided to Mr. Schindler.

Phil Flynn moved that the Planning Commission set June 16 for a public hearing on the UGA proposal. Eileen Rogers seconded the motion which carried unanimously.

Tom McNerney stated that the key would be the Planning Commission committee work on the UGA issue, both the Comp Plan Review Committee and the UGA Committee.

Josh Peters asked if the Planning Commission was accepting of the proposed second quarter schedule. The commissioners accepted it by consensus.

Phil Flynn asked about the process for holding an additional UGA Task Force meeting on May 4. It was agreed that the UGA Task Force could formally continue the meeting to May 4 with a time and place specific. Staff was asked to find a place for the additional meeting so that the Task Force could meet if necessary. (Subsequent to the meeting, the secretary found a meeting place at the Tri Area Community Center library for Tuesday, May 4, at 6:30 p.m.)

Tom McNerney asked that the Comp Plan Review Committee put off its general review of the Comp Plan and concentrate on the UGA chapter and other references to the UGA in the rest of the Comp Plan. He asked the UDC Committee to work on the UDC review relating to the UGA.

Tom McNerney stated that the status of the various Planning Commission committees had basically been discussed at the previous meeting.

Tom McNerney referred to the Agriculture Lands Committee and asked staff about the BOCC workshop on the agricultural lands issue on April 26. He asked if Karen Driscoll would be present. Josh Peters replied that he thought she would. Mr. McNerney thought Ms. Driscoll was a good advocate for the ag issue. Mr. McNerney and Mr. Peters discussed a comment and question from Christina Pivarnik about public outreach regarding the agriculture issue. They also discussed whether the BOCC would hold a public hearing on the agricultural activities UDC proposal [MLA#04-26]. Mr. McNerney thought it would be a good idea because it could be a positive for the county to have some of the farmers come in and support the UDC proposal.

Cheryl Halvorson pointed out that if it became necessary for the UDC and Comp Plan Review Committees to hold an additional meeting the first week of May, they could do continuances similar to what was planned for the UGA Task Force. (Subsequent to the meeting, the secretary scheduled the DCD conference room for Tuesday, May 4, for the UDC Review Committee and Wednesday, May 5, for the Comp Plan Review Committee to accommodate continued meetings if that became necessary.)

Tom McNerney reported that Phil Flynn had been appointed chair of the UGA Committee and Bud Schindler had been appointed to the committee to fill a vacancy.

The Planning Commission moved on to review Preliminary Working Draft #5 of the UGA Implementing Development Regulations. Phil Flynn led the Planning Commission in a review of Table 1-1, Allowable & Prohibited Uses. He stated that the VOC (Visitor Oriented Commercial) zone was the Old Alcohol Plant area.

Dennis Schultz asked about the Use Table, stating that Table 3-1 in the UDC contained a column for the UGA. He stated that if the thinking was to have a completely separate chapter for the UGA, the UDC Committee would want to deal with it in their review of Table 3-1.

Eileen Rogers referred to "Animal Shelters & Kennels, Commercial" on Page 7 of Table 1-1. She stated that her notes indicated that they would be allowed in the VOC district in order to accommodate the visitors to the resort. It was agreed that it should be changed from a "No" to a "Ca" with a note that it must be an accessory use to the resort.

The commissioners and staff discussed the "Cottage Industries" section of the table.

Referring to Page 8, Eileen Rogers stated that her notes indicated that "Boat Sales & Storage" should be a "Yes" use in the ULI (Urban Light Industrial) district.

Eileen Rogers raised an issue with "Eating Establishment" being a "No" use in the ULI district. She thought the workers in the industrial zone should have a small restaurant in which to eat rather than having to drive somewhere for lunch. Tom McNerney thought it should be allowed as an accessory use.

Eileen Rogers moved that "Eating Establishment" be a "Yes" use in the ULI district. Edel Sokol seconded the motion.

Kyle Alm stated that there was something to be said for preserving the light industrial area for light industrial uses because there was only 24 acres in that zone. The commissioners discussed whether it would be appropriate to limit the size of the "Eating Establishment".

Eileen Rogers amended her motion to state that in the ULI district, "Eating Establishment" be a "Yes" use with a size maximum of 400 square feet. Edel Sokol continued her second to the amended motion. The amended motion carried with five in favor and one opposed.

The commissioners discussed the "Mini-Storage" use on Page 9 with a "C" and a question mark in the ULDR (Urban Low Density Residential) zone. Tom McNerney stated the opinion that it would not be appropriate to allow mini-storages in the UGA commercial zone because it would take up commercial space that you would want to have hooked up to the sewer, and mini-storages would not need sewer. Edel Sokol was opposed to allowing them within the UGA at all. Dennis Schultz commented that mini-storages provided a high profit with little expense. He did not think it was a desirable use to have in a residential area. Mr. McNerney commented that, if multi-family housing was developed in the UGA, it would be desirable to have mini-storages available for those residents' use. Mr. Schultz pointed out that sometimes a business

operated out of a mini-storage unit. It was pointed out that mini-storages were allowed in the rural commercial districts. The commissioners discussed the fact that mini-storages seemed to be in demand. The commissioners discussed which rural commercial districts allowed mini-storage facilities.

Edel Sokol moved that the "Warehouse, Mini-Storage and Moving Storage Facilities" be a "No" use all across the table. The motion died for lack of a second.

Eileen Rogers stated that the UGA Task Force had decided that a warehouse and moving and storage facility should be separated from the mini-storage use. The warehouse and moving and storage facilities would be a "Yes" use in the ULI and UC districts. Ms. Rogers stated that the suggestion was made by a Task Force member. Phil Flynn stated that the thought was that the use would generate some income until such time as a higher demand was made for the property, at which time the warehouse and moving/storage facilities could be dismantled and redeveloped. Mr. Flynn stated that the same thinking applied to mini-storages. Tom McNerney countered that was not a valid assumption because the tendency would be to not redevelop them because of their income stream with low expense.

Edel Sokol moved that "Warehouse and Moving Storage Facilities" be a "No" all across the table except for a "Yes" under the ULI district and remove the mini-storage use. Eileen Rogers seconded the motion for discussion purposes.

Eileen Rogers expressed concern about not allowing the use in the UC (Urban Commercial) district. She thought that Hadlock Building Supply would be a business which could use a warehouse within the UC district. Kyle Alm pointed out that it would be allowed as an accessory use. Ms. Rogers asked about the use as a main business, citing the Victorian Hardware as an example. Mr. Alm replied that use would not be allowed in the UC district.

The motion failed with none in favor and six opposed.

Edel Sokol moved that "Warehouse and Moving and Storage Facilities" be a "Yes" use in the UC and ULI districts and a "No" on the rest of the line. Eileen Rogers seconded the motion which carried unanimously.

Edel Sokol moved that a separate line be added for "Mini-Storage" and that it be a "No" use in all districts in the UGA. Eileen Rogers seconded the motion for discussion purposes.

Bud Schindler thought mini-storages would be in demand for cottage industries, which were allowed in the UGA. Edel Sokol responded that she was concerned about taking up the commercial land. Tom McNerney stated that he had heard the opinion that they took up the commercial land but did not use the utilities. He offered the opinion that the Chimacum Crossroads had very little land left that could accommodate more mini-storages. The commissioners discussed other crossroads where mini-storages existed or were allowed and their proximity to the UGA. Ms. Sokol offered the opinion that it would not be much of a drive for a resident of the UGA to go to either Chimacum or Four Corners to a mini-storage. Mr. McNerney thought it may be possible to allow storage units as an accessory use in multi-family housing developments.

There being no further discussion, the motion failed with one in favor and five opposed.

Phil Flynn stated that the UGA Task Force would take the issue up again.

Eileen Rogers moved that "Wholesale Distribution Center" be a "Ca" use in the UC district instead of a "No". Edel Sokol seconded the motion which carried unanimously.

Dennis Schultz moved that "(Automobile) Wrecking & Salvage Yards" be a "No" use in the UC district. Edel Sokol seconded the motion.

Tom McNerney stated that A & G Import Auto would be a grandfathered, non-conforming use and would not be able to expand under the motion. Some commissioners thought such a use was not appropriate in the commercial zone.

The motion carried unanimously.

Eileen Rogers moved that the "Yes" for "Parks" be a "No" in the UC and ULI districts. Edel Sokol seconded the motion.

Bud Schindler was concerned about the size, wondering if a picnic table on a small spot would be a park. Phil Flynn stated that if it was on private land, it would be the property owner's responsibility and would not be a park. Tom McNerney pointed out that the line did not differentiate between "Public Parks" and "Private Parks".

The motion carried with five in favor and one opposed.

Eileen Rogers asked about the "Visitor/Community Center" use. Kyle Alm stated that it was either a Visitor or a Community Center. Edel Sokol questioned why you would put a Visitor/Community Center in the UC district and take up your commercial land. She thought it would be more appropriate in the residential areas. The commissioners took no action on the issue.

Edel Sokol moved that "Agricultural Processing, Heavy" be changed from a "No" to a "Yes" in the ULI district. Eileen Rogers seconded the motion which carried unanimously.

C. ADJOURNMENT

The meeting was adjourned at 9:50 p.m.

D. APPROVAL OF MINUTES

These minutes were approved this _____ day of May, 2004.

Thomas McNerney, Chair

Cheryl Halvorson, Secretary