

JEFFERSON COUNTY PLANNING COMMISSION

MINUTES FOR JANUARY 17, 2007

- A. OPENING BUSINESS
- B. DISCUSSION ON 2007 WORK PLAN
- C. DISCUSSION ON HADLOCK/IRONDALE UGA COMPLIANCE
- D. UPDATE ON PROGRESS OF THE CRITICAL AREA COMMITTEE/ADVISORY GROUP
- E. ADJOURNMENT

A. OPENING BUSINESS

The regular meeting was called to order at the WSU Learning Center at 6:30 p.m. by Chair Jim Hagen. Planning Commission members present were JD Gallant, Mike Whittaker, Bud Schindler, Dennis Schultz, Henry Werch, and Bill Miller. Edel Sokol and Peter Downey were excused.

DCD staff present were Brent Butler and Cheryl Halvorson, secretary.

There was one member of the public - Joel M. Peterson - present.

The minutes for January 3, 2007, were approved as submitted.

Jim Hagen raised the issue of alternates on the Critical Areas Committee/Advisory Group. He requested an alternate for Dr. Kenn Brooks.

Dennis Schultz moved that John Boulton be approved as Kenn Brooks' alternate on the Critical Areas Committee. Bud Schindler seconded the motion. The motion carried with six in favor and one abstention (6-0-1).

The Chair invited staff updates.

Brent Butler reported on the staffing issues in Long Range Planning.

Brent Butler reported on the status of the No Shooting Areas ordinance and the Sign Ordinance.

Brent Butler referred to the water law class and asked Mr. Schindler to report on it. Bud Schindler provided a summary of the training. He collected the handouts and requested that they be provided to the rest of the commissioners.

Bud Schindler briefly reported on the DRD rating system for permitting workshop that he attended. He requested that staff provide copies to the commissioners.

The commissioners and staff discussed the status of the Holland Port Ludlow MPR amendment.

Brent Butler reported that a letter was sent to the USDA concerning extending the comment period on the Garden Court Apartments issue. The letter specifically mentioned the Housing Action Plan and the county Housing Authority. He reported that several of the tenants had been evicted, however.

The committee reports were deferred to the agenda topics. It was pointed out that Peter Downey had provided a short update on the SMP via an email on this date.

The Chair invited public comments.

Joel Peterson stated that he was an interested citizen and just wanted to get to know about the Planning Commission's work and what was happening in the county.

B. DISCUSSION ON 2007 WORK PLAN

A chart was handed out listing the various tasks and the projected quarter those tasks may come to the Planning Commission. Brent Butler added Class IV Forest Practices to the task list, stating that it would likely come before the commission in about the fourth quarter of the year.

The commissioners and staff discussed several of the tasks. One was the Industrial Land Bank and the necessity to have a Comp Plan amendment application received by March 1 since the state law authorizing ILBs was due to sunset at the end of 2007.

Brent Butler reported on the status of the Brinnon MPR Draft EIS [DEIS]. He thought the earliest we would have a DEIS ready for review would be in March. Henry Werch stated that there had been comments from the environmental community concerning the use of the kettles for water storage. Mr. Butler responded that the concern was being addressed in the DEIS.

The commissioners and staff spent considerable time discussing the MPR review process. Bud Schindler requested a strategy meeting with staff for the MPR Committee in order to settle the approach that would be used to open the MPR issue to the public. The commissioners and staff discussed the process for the MPR and SEPA review, which would run on parallel tracks. They also discussed the subsequent development agreement and regulations and the possible timing of that. Mr. Schindler stated that it would be important to decide the role of the Planning Commission committee and advisory group. He thought it would be important to have a graphic depicting the process that could be used as an educational tool for the public. It was agreed that staff should meet with the MPR Committee members to lay out a process and possible timeline. They agreed to meet on January 29 in Brinnon in the afternoon.

Brent Butler stated that there were two other meetings he would attend in Brinnon on January 29. One was with Fire Chief Herbst on emergency management related to flooding. Another meeting would be in the evening for public outreach related to flood management and the flood insurance program. Bud Schindler stated that there was a separate emergency preparedness group in Brinnon that was somewhat isolated from the fire department because the fire department had not wanted to get involved with it. He suggested talking to staff about it later.

Bud Schindler discussed the side-by-side comparison of the Comp Plan and UDC that he had done in January, 2006, which showed some inconsistencies between the two. He asked the commissioners to review it, stating that it would be the essence of the proposed suggested Comp Plan amendment for this year. He thought a thorough side-by-side comparison would be a multi-year process. However, he thought what he already had provided was a good basis for a process to do the review.

Bud Schindler stated that he would provide a suggestion on the County-wide Planning Policy for the next meeting which could lead to another suggested Comp Plan amendment.

Henry Werch stated that the side-by-side document Mr. Schindler presented had been done a year ago. He asked about the result. Bud Schindler replied that, because of a mix-up in communication between himself and staff, it had not been presented as a Comp Plan amendment last year. Mr. Werch was

concerned about the work going to waste. He thought it was important to insure that this suggestion would be acted upon, because it was a very important thing.

Dennis Schultz stated that we had done the UDC Omnibus last year. He thought an exercise like that could discover inconsistencies that should be docketed for future action.

Brent Butler commented that we needed to be careful that we did not "bite off more than we could chew". While he thought Mr. Schindler's suggestion to only take on the residential component of the side-by-side this year may be possible to do, he was concerned about the volume of work facing the Planning Commission and LRP this year. He noted that the MPR alone would take considerable time. While he thought it was noble work that Mr. Schindler had done, he suggested that it be limited to one component this year. He agreed with Mr. Schindler that it was a multi-year task. Jim Hagen cited a suggested Comp Plan amendment in 2006 proposed by Mr. Schultz that would have taken rezones out of the Comp Plan cycle and made it a UDC exercise instead. That suggested amendment made it to the BOCC who decided not to pursue it, possibly because of the workload issue. The point was that the work was not so much wasted as the BOCC may decide that there just was not enough time to carry it forward in a thorough manner.

Dennis Schultz suggested that the Planning Commission and staff keep track of identified inconsistencies throughout the year and then prepare a suggested Comp Plan amendment for next year.

Brent Butler presented a possible Planning Commission By-Law amendment to add historic preservation to the Planning Commission's responsibilities. He thought it may also require a BOCC resolution assigning the duties to the Planning Commission. Appointing the Planning Commission as the historic preservation body for the county would fulfill one of the policies in the Comp Plan chapter on Open Space, Parks and Recreation, and Historic Preservation. Dennis Schultz suggested that the Conservation Futures Committee had the ability to address historic preservation issues as part of its duties. Bud Schindler was concerned about the Planning Commission taking on this extra work when it had difficulty doing its current job, given the amount of work the Planning Commission usually had before it each year. If there was any other alternative, the county should really look at it. The consensus of the commissioners was that the Planning Commission may be willing to take on the additional responsibility, unless some other entity was more appropriate and/or willing to take it on. They agreed to leave the proposed By-Law amendment on the issue for further discussion until a later meeting.

C. DISCUSSION ON HADLOCK/IRONDALE UGA COMPLIANCE

Bill Miller reviewed the preliminary draft proposed amendments the UGA Committee was suggesting to date to meet the Hearings Board compliance order. The commissioners reviewed the draft line-in, line-out language for Task #1 and suggested some modifications. Mr. Miller stated that the committee would make the changes.

Bill Miller reviewed the Task #2 issues. The committee suggested that we withhold the Table 3-3 until the UGA boundary was fully identified. The commissioners discussed the UGA boundary and whether it had been approved by the Hearings Board. Brent Butler explained the petitioners' successful

argument that created a nexus between that table and the UGA. The commissioners discussed what impetus there might be to change the UGA boundary and what the consequences of that might be. Jim Hagen wondered how Table 3-3, which dealt with the entire county, could be tied to the UGA.

It was suggested that Public Works provide a briefing to the Planning Commission on the sewer planning.

A suggested change in the wording for Task 3, Item #1 was agreed upon.

Bill Miller stated that the committee was still wrestling with the table and the boundary. The committee would continue meeting for another two months on the tasks before providing a recommendation to the full Planning Commission.

D. UPDATE ON PROGRESS OF THE CRITICAL AREAS COMMITTEE/ADVISORY GROUP

Jim Hagen reported on the January 4, 2007, Critical Areas Committee/Advisory Group meeting at which the committee heard reports from the various sub-groups. The January 11 meeting was cancelled due to the weather. The January 18 meeting will begin discussion of the sub-group reports with the committee beginning to formulate its recommendations to the full Planning Commission. The January 18 meeting will be held in Quilcene.

Staff and the commissioners discussed the process going from the committee recommendation, getting to the Planning Commission, and then on to staff for code writing of line-in, line-out language before a Planning Commission public hearing. They discussed how the line-in, line-out might be reviewed by the Critical Areas Committee first.

E. ADJOURNMENT

The commissioners discussed agenda topics for the next meeting. They agreed to hold another Critical Areas Committee update, since there would be three committee meetings between now and then. In addition, the commissioners will continue discussion on the UGA compliance issue and begin discussions on the Industrial Land Bank issue.

The meeting was adjourned at 9:45 p.m.

F. APPROVAL OF MINUTES

These minutes were approved this _____ day of February, 2007.

Jim Hagen, Chair

Cheryl Halvorson, Secretary