



JEFFERSON COUNTY

PLANNING COMMISSION

621 Sheridan Street

Port Townsend, WA 98368

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JEFFERSON COUNTY PLANNING COMMISSION

MINUTES FOR SEPTEMBER 26, 2007

- A. OPENING BUSINESS**
- B. DELIBERATIONS ONA THE 2007 COMP PLAN AMENDMENT PROPOSALS (EXCEPT MLA 06-87 BRINNON MPR)**
- C. ADJOURNMENT**

A. OPENING BUSINESS

The meeting was called to order at the WSU Learning Center at 4:00 p.m. by Chairman, Peter Downey.

ROLL CALL: Peter Downey, Patricia Farmer, Bud Schindler, Mike Whittaker, Edel Sokol, JD Gallant, Ashley Bullitt and Bill Miller. Excused Absence: Henry Werch.

DCD staff present: Al Scalf, Joel Peterson, Karen Barrows and Wendy McCauley, secretary.

There were approximately ten members of the public present. Those that signed the guest list were: John McDuff, Dian Holt and Joyce Bradley.

STAFF UPDATES:

Al Scalf updated the PC on the very tight schedule they are currently on at this time, everything is coming together as the Comprehensive Plan (CP) deliberations begin, the public hearing in Brinnon on October 3, and immediately following the DCD will be presenting a draft Development Agreement and draft Zoning Code for the proposed MPR in Brinnon. The PC will be deliberating in October and another next public hearing will be held in November.

COMMITTEE REPORTS:

Commissioner Schindler reported on the progress of the MPR. Deliberations need to occur before a recommendation can be made. Karen Barrows suggested that 10/16/07 would likely be the best date for deliberations on the MPR as the PC will also need to conduct deliberations on the Critical Areas Ordinance (CAO) on 10/17/07.

Commissioner Gallant reported on the By-laws Committee meeting and that he believed they may have come to a consensus. The Committee will be working on a draft and should have an announcement on the 10/17/07.

**B. DELIBERATIONS ON THE 2007 COMP PLAN AMENDMENT PROPOSALS
(EXCEPT MLA 06-87 Brinnon MPR)**

Chairman Downey recognized that this meeting was a continuance of the 9/19/2007 PC meeting, and that the PC would begin deliberations on the Comp Plan Amendments (CPA). Chair Downey announced that he would be recusing himself from the D'Amico decision due to a recent article in the newspaper. He requests that the PC leave the D'Amico matter to the end of the meeting for the efficiency of his recusing himself from the matter.

Al Scalf gave a staff report on the CPA and referred the PC to 18.45.080, page 18-262, final docket, PC review, public notice, public hearings occurred. B. After reviewing "Required Findings", Mr. Scalf asserted that the proposal is consistent with the Growth Management Act (GMA). Final recommendation of the PC's Findings & Conclusions shall approve the recommendations to the board and propose that the amendment be: denied, approved or approved with conditions or modifications.

Chairman Downey began as follows:

MLA07-70 Tukey: Commissioner Sokol moved to approve staff recommendation,

Commissioner Schindler seconded. After discussions and a friendly amendment offered by Chairman Downey to accept staff recommendations to approve with conditions (which conditions recognize the code regarding set back from the forest land). Motion carried unanimously. (8-0-0)

MLA07-79 Gillanders: Commissioner Downey recognized that the staff's original recommendation was to deny approval. However, Gillanders modified her proposal since the original staff recommendation to deny. Commissioner Whittaker moved to accept the proposal with conditions of 12 acres with the right to re-zone east of the river to R-1-10, west of river R-1-20 (split zone). Commissioner Schindler seconded. Motion carried unanimously. (8-0-0)

MLA07-80 Broders: (Mineral Overlay): Commissioner Sokol moved to approve staff recommendation. Commissioner Schindler seconded. Motion carried with seven in favor, one abstained. (7-0-1)

MLA07-93 Rayonier: (Clearwater-West end): Commissioner Gallant moved to approve staff recommendation to deny approval. Commissioner Miller seconded. Motion failed with four in favor, four opposed. (4-4-0).

Commissioner Whittaker moved to accept zoning of R-1-10 on the east side of river and R-1-20 on the west side of the river, (split zone). Commissioner Schindler seconded. Motion failed with three in favor, four opposed and one abstained. (3-4-1).

Commissioner Schindler moved to accept staff recommendation to deny. Commissioner Bullitt seconded. Motion carried with five in favor and three opposed. (5-3-0).

MLA07-94 Rayonier: (Mats Mats-East side of Oak Bay): Commissioner Whittaker moved to accept staff recommendation to deny approval. Commissioner seconded. Motion failed with three in favor, five opposed. (3-5-0).

Commissioner Miller moved to accept staff recommendation to deny approval. Commissioner Gallant seconded. Motion carried with five in favor, three opposed. (5-3-0).

MLA07-99 McCarthy: (Port Townsend - Quimper Peninsula): Commissioner Whittaker moved to accept staff recommended for approval. Motion carried unanimously. (8-0-0)

MLA07-100 McCarthy: (Port Townsend-Quimper Peninsula): Commissioner Schindler moved to accept staff recommendation for approval. Motion carried unanimously. (8-0-0)

MLA07-104 (ILB): Commissioner Whittaker moved to accept staff recommendation to defer application until 2008 CPA Docket. Commissioner Schindler seconded. Motion carried with seven in favor, one opposed. (7-1-0).

Chairman Downey recused himself from deliberations on MLA07-96 due to public opinion. Commissioner Bullitt pointed out that per the county attorney, there is no conflict of interest. Commissioner Schindler lauds Chair Downey for his integrity to preserve the best interests of the PC.

Vice-Chair Schindler assumed the chair.

MLA07-96 SSNW: D'Amico: Commissioner Sokol moved to accept staff recommendation to approve with conditions. Commissioner Whittaker seconded. Motion failed with three in favor,

four opposed. (3-4-0).

Commissioner Miller moved to accept staff recommendation. Commissioner Bullitt seconded. Motion failed with four in favor and three opposed. (4-3-0). Al Scalf refers the PC to the by-laws regarding a five (5) member quorum constituting a majority vote.

Commissioner Sokol moved to send the MLA07-96 to the BoCC for their consideration with no recommendation. Commissioner Whittaker seconded with a friendly amendment to send the MLA with no consensus and no recommendation. Motion fails with three in favor, four opposed. (3-4-0)

Commissioner Farmer moved to defer reconsideration of the recommendation to the meeting of 10/3/2007. Commissioner Gallant seconded. Motion carried with four in favor, three opposed. (4-3-0).

C. ADJOURNMENT:

The meeting adjourned at 5:55 p.m.

APPROVAL OF MINUTES

These minutes were approved this ___ day of October, 2007.

Peter Downey, Chair

Wendy McCauley, Secretary