



JEFFERSON COUNTY

PLANNING COMMISSION

621 Sheridan Street

Port Townsend, WA 98368

(360) 379-4450

JEFFERSON COUNTY PLANNING COMMISSION

MINUTES FOR NOVEMBER 14, 2007

- A. OPENING BUSINESS**
- B. CONTINUE DELIBERATIONS ON THE DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS) AND COMP PLAN AMENDMENT MLA 06-87**
- C. CONTINUE DELIBERATIONS ON THE DRAFT CRITICAL AREAS ORDINANCE (CAO) MLA 06-242**
- D. ADJOURNMENT**

A. OPENING BUSINESS

The meeting was called to order at the WSU Learning Center, Spruce Room, Port Hadlock WA at 6:30 p.m. by Chairman, Peter Downey.

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

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

There were approximately 35 members of the public present. Those that signed the guest list were: Bob Allingham, Gloria Allingham, George Hansberry, Hal Beattie, Frank Hoffman, Jim Fritz, Sandy Mackie, Larry & Barbara Gauer, Gene & Nancy Thompson, Eleanor Sather, Andrea Mitchell, R. Mitchell, Rose Hare, Jim Storey, Teren MacLeod, Nancy Stelow, Virginia Crandall, Clark Crandall, Norm MacLeod, Sandy Hershelman, Jim Tracy, Steve Peterson, Dennis Schultz and B. Moore Lewis.

STAFF REPORTS

Joel Peterson commented on the Housing Action Plan and discussions that took place on how to inform the public on affordable housing issues.

Karen Barrows announced that public hearings will be held on all Comp Plan Amendments (CPA) on 11/20/07 and 11/26/07 at the Jefferson County Courthouse at 5:00 p.m. The public hearing on the Master Plan Resort (MPR) will be held at the Jefferson County Courthouse on 12/03/2007 at 5:00 p.m.

COMMITTEE REPORTS

Commissioner Schindler reported on 11/13/07 meeting of WRIA wherein discussions were conducted regarding the in-stream flow rule, conductivity issue and questions that arose from the past year. He suggested that the PC become involved in future monthly meetings begin.

Commissioner Miller reported on the Shorelines Committee wherein they are now working on Chapter 8 of the Shorelines Management Plan. He indicated that they are making policy to ensure regulations correlate.

Chairman Downey commented on the aquaculture rule and that the policy coming out of the Shorelines meeting is that aquaculture will be a development. Commissioner Miller was contrary to Chairman Downey's perspective of the meeting as he believed there was no consensus on aquaculture.

Commissioner Gallant reported that the Bylaws Committee will have something to report on in December 2007.

Commissioner Miller reported on the UGA October 9, 2007 results changing the size and increments.

B. Continue Deliberations on the draft Environmental Impact Statement (DEIS) and Comp Plan Amendment MLA 06-87 application (Brinnon MPR)

Karen Barrows provided the definition of an MPR and continued with suggestions to continue on the guidelines.

6. Consistent with goals, policies, elements of the CP, the sub area plan

After deliberations on item 6, Commissioner Sokol motioned that the PC find the Statesman's proposal for the MPR consistent with the goals and polices of the Comp Plan and Sub area Plan, Commissioner Werch seconded. The motion carried with eight in favor and Commissioner Gallant choosing not to vote. (8-0-0).

7. Will not result in adverse impacts, nor place uncompensated burdens

Commissioner Sokol motioned to find the Statesman proposal will not result in an adverse impact on the environment or uncompensated burdens. Commissioner Schindler seconded. Deliberations continued. Commissioner Sokol withdrew her motion.

By consensus, the PC made the following statement: The present analysis of this project will not likely result in adverse impact that cannot be mitigated; however, environmental concerns must be analyzed at the project level to ensure that there are no unmitigated impacts.

8. In the case of a site-specific amendment to the land use map, that the subject parcels are physically suitable for the requested land use designation and the anticipated land use development, including, but not limited to the following;

- A) Access;
- B) Provision of utilities; and
- C) Compatibility with existing and planned land uses

Accepted by consensus.

9. The proposed site-specific amendment will not create a pressure to change the land use designation of other properties, unless the change of land use designation for other properties is in the long-term best interests of the County as a whole;

Accepted by consensus.

10. The proposed site-specific amendment does not materially affect the land use and population growth projections that are the bases of the Comprehensive Plan;

Accepted by consensus.

11. If within an unincorporated urban growth area (UGA), the proposed site-specific amendment does not materially affect the adequacy or availability of urban facilities and services to the immediate area and the overall UGA; **not applicable**

The proposed amendment is consistent with the Growth Management Act, Chapter 36.70A, RCW, the County-wide Planning Policy for Jefferson County, and any other applicable inter-jurisdictional policies or agreements, and any other local, state or federal laws;

Accepted by consensus.

The PC reviewed JCC 18.15.135 and it would not apply at the program level.

12. The recommendation: deny, approve, approve with conditions or modifications

Commissioner Schindler motioned to approved with conditions and considerations including;

- 1) Current data for rainfall, runoff and Hood Canal

- 2) Services (School and fire service)
- 3) Sourcing of labor and construction materials
- 4) Ecological impacts of development's water plan that alters kettles for water storage
- 5) Consult with Tribes re: Cultural resources
- 6) Additional concerns expressed by PC with the findings of fact adopted on this date
- 7) Ensure the natural greenbelts will be maintained on Highway 101 and as appropriate on the Shoreline
- 8) If the plan proves to be inadequate at the project level, The BoCC should consider altering the size of the project as a way to mitigate water quality and quantity.

Commissioner Sokol seconded. Commissioner Gallant moved to amend the motion to address the Maritime Village and Section 3 in the DEIS. Commissioner Miller seconded. Commissioner Gallant presented a video supporting his argument. After the video, Statesman's attorney, Sandy Mackie, offered clarifications that the greenbelt between Hwy 101 and the resort would be maintained and as appropriate on the shoreline. Motion failed, two in favor, four against, and three abstaining. (2-4-3)

Commissioner Schindler's original motion and Commissioner Sokol's second carried with seven in favor, two opposed. (7-2-0)

PUBLIC COMMENT:

Dennis Schultz commented on his extreme dislike of the new style of PC minutes.

Norm MacLeod commented on the shoreline MP update and advised the PC to obtain legal advice on the Bigger's decision and that the Department of Ecology continually misinterpreted the Kim decision. He also addressed substation changes.

James Fritz commented that weed & feed, herbicide and pesticides needs to be eliminated from MPR, that Jefferson County is bankrupt-broke, they need \$700,000, and that they are going to be shutting down parks if they don't have a Parks District. It really doesn't matter what you do because there isn't going to be anyone to enforce it so you better make it as simple and self-sustaining as possible because there will not be the money or people to enforce it.

George Hansberry expressed his opposition to Commissioner Schindler's proposal that materials purchased for the project stay in the county.

Jim Hagen found that he was wrong in the coherent ordered days of the CAORC while watching your proceedings.

C. Continue Deliberations on the Draft Critical Areas Ordinance (CAO) MLA 06-242

Commissioner Miller presented a 10-page handout addressing MLA 06-242 proposing policy changes, errors and typos within the Draft Critical Areas Ordinance. Pages 4, 5 and 13 were agreed by consensus.

Deliberations ceased and to be continued at the 11/28/2007 Special Meeting.

D. ADJOURNMENT:

The meeting adjourned at 9:35 p.m.

Peter Downey, Chair

Wendy McCauley, Secretary