



JEFFERSON COUNTY

PLANNING COMMISSION

621 Sheridan Street

Port Townsend, WA 98368

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JEFFERSON COUNTY PLANNING COMMISSION

Minutes for January 9, 2008

Opening Business

- A. Section 14-PC Bylaws (Brief Discussion on Conflict of Interest)**
- B. 2008 Work Plan**
- C. UGA Boundary Review**
- D. Adjournment**

Opening Business:

The meeting was called to order at the WSU Learning Center at 6:30 p.m. by Chair Peter Downey. Planning Commission members present were Peter Downey, Henry Werch, Bill Miller, JD Gallant, Mike Whittaker and Bud Schindler. Patricia Farmer and Edel Sokol were excused and Ashley Bullitt was an unexcused absence.

DCD staff present: Al Scalf, Director and Joel Peterson, Planner.

Members of the audience who signed the guest list were Mike Regan, Jim Hagen and Norman MacLeod.

Staff Reports:

Al Scalf reported that Ryan Hunter was hired as a Long Range Planner and started on January 2, 2008.

Al Scalf commented that Prosecuting Attorney David Alvarez would like to have the approved 2007 CPA color maps signed by the PC Chair and secretary for the record per RCW 36.70.400. The maps for the approved/recommendation (not denied) CPA's are for Tukey, Gillanders, Broders, McCarthy (2 maps) and the Brinnon MPR.

Joel Peterson reported that a public hearing has been temporarily scheduled on the UGA Interim Ordinance before the BoCC on January 28th at 10:00 a.m. in the County Commission Chambers.

Joel Peterson reported the PC CAO draft has been finalized at the committee meeting that was held today. This final draft replaces the one currently in circulation and will be posted to the County website. This is the PC recommendation that will go forward to the BoCC along with the Majority and Minority Reports and findings.

Al Scalf reported on a Port Ludlow MPR closed record appeal of Irv Berteig's resort decision from two years ago. Hearing examiner Berteig's decision was sustained by appellate examiner Phil Olbrechts. The area refers to the townhomes, the lagoon, The Harbormaster relocation and the marina expansion. The arguments included the boundary line adjustments and plat alterations with this appeal being eligible for Superior Court.

Additionally the water system plan approval for Port Ludlow; a decision from the State Dept of Health has been appealed to Thurston County Superior Court.

Commissioner Schindler asked about Sandy Mackie passing a note at a BoCC meeting. Al Scalf replied that he did pass a note which is not appropriate because no speaking was allowed at the meeting. DCD will send a copy of the note to Commissioner Schindler.

Committee Reports:

Commissioner Miller reported on the UGA committee meeting on January 4th in which they discussed various issues including reducing the size of the UGA in regards to the Hearings Board decision. This plan is to match our boundary to the twenty year capital facilities plan.

Commissioner Miller reported that a follow-up public meeting will be held on January 17th at the Port Townsend Fire Hall from 1-4 p.m. The discussion will include the UGA, the general sewer plan and to prepare the engineering report. Al Scalf indicated that staff will have to prepare an MLA 08-01, UGA line in and line out, comp plan narrative, comp plan maps, capital facilities, transportation, storm water, population allocation and all the analysis in a Master Land Use Application. This will come before the PC for the public review process including a public hearing and a recommendation to the BoCC all before April 2nd.

Commissioner Schindler asked when the PC CAO Majority report will be available for review so that a Minority report can then be drafted and reviewed by the PC. The Chair will have the Majority report to Joel Peterson to present to the PC for adoption at the January 16th meeting. The Minority report would need to be completed by January 22nd. The submittal of all reports, staff recommendation and the agenda request would go before the BoCC on January 28th.

Al Scalf reported on a telephone conference call with Mark Johnsen, attorney for the County and Roger Leed, attorney for WEC and Michael Myer to discuss the request for a sixty day extension. Mr. Scalf said he expects that by January 25th there will be an extension of the settlement agreement and a joint motion to the GMHB extending the time from January 18th to March 18th.

Commissioner Gallant reported on the Bylaw committee reviewing Section 14-Conflict of Interest and Section 10-Conduct. A recommendation from the committee with the changes to Section 14 has been given to the PC for review.

Commissioner Whittaker brought up the issue with the PC minutes not being done like Cheryl Halvorson did them when she was the PC secretary. Al Scalf said that according to the Roberts Rules of Order what needs to be recorded on paper is what was done, not said by the members. We do not need to record debates. What's most important to record on paper are the motions made by the PC. Staff will look into new technology that is available for recording the minutes.

A. Section 14-PC Bylaws (Brief Discussion on Conflict of Interest)

Commissioner Werch commented on Section 14 regarding "purge the taint" and disclosure for legislative matters. Discussion followed on what is considered "quasi-judicial" or legislative proceedings. Commissioner Gallant stated that this review is only for discussion at tonight's meeting.

Discussion followed regarding a few changes to Section 14 with adding a new paragraph 5 and amending paragraph 2. Commissioner Gallant will bring the changes back to the PC at the January 16th meeting for a vote.

Public Comment:

Mike Regan commented that he is a member of ICAN. The County's job is with the GMHB and the UGA planning process. He commented on the sewer plan and the various areas that the sewer would serve including the core area and Irondale. He stated it will be crunch time to meet the compliance deadline.

Jim Hagen commented how the previous PC Majority and Minority reports were prepared. He was concerned about shrinking the boundary in the UGA area, potential state funding for grants and a concern over reducing the boundary when the area is clearly urban. He worries this will eliminate the UGA designation.

Norman MacLeod commented this is a balancing act for economic opportunities. He mentioned the global economy and stated the Pacific Northwest may still have some positive opportunities to make a living.

B. 2008 Work plan:

Al Scalf handed out a draft work plan spreadsheet to the PC. He reviewed each item with the members. Chair Peter Downey requested the PC bring comments and ideas about their 2008 work plan to the February 6th meeting.

Commissioner Schindler reminded the PC of DOE's in stream flow meet on January 24th at the Hadlock Library and also on February 7th at the Chimacum High School.

C. UGA Boundary Review:

Joel Peterson reviewed the various elements that need to be reviewed in order to change the boundary of the UGA. This includes both Chapter 2 and 3 of the Comp Plan including various tables, population allocation, transportation and capital facilities. This may include a review with the City of Port Townsend through the Joint Growth Management Steering Committee.

Possible agenda topics for the next meeting on January 16th could include the Majority Report-CAO, Bylaw changes to Section 14, MLA06-211(Port Ludlow Drainage District UDC amendment).

D. Adjournment:

The meeting was adjourned at 9:05 p.m.

These minutes were approved this _____ day of February, 2008.

Peter Downey, Chair

Jeanie Orr, Secretary