



JEFFERSON COUNTY

PLANNING COMMISSION

621 Sheridan Street
Port Townsend, WA 98368
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Minutes for Wednesday, June 18, 2008

- A. Opening Business**
- B. PUBLIC HEARING-
Irondale/Port Hadlock UGA (Line in, Line out) including
deliberations and recommendation to the Board of County
Commissioners**
- C. SMP Update – Michelle McConnell**
- D. Adjournment**

A. 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, Tom Brotherton, Barbara Nightingale, Patricia Farmer, Ashley Bullitt, Mike Whittaker, Tom Giske and Henry Werch. Bill Miller was excused.

The DCD staff present were Al Scalf, DCD Director, Joel Peterson, Assistant Planner and Michelle McConnell, Associate Planner.

Members of the public who signed the guest list were Rick Rezinias, Chris Grant, Jim Jackson, Dawn Spencer and Robin Downey.

The minutes for May 21 and June 4, 2008 were approved as corrected.

Staff Updates:

Al Scalf gave an update on the Signs public hearing held on June 16 with the BoCC. The BoCC deliberated and voted to send the sign code back to staff and the Planning Commission for further revisions. The BoCC would like to see broader and more comprehensive work on the development standards to eliminate confusion, and to address in more detail concerns such as that brought regarding real estate signs. Staff has placed the item on the Work Plan with no specific time frame.

Al Scalf gave an update on the Adult Business Moratorium public hearing held on June 16 with the BoCC. No public comments were given at the public hearing.

Al Scalf gave an update on the UGA Interim Control Ordinance that was adopted by the BoCC on June 16. The moratorium is in place for six months and will have to be re-adopted in another six months.

Al Scalf commented on the mining question memo that was in the PC packet and prepared for Commissioner Whittaker. Discussion followed regarding this memo.

Joel Peterson gave an update on the Critical Areas Ordinance (CAO) pre-hearing telephone conference to be held on June 24. This will include Petitioner briefs but no hearing date is set yet and the appeal record is being prepared.

Joel Peterson stated that Richard Johnson from Public Works will hold a UGA meeting at the Tri Area Community Center on June 25 with the Port Hadlock Chamber of Commerce.

Joel Peterson gave an update on the UGA Committee meeting that will be held at the Jefferson County Library on June 25 from 6-8 p.m. Future meeting will be held on July 23 and August 27 which is the 4th Wednesday of each month.

Joel Peterson stated that staff is working on the Planning Commission calendar as they had requested and should be out soon.

Joel Peterson reported on the Climate Action Committee as they held their second meeting on June 12. Representatives from the City of Tacoma Green Ribbon Task Force gave a presentation about their efforts implementing their Climate Action Plan. The Task Force consisted of 25 members;

three subcommittees met once a week each over a year-long period (they had six part-time staffers). The three subcommittees were organized based on the following topics: transportation; energy supply and usage; and the built and un-built environment and the public were very involved. When the Task Force presented its initial recommendations, the overall public response was that the recommendations were not comprehensive enough to fully address the problems. They revisited their work, and produced a set of recommendations which can be viewed on the Climate Action Change page of the Jefferson County website. Since the joint Climate Action Committee in Jefferson County is tasked with producing a local Climate Action Plan, the meeting was helpful and informative. Also handed out at the meeting was a newer version of the draft Jefferson County carbon emissions inventory (including Executive Summary). The inventory will be addressed in detail at a special meeting of the CAC on July 2.

Joel Peterson reported on the No Shooting Area Core Review Committee which will meet on June 19 at 3:00 p.m. at WSU in the Spruce Room. The meeting will focus on preparations for review of the Chimacum Creek No Shooting Area petition, and committee members will also review a list of interested parties who may be chosen to serve as representative stakeholders for the duration of the Chimacum Creek petition review.

Joel Peterson reported on the Pleasant Harbor MPR and that the County has received nine responses to its Request for Qualifications for a peer review team. Staff in the process of evaluating the submissions and intend to establish a short list of three to five firms from which staff will conduct interviews.

Discussion was held as to why we need expert engineers for second opinions; this will speed up the process, assist with workload with the peer review and make recommendations to DCD. This process is at Statesman’s expense and provides expert witness for legal appeals. Questions and answers as to provisions to ensure project completion in case Statesman leaves and it was stated that the contractors are bonded and the County is protected.

Joel Peterson reported on the FCAAP public meeting for the Duckabush and Dosewallips on June 30 from 5:00 – 8:00 p.m. at the Brinnon Community Center. An open house will occur from 5:00 – 6:30 p.m. and a more formal presentation and receiving of public comments will occur from 6:30 – 8:00 p.m.

Michelle McConnell reported that the final docket has not yet been set for the 2008 CPA cycle. The BoCC has yet to decide what suggested amendments will go on the final docket and then a staff report will follow.

Committee Reports:

Discussion was brought forward as to what and who are on all the PC committees. This does not include the other PC participation and individual involvement on joint City/County or BoCC appointed committees including but not limited to HAPN, WRIA 17, CAC and No Shooting.

<u>Committee</u>	<u>Chair</u>	<u>Members</u>	<u>Staff</u>
UGA:	B. Miller	T. Brotherton/ M. Whittaker	J. Peterson
SMP:	(no chair)	P. Downey/ B. Miller/ T. Giske	M. McConnell
Bylaws:	H. Werch	P. Farmer/ M. Whittaker	J. Peterson
Mining: (UDC)	M. Whittaker	T. Brotherton/ T. Giske	R. Hunter
Adult Bus:	T. Brotherton	T. Giske/ H. Werch	R. Hunter

ILB: (Review after CPA docket is set but Commissioners interested are: T. Brotherton
B. Nightingale and P. Downey)
Signs: (No committee –wait on this)

Commissioner Werch reported that the Bylaws Committee will decide tonight whether to hold a meeting. They decided to have a meeting on June 25 starting at 3:30 p.m. at DCD to decide whether to continue or fold and any other issues to address.

Commissioner Brotherton stated that SOB or “Sexually Oriented Business” is the correct term, not “Adult Entertainment” and there is nothing new for the PC to review until mid-July.

Commissioner Whittaker reported on mining and waiting to move forward and it may take only one meeting to produce a recommendation.

Commissioner Nightingale reported on WRIA 17 and presented a slideshow which included the Planning Unit, Areas of Concern and Tala Point Water Rights App.

Commissioner Nightingale reported on HAPN and presented a slideshow which included capacity and building steps.

Commissioner Nightingale reported on Climate Action Committee and presented a slideshow which included Inventory Report-June 2008 and CAC Inventory-CACP Software the last CAC meeting.

**B. PUBLIC HEARING- Irondale/Port Hadlock UGA (Line in, Line out)
including deliberations and recommendation to the Board of County
Commissioners**

Chair Downey opened the Public Hearing.

Joel Peterson stated that the Public Hearing is only on three minor issues and the following was reviewed and recommended by the UGA Committee to the Planning Commission:

Issue 1: Urban Growth Area Element, p. 2-23, UGA Policy 1.6 is found to be non-compliant with the Growth Management Act (GMA) because it allows inconsistency between the Comprehensive Plan’s Future Land Use Map and the UGA Zoning Map of Chapter 18.18, JCC (currently rescinded by Interim Ordinance).

Committee proposal: To remedy the compliance issues of inconsistency between Unified Development Code and Comprehensive Plan, the Future Land Use Map in the Comp Plan is being replaced with the UGA Zoning map. This map may be reevaluated when Jefferson County addresses a WWGMHB compliance order scheduled for completion in 2009. This compliance order pertains to updating the Development Regulations for the UGA.

The current amendment also adds clarity that any changes from Residential to Commercial will be done after appropriate analysis and part of CPA amendment cycle per 18.45.

Issue 2: Removal of reference to PUD Water System Plan causes the County to fail requirements of RCW 36.70A.070 (3) (a), (b) and (c). This pertains to required elements and analysis of a Comprehensive Plan.

Committee proposal: Reference PUD #! Water System Plan and add clarity that water system plan changes will be reviewed in the CPA amendment cycle.

Issue 3: Correct or remove incorrect planning dates in Comprehensive Plan.

Committee proposal: Remove the table 5-1. Various data sources have shown conflicting information. For example, the summarized Census data in the Housing Action Plan reports total Households for Jefferson County as 11,645. The Revised Federal Census Data from 2000 reports the same number as Occupied Housing Units, and reports the number of Households as 25,761. Further, available data sources do not allow a disaggregation of Rural County Households as table 5-1 did for 1996-2016. Therefore, table 5-1 which supported the Comprehensive Plan text was removed without compromising the meaning of the text. 2010 Census data will be available for the 2011 Comprehensive Plan update.

Chair Downey opened the Public Hearing to Public Testimony and none was taken.

Chair Downey closed the Public Testimony portion of the Public Hearing.

Moved by Commissioner Giske, seconded by Commissioner Whittaker to adopt the UGA Committee recommendations to the Planning Commission.

Motion carried unanimously. (8-0-0)

Joel Peterson stated that a PC report would be written to the BoCC and that Chair Downey would need to sign it.

Moved by Commissioner Giske, seconded by Commissioner Whittaker to have Peter Downey sign the PC report.

Motion carried unanimously. (8-0-0)

C. SMP Update – Michelle McConnell

Michelle McConnell gave an update on the SMP handout that was in the PC packet.

A question and answer session was held regarding a number of Shoreline issues which included; homeowner and insurance rates, if draft were adopted the affect on SFR, non-conforming lots, watershed characterization and landscape assessment, the impact on the MPR in Brinnon, no net loss, restoration, docks and stairs, effects on saltwater intrusion to aquifer, CASP's and aquaculture.

Public Comment:

Robin Downey, Executive Director of the Pacific Coast Shellfish Growers Association handed a copy of her comment letter to the PC and staff and then summarized her four page letter which addressed her concerns about deficiencies in the Aquaculture Section of the revised committee working draft of the Shoreline Master Program update.

Public comment period closed.

There was further discussion with PC and staff regarding the aquaculture provisions of the revised committee working draft of the Shoreline Master Program.

The PC July 2, 2008 regular meeting will be cancelled and the PC will hold a Special Meeting on July 9 with a field trip from WSU parking lot at 3:00 p.m. to the 2008 Comp Plan Amendment sites.

Adjournment:

The meeting was adjourned at 9:30 p.m.

Approval of Minutes:

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

Peter Downey, Chair

Jeanie Orr, Secretary