



## **JEFFERSON COUNTY**

### **PLANNING COMMISSION**

621 Sheridan Street

Port Townsend, WA 98368

*(360) 379-4450*

#### **Minutes for Wednesday, October 15, 2008**

- A. Opening Business**
- B. Deliberations on the 2008 Comp Plan Amendment Proposals and possible recommendation to the Board of County Commissioners**

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

DCD staff present were Al Scalf, DCD Director, Joel Peterson, Ryan Hunter and Karen Barrows Assistant Planners.

Members of the public who signed the guest list were Hana Buresova, Janet Mizuguchi, Sally Simpson, Michael Forrest, Teresa Forrest, Tony Simpson, Dianne Ridgley, Carol Katuzny, Don Summers, Larry Nobles, Dan Meade, Mac McCulloch, Bev and Bernie Kestler, Mary Jean Thomas, Betty Faulkner, Thelma Keefe, Audrey Kay, Beryl Denison, Danae Larrance, Robert Reasoner, Cynthia and Tony Durham, Kathy Larkin, Doris Monti, Anthony Monti, Jim Jackson, Bill Browne, Bev Browne, Bruce Schmitz, Dave Armitage, Thomas T. Claudson, Robert and Cynthia Blacketor, Dean Mosier, Robert Jackson and Jen Portz.

(Note: some names may not be spelled correctly due to not being able to read them legibly from the guest list sheets.)

**B. Deliberations on the 2008 Comp Plan Amendment Proposals and possible recommendation to the Board of County Commissioners:**

Chair Downey started the meeting asking who was in attendance for the Iron Mountain Quarry deliberations and reminded the public about the “public comment” process. He stated that Iron Mountain Quarry would be the first application to be discussed.

Karen Barrows introduced the “How to Decide” document that was included in the PC packet and available for the public.

Al Scalf stated that the applications submitted for 2008 are in the record which includes Planning Commission minutes, staff reports, staff correspondence to the PC along with public comments and case files.

A member of the public was very angry that Chair Downey was not following the agenda and exchanges between the two followed.

**MLA08-93 Iron Mountain Quarry/Burnett-** Joel Peterson, project planner reviewed the proposal and explained the Excel spreadsheet and his public comment summary chart that was included in the PC packet.

Moved by Commissioner Miller, seconded by Commissioner Brotherton to approve the proposal with modifications and mitigating measures as recommended by staff.

The PC reviewed the proposal during deliberations using the Growth Management Indicators found at **JCC 18.45.080** and the “How to Decide” document provided for guidance.

- Does not meet the currently widely held values of residents  
Proposal not completely vetted at even the planning level of review.
- Requires more detail in application to evaluate and we do not know the effect of truck traffic on SR104.
- We need to be minimizing land use conflicts. Where proposed, the quarry creates conflicts and there is insufficient information to conclude effects.
- High probability that it is true, but cannot determine without more information.
- Parcel is physically suitable for the proposed use, but not compatible with the surrounding land use.
- Possibly, depending upon the outcome of the legal questions if limited to parcel or to owner.
- Natural and built environment (WAC 197-11-444; JCC 18.40.030(5) and Article X (SEPA); SEPA mitigation measures (JCC 18.40.760(2)(b)(ii); also 18.40.760(4)(a).
- Non-project SEPA review of the proposal was done, though the Planning Commission believes the non-project would reach a probable significant adverse environmental impact. We do not concur with staff’s finding of MDNS. An EIS would be required.

Chair Downey called for the vote and the motion failed with eight opposed. (0-8-0)

Moved by Commissioner Miller, seconded by Commissioner Brotherton to deny the proposal. Motion carried unanimously with eight in favor. (8-0-0)

**MLA08-56 G. Brown-** Ryan Hunter, project planner reviewed the proposal.

Moved by Commissioner Miller, seconded by Commissioner Nightingale to deny the proposal as recommended by staff.

The PC reviewed the proposal during deliberations using the Growth Management Indicators found at **JCC 18.45.080** and the “How to Decide” document provided for guidance.

- Essentially no changes in circumstances related to the proposal since the adoption of the Comp Plan.
- If an error was made in designation, then zoning change must be made.
- Ag and forest lands need to be zoned appropriately.
- Consider cumulative impact of development.
- Focus growth in urban areas.

Chair Downey call for the vote and the motion failed with four in favor and four opposed. (4-4-0)

It was then moved by Commissioner Miller, seconded by Commissioner Brotherton to convert existing acres of pasture land as Ag 1:20 and leave forest land as CF 1:80. Motion carried unanimously. (8-0-0)

It was noted that although approval is in conflict with the Comprehensive Plan provision of not changing CF to Ag, the application changes the zoning but not converting the current use of the land. Therefore, it is consistent. It changes the zoning to be consistent with the land use.

**MLA08-32 D. Holland-** Karen Barrows, project planner reviewed the proposal.

Moved by Commissioner Miller, seconded by Commissioner Whittaker approve the proposal as recommended by staff.

The PC reviewed the proposal during deliberations using the Growth Management Indicators found at **JCC 18.45.080** and the “How to Decide” document provided for guidance.

- Meets concurrency and does not affect adopted levels of service.

Chair Downey called for the vote and the motion carried with seven in favor and one opposed. (7-1-0)

**MLA08-69 J. George-** Ryan Hunter, project planner reviewed the proposal.

Moved by Commissioner Farmer, seconded by Commissioner Miller to deny the proposal as recommended by staff.

The PC reviewed the proposal during deliberations using the Growth Management Indicators found at JCC 18.45.080 and the “How to Decide” document provided for guidance.

- No consensus – conflicted-- if the proposal is consistent with the goals, policies, and implementation strategies of the various Comp Plan elements.
- No consensus – will the proposal create pressure to change the land use designation of other properties.

Chair Downey called for the vote and the motion was tied with four in favor and four opposed. (4-4-0)

The PC tabled this proposal until the next meeting.

**MLA08-73 J. Jackson-** Ryan Hunter, project planner reviewed the proposal.

Moved by Commissioner Miller, seconded by Commissioner Nightingale to deny the proposal as recommended by staff.

The PC reviewed the proposal during deliberations using the Growth Management Indicators found at **JCC 18.45.080** and the “How to Decide” document provided for guidance.

- No consensus – does the proposal reflect current widely-held values of Jefferson County residents.
- The proposal is not consistent with the goals, policies, strategies of the Comprehensive Plan.
- The proposal could create pressure to change the land use designation of other properties.
- Inconsistent with GMA regarding CF change to RR.

Chair Downey called for the vote and the motion carried with five in favor and three opposed. (5-3-0)

**MLA08-84 R. Broders-** Joel Peterson, project planner reviewed the proposal.

Moved by Commissioner Miller, seconded by Commissioner Giske to deny the proposal as recommended by staff.

The PC reviewed the proposal during deliberations using the Growth Management Indicators found at **JCC 18.45.080** and the “How to Decide” document provided for guidance.

- The proposal is not consistent with the goals, policies, and implementation strategies of the various Comp Plan elements.
- The proposal is not consistent with the GMA-RCW 36.70A, the County-wide Planning Policies, any other inter-jurisdictional policies or agreements (such as with the City of Port Townsend), and any other local, state or federal laws.

Chair Downey called for the vote and the motion carried with six in favor and two opposed. (6-2-0)

**MLA08-96 Michael Holland-** Karen Barrows, project planner reviewed the proposal.

Moved by Commissioner Miller, seconded by Commissioner Nightingale to approve the proposal with modification as recommended by staff.

The PC reviewed the proposal during deliberations using the Growth Management Indicators found at JCC 18.45.080 and the “How to Decide” document provided for guidance.

- This has always been a retail establishment but not zoned that way. Nonconforming use and an existing structure since 1977.
- Traffic has increased on SR104. The final proposal would require a transportation review.

Chair Downey called for the vote and the motion carried unanimously. (8-0-0)

**MLA08-101 Hendy-** Ryan Hunter, project planner reviewed the proposal.

Moved by Commissioner Miller, seconded by Commissioner Giske to approve the proposal with modification as recommended by staff.

The PC reviewed the proposal during deliberations using the Growth Management Indicators found at **JCC 18.45.080** and the “How to Decide” document provided for guidance.

- The proposal is consistent with the GMA-RCW 36.70A, the County-wide Planning Policies, any other inter-jurisdictional policies or agreements (such as with the City of Port Townsend), and any other local, state or federal laws.

Chair Downey called for the vote and the motion carried unanimously. (8-0-0)

Moved by Commissioner Whittaker, seconded by Commissioner Miller to approve the Hendy UDC Amendment as recommended by staff. Motion carried unanimously. (8-0-0)

**Other Business:**

The minutes for September 3, 2008 were tabled until Commissioner Werch is present. He served as Chair Pro-tem that meeting because both Chair Downey and Vice-Chair Miller were excused.

The minutes for September 17, 2008 were approved as submitted.

**Adjournment:**

The meeting was adjourned at 9:51 p.m.

**Approval of Minutes:**

These minutes were approved this \_\_\_\_ day of November, 2008.

\_\_\_\_\_  
Peter Downey, Chair

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Jeanie Orr, Secretary