



JEFFERSON COUNTY

PLANNING COMMISSION

621 Sheridan Street

Port Townsend, WA 98368

(360) 379-4450

Minutes for Wednesday, February 4, 2009

- A. Opening Business**
- B. UGA Update – Joel Peterson, Project Planner**
- C. Deliberations on the Preliminary Draft SMP**
- 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, Bill Miller, Tom Giske, Tom Brotherton, Mike Whittaker, Henry Werch, Barbara Nightingale, Patricia Farmer and Ashley Bullitt.

DCD staff present were Stacie Hoskins, DCD Planning Manager, Michelle McConnell and Joel Peterson, Associate Planners.

Members of the public who signed the guest list were Clark Crandall, Larry Carter, Gene Farr, Jim Jackson, Frank Hoffman, Erik Hidle, Jim Hagen, Dan Nasman, Robert Jackson, and Craig Durgan.

Approval of Minutes: The minutes for January 7, 2009 were approved as submitted.

Staff Updates:

Stacie Hoskins reported that Fred Slota, Building Official for the County is leaving his position to go work for the City of Port Townsend.

Stacie Hoskins reminded the PC that there are three open positions on the Planning Commission for District 1, 2 and 3. Letter of interest to the BoCC closes on February 20, 2009.

Stacie Hoskins noted that the BoCC and the City of Port Townsend have tentatively scheduled joint meetings for March 5, May 7 and November 5, 2009.

Committee Reports: none

B. UGA Update – Joel Peterson, Project Planner:

Joel Peterson discussed the PC work schedule. In their packet was information on MLA09-24 which completes the final compliance order of the Western Washington Growth Management Hearings Board. This includes adopting an updated General Sewer Plan, adopting urban levels of service for the UGA through Chapter 18.18 JCC, adopting a new Appendix L to the Comp Plan consisting of an updated Dwelling Unit and Population Holding Capacity Analysis for the UGA. Text amendments throughout the plan are made to reflect these new documents. In particular, the following elements: Introduction, Urban Growth Area, Utilities, and Capital Facilities. He stated that Capital Facilities planning to meet urban levels of service for sewer are incorporated into the amendment by adoption of the Port Hadlock UGA Sewer Facility Plan. This is the same document which is adopted as the General Sewer Plan update of Appendix I, General Sewer Plan.

Discussion from the PC included: residential in commercial areas; density and cars; transportation planning; goals and pedestrian views; suggestion that each PC member make a list of motions and after public comment period is over to decide if suggestions are still viable; growth projections and redevelopment.

Joel Peterson asked the PC to go through packet, look for consistency and be prepared for the Public Hearing on February 18, 2009. Deliberations will be held at a future meeting.

Public Comment:

Barbara Blowers commented on SMP review and revision process and how long will it take.

Chair Downey commented back that he does expect changes with the entire document, then more public comment and another public hearing with a recommendation to the BoCC by June 2009. He mentioned that he cannot promise this, but that is his intent.

Craig Durgan commented that he reviewed the State Shoreline Act and the shoreline is not a CA, but can have CA's in the shoreline. Need to start over and have homeowners on the steering committee due to tax values and property values and the PC need to slow down the process.

Jim Hagen commented that during the CAO process Assessor Jack Westerman presented to the CAO committee that all uses will be affected by the SMP. He stated that it's been said that existing uses will not be affected that is wrong.

John Lynch commented on timeline and the schedule. He asked if the Financial Impact Analysis has been done.

Larry Carter commented that Jack Westerman could do an Impact Analysis but was told by Al Scalf and John Austin that there was no budget for it. Rent and property values could be affected and there is a mutual interest to protect shorelines and that landowners are our best caretakers. No need to change the SMP as there is no damage to the shoreline.

Jim Jackson commented that he agreed with comments on the SMP. He then commented on the public hearing and why is there emphasis of population projections when the future can't be promised.

Dan Nasman commented on saving resources and to protect the future with planning.

Gene Farr commented that he agreed with comments on the SMP. He then commented on the impacts to property owners; review process; keep bureaucratic planners in Olympia out of this; look at CUP's; designations are out of line and the PDSMP treats all stairs and trams the same but trams are lower impact, safer and better than stairs.

John Lynch commented that the County website for the PC has not been updated since November 2008. He would like a calendar of events updated.

Dan Nasman commented that the Agenda was on the web.

Clark Crandall commented that he agreed with comments on the SMP and that population estimates will not be correct due to economics.

C. Deliberations on the Preliminary Draft SMP:

Chair Downey discussed the handout in the packet regarding Goals for SMP Update.

The PC confirmed their intent to revise the PDSMP proposal and allow additional public comment once recommended revisions are prepared.

Moved by Commissioner Giske, seconded by Commissioner Miller to ask the BoCC to request a 90-day timeline extension from Ecology to give more time to properly complete the process. Motion carried with seven in favor and two abstained. (7-0-2)

The PC agreed to review the PDSMP topic-by-topic as a full group (no committees) using further review of public comment issues, the Article 4 Allowed Use Table, and situational examples to better understand what is proposed. Discussion continued regarding the work plan of how they want to review the make changes to the PDSMP. No other action was taken.

They decided to add special meetings on Wednesdays not scheduled for regular meetings to allow deliberation on PDSMP issues of concern, meaning the group will meet weekly. Additional meetings will be publicly noticed. The first special meeting would be held on February 25, 2009.

Commissioner Whittaker briefed the PC on the Mining UDC Amendment, MLA08-100 to prevent incompatible uses. He asked the PC to review the line-in, line-out handout in their packet.

D. Adjournment:

The meeting was adjourned at 9:35 p.m.

Approval of Minutes:

These minutes were approved this _____ day of March, 2009.

Peter Downey, Chair

Jeanie Orr, Secretary