



JEFFERSON COUNTY

PLANNING COMMISSION

621 Sheridan Street

Port Townsend, WA 98368

(360) 379-4450

Minutes for Wednesday, October 21, 2009

- A. **Opening Business**
- B. **Deliberations:** Irondale/Port Hadlock Urban Growth Area (UGA) Compliance Action - Proposed Comprehensive Plan and Unified Development Code Amendment (MLA09-295)
- C. **Deliberations:** 2009 Annual Comprehensive Plan Amendment Cycle – Proposed Comprehensive Plan and Unified Development Code Amendment re: Port of Port Townsend ‘Airport Rezone’ (MLA09-77)
- 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, Richard Hull, Tom Brotherton, Patricia Farmer, Andrew Redding and Tom Giske. Henry Werch and Ashley Bullitt were absent (excused).

DCD staff present: Al Scalf, DCD Director; Joel Peterson & David Wayne Johnson, Associate Planners.

Craig Durgan, Rick Sepler, Joyce Murphy, Michelle Sandoval, and Garrett Larson signed the guest list.

Approval of Minutes: None this meeting.

Staff Updates:

Al Scalf reported on a lobbying effort trip to Olympia with citizens regarding the UGA funding. We are seeking State matching funds for a Federal grant received to fund the sewer project.

Joel Peterson reported on his attendance at the Infrastructure Coordinating Council meeting last week to get us “shovel ready” for the sewer.

David Wayne Johnson reported for Stacie Hoskins on the Housing Action Plan Network and read the following:

The Housing Action Plan Network is a joint City of Port Townsend/Jefferson County committee charged with monitoring and facilitating implementation of the Housing Action Plan. Over 40 strategies are identified in the Plan.

Strategy 360 is to Identify and Package or acquire prototype sites with which to develop high quality, innovative, cost efficient, mixed income housing products at priority locations throughout the city and county. The City and the County recently adopted an “Inventory of Property Suitable for Affordable Housing” consisting of city and county owned properties. The inventory is included in the Planning Commission packet, and copies are available for the public at the front table. The inventory is being distributed to housing providers inviting proposals for affordable housing projects.

HAPN will proceed to implement the Housing Action Plan. Ashley Bullitt, the County Planning Commission representative recently resigned from HAPN. As such, staff is requesting the Planning Commission recommend a new representative.

For more information on this committee, please go to the Housing web page at <http://www.co.jefferson.wa.us/commdevelopment/housing.htm> or contact Planning Manager Stacie Hoskins at shoskins@co.jefferson.wa.us.

The public is invited to attend the committee meetings, usually held the 3rd Monday of each month. The next HAPN regular meeting will be held Monday, November 16th at 3:30 p.m. in the Skookum Building Training Room, 385 Benedict St, Port Townsend, WA (behind the Safeway gas station).

Chair Downey brought up the fact that the HAPN committee needed a representative from the Planning Commission and asked if anyone was interested. Patricia Farmer volunteered for the position. Staff will forward that nomination to the BoCC for consideration and approval.

Planner Johnson then reported on the SMP update and alerted the Planning Commission to look for an update via email on 10/22/09.

Planner Johnson gave an update regarding the Brinnon Master Planned Resort Scoping Meeting on October 28, 2009 at 5pm at the Brinnon School gym. The meeting is required for the project-level Environmental Impact Statement which is required to complete the Development Agreement to start building the resort.

Planner Johnson gave the following update regarding Climate Action Committee (CAC):

The Climate Action Committee (CAC) is a joint City of Port Townsend/Jefferson County committee created by a joint resolution in January 2008. The committee is charged with providing recommendations for achieving a community-wide standard of cutting greenhouse gas emissions to levels 80% lower than 1990 levels by 2050.

In May 2009 the committee held open houses in Brinnon, Chimacum and Port Townsend to gain public input on the Potential Measures to Reduce Greenhouse Gas Emissions. The committee has continued to refine and evaluate each of the potential measures in an effort to determine the feasibility of implementing the measures and to determine how much emissions reduction could be expected.

In early 2010 the CAC anticipates submitting a Preliminary Draft Action Plan to the City Council and the Board of County Commissioners.

For more information on this committee, please go to the Climate Change web pages at <http://www.co.jefferson.wa.us/commdevelopment/ClimateChange.htm> or contact Associate Planner Zoe Ann Lamp at zlamp@co.jefferson.wa.us.

The public is invited to attend the committee meetings, usually held the 4th Wednesday each month. The next CAC regular meeting will be held next

Wednesday, October 28, 2009 at 3:30 p.m., Point Hudson Administration Building (Conference Room), 375 Hudson Street, Port Townsend, WA.

Committee Reports: Commissioner Miller reported that the UGA Committee has had two recent meetings looking at what suggested text will be recommended to the BoCC regarding interim on-site septic systems to allow certain development before sewer is installed. The Committee wishes to support RCW 36.70A.020 (1), (2) and (5) – economic development goals – by submitting the Urban Zoning map and urban regulations in 18.18.

B. Deliberations: Irondale/Port Hadlock Urban Growth Area (UGA) Compliance Action - Proposed Comprehensive Plan and Unified Development Code Amendment (MLA09-295)

Deliberation began about 7:00 pm and continued approximately 2 hours.

Text of May 2005 FDO on page 18 of 51, beginning line 16 is quoted and referenced as reason to support a different recommendation than that made by DCD.

Motion: Commissioner Farmer began by making motion to approve the staff recommendation in MLA09-295 as written; second by Commissioner Hull.

Commissioner Miller: This is an opportunity to make an economic start [in the community] and would vote against the motion. The entire UGA needs to be under the urban standards of 18.18—to offer developers the opportunity to begin at urban levels.

Chair Downey: Can't live with staff's recommendation.

Commissioner Reding: Inclined to vote in favor of staff recommendation: doesn't see clear reason to doubt staff at legal interpretation; Not comfortable with the whole process not done at once to convert to UGA; There is a question about water availability—need a clear indication that the water is there.

Some discussion about water issues and how current or available the technical data is.

Vote: Call for the question: 3 in favor, 4 opposed. Motion fails.

Motion: Commissioner Brotherton: Motion to recommend to BoCC a plan that allows interim septic for development of urban-zoned commercial by amending 18.18; but not at urban levels.

Commissioner Miller presented proposed text amendments to 18.18.060 (4)(b), areas with sewer not yet available.

Motion Withdrawn: Commissioner Brother withdrew his motion.

Motion: Commissioner Miller: Motion to accept language of DCD recommendation for 18.18 but with changes to 18.18.060 (4)(b), interim on-site septic outside of areas where sewer is available. Change text to include ‘may use onsite septic consistent with State law WAC 246-272, get rid of 18.19, transitional rural standards. Commissioner Giske seconded.

Vote: Call for the question: Two against, one abstention, 4 in favor. Motion is not carried by a PC majority—no recommendation.

Discussion followed. Chair Downey asked Commissioner Farmer to clarify why she abstained.

Motion: Commissioner Farmer: Motion to reconsider the vote; seconded by Commissioner Brotherton.

Vote: Call of the question: 5 in favor; 2 against. The motion carries and previous motion is reconsidered.

Motion: Commissioner Miller: Motion that PC submit changes from before [Motion to accept language of DCD recommendation for 18.18 but with changes to 18.18.060 (4)(b), interim on-site septic outside of areas where sewer is available. Change text to include ‘may use onsite septic consistent with State law WAC 246-272 (a), get rid of 18.19, transitional rural standards.] Commissioner Giske seconded.

Vote: Call for vote: 5 in favor; 2 against—Motion carries.

PC began working on Growth Management Indicators (GMIs) per Chapter 18.45 JCC.

Motion: Chair Downey: Motion to adopt DCD’s GMIs as-is for the PC GMIs. Commissioner Hull seconded.

Vote: Motion passes quickly with general consensus; vote count was not recorded.

Discussion continued about formatting the letter of the Planning Commissions’ recommendations to the BoCC. DCD will complete letter for Chair Downey’s signature if PC approves. Include full text of May 2005 FDO on page 18 of 51, beginning line 16, full paragraph.

Motion: Commissioner Giske: Motion to approve DCD to format PC recommendations to BoCC in a letter for Chairman Downey to sign. Commissioner Brotherton seconded.

Vote: Call of the question: 6 in favor; one abstention. Motion carries. Chair Downey will sign formatted letter at DCD’s office.

C. Deliberations: 2009 Annual Comprehensive Plan Amendment Cycle – Proposed Comprehensive Plan and Unified Development Code Amendment re: Port of Port Townsend ‘Airport Rezone’ (MLA09-77)

Completion of the Planning Commission’s recommendation to the BoCC including Findings, Conclusions and Growth Management Indicators was postponed, due to the length of deliberations on the previous item. Staff was asked to complete a recommendation document with notes from the October 7, 2009 deliberation for review and signing at the November 4, 2009 meeting.

Observer Comment:

Joyce Murphy: thanked the Planning Commission for the work to allow her development. DCD and Legal Counsel are myopic on this issue of compliance. We need immediate economic development. There are at least five businesses ready to go. The port zoning amendment is a slap in the face.

Michelle Sandoval: wanted to submit information on problems with water situation. We can’t solve the water problem until we admit there is a problem.

Craig Durgan: Can’t understand why staff is committed to its position. We need more economic development in the County. Staff ignored GMA goals for economic development. Water is not a growth inhibiting factor. Desalinization is an option. Sewer will be required in the future.

Observer comment period closed.

A discussion ensued with Staff on possible agenda items for next meeting.

- Port of PT Airport Rezone final recommendation (required)
- Glen Cove presentation
- 2011 update process
- WRIA water planning
- Planning Q & A session
- Short Course in planning for new members
- De-brief of UGA final approval and moving forward with development
- De-brief on new SMP – what significant changes were made from PC rec.?

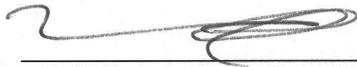
E. Adjournment: The meeting was adjourned at 9:35 p.m.

Approval of Minutes:

These minutes were approved this 2ND day of December, 2009.



Peter Downey, Chair



Michelle McConnell, LRP Lead