



## **JEFFERSON COUNTY PLANNING COMMISSION**

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### **MINUTES for WEDNESDAY, JANUARY 6, 2010**

- A. Opening Business**
- B. Informational Presentation:** GMA Framework & the Periodic Update
- C. Informational Presentation:** Economic Development & the Comp Plan
- D. Discussion:** 2010 Planning Commission Work Plan
- E. Adjournment**

## **A. Opening Business:**

The meeting was called to order at the WSU Learning Center at 6:30 p.m., Vice Chair Bill Miller presiding.

Planning Commission (PC) members present: Bill Miller, Richard Hull, Tom Brotherton, Henry Werch, Patricia Farmer, and Tom Giske. Peter Downey and Andrew Reding were absent and excused and Ashley Bullitt was absent and unexcused.

DCD staff present: Al Scalf, DCD Director, Stacie Hoskins, DCD Planning Manager, and Michelle McConnell, Associate Planner

There were six members of the public in attendance.

**Approval of Minutes:** None

### **Staff Updates:**

Associate Planner Michelle McConnell provided two reminders to the group regarding PC protocol:

- Roll Call – According to the PC Bylaws, members are either present or absent. If absent, members are either excused by the Chair, or unexcused. The main reason to accurately track this is because of the Bylaws clause that allows the PC to recommend removal of a member after two consecutive unexcused absences. Hopefully the situation will not arise, but should it occur, it's important to maintain accurate records. The Chair is advised to announce any absences during roll call and clarify excused or unexcused.
- Defacto Meetings by Email – The state Open Public Meetings Act (OPMA) requires that all public business conducted by the PC be done so in a public forum. Email dialogue between PC members can run the risk of violating OPMA. A handout in the meeting packet addresses the broad definition of 'action' taken by a body including discussions, deliberations, reviews, and evaluations as well as 'formal action' such as voting and final decisions. The group is advised to curtail email dialogue that discusses preferences, opinions, the merits of any business items, etc. Emails regarding logistics are not included and the group is reminded to inform the Chair, Vice Chair and staff when a member will miss a meeting.

Vice Chair Bill Miller asked Bill Wise in the audience for news of the new PUD Commissioner appointee. Bill advised the group that Barney Burke had been selected by the PUD Commission to serve until elections (primary in August, general in November).

Upon the arrival of Commissioners Tom Giske and Patricia Farmer, a quorum was reached.

DCD Director Al Scalf informed the group that the Board of County Commissioners (BoCC) will be hosting a series of Public Input Workshops 'on the road' as follows:

- January 11 in Port Hadlock at the Jefferson County Library

- January 25 at Port Ludlow
- February 11 in Port Townsend
- March 1 in Quilcene

Other elected officials are anticipated to attend as well with former Sheriff Mike Brasfield serving as moderator of the participatory dialogue.

Director Scalf informed the group about the recent Growth Management Hearings Board compliance hearing on the Irondale/Port Hadlock Urban Growth Area (UGA) regarding what rural standards apply in the absence of sewer service. The hearing included opening remarks by the petitioner (Irondale Community Action Neighbors; ICAN), response by Jefferson County legal counsel, rebuttal by the petitioner, and a question & answer session by the Hearings Board. The definition of ‘sewer availability’ was discussed. A Final Decision and Order is anticipated within ~45 days.

**Committee Reports:** None

**B. Informational Presentation:** GMA Framework & the Periodic Update - Acting Chair Miller invited Director Scalf to address the PC, who started by distributing eight numbered, sealed envelopes to the PC and asked them to hold onto them until later. He then presented a slideshow presentation to highlight Growth Management Act (GMA) mandatory elements with photos of local Jefferson County examples, how Jefferson County compares to other jurisdictions in terms of population, employment rates, and the content & organization of their Comprehensive Plan (Comp Plan or CP). Other jurisdictions considered similar to Jefferson County by such metrics included San Juan, Mason, and Grays Harbor Counties. However, the GMA lumps Jefferson County with Clallam, Kitsap, and Whatcom Counties although population and employment rates show greater difference. The PC’s periodic assessment provides an opportunity to inform and influence the required Periodic Update of the Comp Plan and implanting regulations.

Director Scalf then asked the PC to open the envelopes in numerical order and read the highlighted text. The group did so as follows:

1. Land Use – Commissioner Tom Brotherton
2. Housing – Commissioner Farmer
3. Capitol Facilities – Commissioner Farmer
4. Utilities – Vice Chair Miller
5. Rural – Commissioner Brotherton
6. Transportation – Commissioner Henry Werch
7. Economic Development – Commissioner Richard Hull
8. Parks & Recreation – Commissioner Giske

Group dialogue followed with some key points as such:

- The Rural element didn’t exist in the 1990 GMA but was added by legislative action in 1997
- Our Comp Plan has 12 elements; some are mandatory, some are optional

- There is no real possibility to ‘opt out’ of GMA at this point without risking sanctions by the Governor, loss of public works trust funds for roads, gas tax revenue, state funding for schools, health services, etc.
- San Juan County’s unemployment rate seems lower than expected; housing cost may be an issue since the jobless likely can’t afford to live there, and those in service jobs may live outside the community and commute (by ferry) to work.
- Planning Commission must assess the Comp Plan and implementing regulations, may consider public input, and then make recommendations for any reorganization and revisions. The PC recommendation will go to DCD staff for the docketing process with the BoCC and the annual Comp Plan Amendment Cycle.
- While the current deadline is December 2011, the state legislature will be considering extending our deadline to 2014 due to the economic crisis and lack of state funding available to support jurisdictions’ periodic updates.

**C. Informational Presentation:** Economic Development & the Comp Plan – Acting Chair Miller invited Washington State University Jefferson County Extension Service Director Katherine Baril to present to the group. Ms. Baril introduced herself along with Team Jefferson Chair Bill Wise and Administrative Coordinator Shelby Smith as co-presenters and member Bill LeMaster attending in the audience. Team Jefferson currently has the County contract for state funding to coordinate economic development efforts in Jefferson County. Ms. Baril continued and the following points were made during the presentation and interspersed discussion:

- Team Jefferson wants to work with the PC.
- Crises present opportunities
- Speak clearly in plain English
- Empower through education
- The US military makes up a large portion of the workforce in nearby counties - 70%, in Kitsap and 80% in Snohomish
- Jefferson County (JC) is not competitive for recruiting big business
- Economic development is about jobs, increasing the tax base, community wealth
- Watershed planning, critical areas regulations protect environment, increase jobs and increase social capital
- Triple Bottom Line means actions benefit the ecology, social aspects and the economy
- Past Clallam/Jefferson economic development strategy was to recruit retirees during the 1980’s to 90’s.
- Commissioner Giske commented on systemic growth and the need to understand the system
- The goals are to retain and expand existing business. 90% of jobs in JC come from people already in JC. Business owners retire and need a succession plan
- JC is the 17<sup>th</sup> highest county for dividends and interest transferred in
- JC has three times as many entrepreneurs per capita than anywhere else in Washington state
- Priorities are to energize entrepreneurs, attract and keep 18 – 40 year olds, develop collaborative leadership

- JC has a ‘UPS economy’ small boxes with high value
- In 10 – 15 years there will be a significant turn-over of wealth and land ownership as old timers pass on
- The state is interested in Industry Clusters – Marine Trades, etc.
- Commissioner Werch asked how the government can help further economic development. How has government helped/hurt local business? What is government’s role and how can the PC help with planning for economic development.
- Mr. Wise commented that the City and the County need to work together; CP updates are an opportunity to do so; evaluate past efforts and challenge assumptions; natural system may not be able to support continued growth; expect facing peak population in ~50 years; bring together differing views – focus on commonality; consider how to make City, County and Port plans mesh; City & County can help bring players together to start ‘architecting’ the new economy; build common ground and work from there
- Ms. Baril added we need to have conversations with various parts of the community; identify dreams and leverage points; consider local food goals, transportation connectivity, digital/broadband connectivity; do something for Quilcene/Brinnon; consider a goal of x% of local food consumption comes from local farms
- Commissioner Werch commented we need a structured way to get input from local experts and the general public; identify specific needs and CP limitations to fruition; appreciates Giske’s conclusions; this is an opportunity to change the paradigm
- Commissioner Giske asked what, if any, existing codes restrict development?
- Team Jefferson can help deliver local expertise to PC to aid/guide/support the process
- Need to identify current restrictions first
- Mr. Wise noted that most of their information is anecdotal; need a better handle on the entrepreneurial component; an economic inventory and assess not only bricks and mortar but the other segment we don’t understand; they need funding to conduct a study with the City, County and Port; for example, cost of electricity in JC is higher than adjacent counties; for example, broadband needs improvement – Jefferson County Coalition is seeking fiber optic infrastructure funds; need metrics to evaluate, workforce training and educational system capacity; permitting is awful everywhere, a concern across the state, not just in Port Townsend and the Jefferson County.
- Ms. Baril added that the conversations need to be iterative; a community fire plan is needed; JC is at high risk for fire hazards and our fire crews are older volunteers and staff; parks don’t have to be square but match them to the landscape and accommodate sensitive lands, wildlife corridors; there is no nighttime daycare available; water is the biggest issue we’ll be facing;
- Vice Chair Miller noted agriculture is critical too, now and in 20 – 50 years
- Ms. Baril continued by referencing *Edible Seattle* magazine; the organic seed alliance; the local contribution to worldwide use of carrot and spinach seeds; and asked why should we let the soil leave the County?
- Commissioner Brotherton noted that finding legitimate alternatives means conversations are required; differing opinions do not mean lack of moral value; we

need new/more forums for conversations; everything is polarized – we need better connections;

- Commissioner Werch reminded the group of the PC role, that the CP recognizes differing values and that finding agreement may not necessarily be the goal
- Ms. Baril agreed that divisiveness has been the biggest loss of the past 10 years; we need to pull in the same direction and build consensus
- Commissioner Giske suggested to identify stakeholder groups and have them present to PC over the next 3-4 months; also get general public input; PC will be involved differently than in the SMP update where the experts worked with staff first then the work came to the PC later
- Commissioner Werch suggested the need for input from highly credible groups not just the same old squeaky wheels; he appreciates general information but also wants specific examples from experts
- Ms. Baril noted that land use planning comes from civil rights movement; the challenge is to get water and land systems to function together; example is the aquaculture industry – big industry, key economic factor but susceptible to risk due to land activities;
- Vice Chair Miller noted that our history of ravaging the land and water has brought us to a point of running out of land and water; this country has been run by greed and we now have become sustainable; anecdote from when he was campaigning door to door in the Center area a farmer told him he came to JC because it was so much easier to get permitted than in Kitsap County
- Mr. Wise shared his experience from Massachusetts with the Rivers Protection Act that established 150' buffers along all estuaries & tributaries that include 50-foot 'no alter zones'; approach used appointed Conservation Commission to protect groundwater supply and quality, work with property owners to site development, mitigate buffer impacts, and find compromise; he chaired the Commission for 6 years and there were never any lawsuits because people recognized that protecting lands increased property value; one significant suit in later years; consider how to provide technical assistance and enforcement as government gets smaller; community volunteer involvement helps alleviate budget stress and builds collaboration; streamlined planning department by assisting applicants
- Ms. Baril urged the PC to call on Team Jefferson as a partner

#### **Observer Comment:**

- Monica Mick-Hager commented she serves as Chair of the City of Port Townsend Planning Commission, but was attending as an interested citizen.
- Bill LeMaster commented he is a member of Team Jefferson and a member of the City of Port Townsend Planning Commission, but was also attending as an interested citizen. He appreciates tonight's conversation, urged getting beyond the conflict, cliques, and media fuel. The City shouldn't act independently, there's too great a cost. We need to cooperate, find the strength from independence and find creativeness out of chaos. Land use is key. Find the niche and determine what's needed for solutions.
- Frank Hoffman commented he reinforces what Commissioners Werch and Miller said. Need to have a vision before consulting with other people. City has a vision,

County doesn't. City vision is trinket shops and crumbling red brick buildings. The decisions that shape the County are bureaucratic politics. There aren't any farmers in Port Townsend. If the County promotes farms/agriculture then PT needs to change. PT won't support workers in Chimacum and resource extraction is over. Decide what goes where – compromise.

- Commissioner Giske added the group needs to avoid minutia, focus on the vision, process and collaboration – identify where we want to be.
- Shelby Smith commented that the Triple Bottom Line accounting (community, ecology and economy) is the target and the process – it's key to sustainability and the emerging economy of Washington State, United States and the world and we can position ourselves well for that.

**D. Discussion:** 2010 Planning Commission Work Plan – Group discussion included comments such as:

- Agenda Commissioner Brotherton's presentation for next meeting
- Commissioner Farmer was excused from the meeting early
- Agenda the 8 options for how to approach the Periodic Update for next meeting
- WA Dept. of Commerce letter regarding possible extended deadline to 2014; focus on SMP updates over GMA updates
- We have an opportunity to improve our review process
- Let's get started anyway, we have more time to be deliberate – don't waste this 'snow day'
- Can we establish a new Co. vision by March
- Identify current needs for a complete/current CP
- Joint Growth Management Steering Committee (GMSC) will have many recommendations, help identify a common vision
- PC wants to hear more from Team Jefferson and from more organizations – Realtors, Homebuilders, City Planning Commission, Schools, OlyCap, Tribes, Land Trust, Olympic Stewardship Foundation, Chambers of Commerce, Port, PUD, Hospital,
- UGA with sewer is part of the County vision – limits housing & business development
- Goal is to identify County vision to help City, County, farmers – find a positive future.
- Let's fix the things we know need fixing, and be ready for that first. If we can include other things too, fine.
- What's the common vision everyone can all get behind – Joint GMSC is working on this.
- Consider a PC 'white paper' with Team Jefferson facilitating between PC and all the groups to capture it all.
- Team Jefferson is the County's Associated Development Organization (ADO) and gets \$150,000 from the state for economic development
- Commissioner Giske will form a proposed list of stakeholders and bring to the next meeting
- Staff to invite City Planning Commission for next meeting or a future meeting

**Next Meeting:**

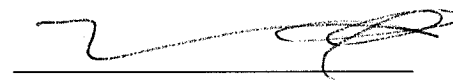
- 1) 2010 PC Work Plan Discussion
  - 2) Public outreach stakeholders list
  - 3) Statutory changes required for periodic update
  - 4) Possible City Planning Commission presentation/workshop
- Acting Chair Miller announced that Chair Peter Downey will not be able to attend the January 20, 2010 meeting.
  - Planning Manager Stacie Hoskins noted the Brinnon Master Planned Resort (MPR) development agreement could come to PC for review in September; September could be busy for PC with 2010 Annual Comp Plan Amendment (CPA) Cycle review; PC could consider completing CPAs earlier to clear schedule for Brinnon MPR
  - Director Scalf clarified Brinnon MPR Draft Supplemental Environmental Impact Statement (EIS) does not come to PC for review
  - Planning Manger Hoskins clarified that Fred Hill Materials (FHM) Pit to Pier EIS still pending; County is awaiting special studies from FHM; progress has been slow

**E. Adjournment:** The meeting was adjourned at 9:24 p.m.

**Approval of Minutes:**

These minutes were approved this 3 day of February, 2010.

  
Peter Downey, Chair

  
Michelle McConnell, LRP Lead