



JEFFERSON COUNTY PLANNING COMMISSION

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MINUTES for WEDNESDAY, FEBRUARY 3, 2010

- A. Opening Business**
- B. Discussion: Beginning the Periodic Assessment**
- C. Adjournment**

A. Opening Business:

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

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

Department of Community Development (DCD) staff present: Al Scalf, DCD Director, Joel Peterson, Associate Planner

There were no members of the public in attendance.

Approval of Past Minutes: Minutes for January 6, 2010 were approved as presented by majority vote (5-0-2).

Staff Updates:

Al Scalf, DCD Director:

- Districts 2 & 3 have upcoming vacancies for Planning Commissioner seat; interviews week of March 1.
- Census 2010
- Mystery Bay Management Plan
- City/County/Port Memorandum of Agreement
- DCD Work Plan introduced. One Comprehensive Plan (CP) Amendment application forthcoming re: Miles Sand and Gravel. QFC in Hadlock is requesting a UDC amendment re: request for underground fuel storage tanks in aquifer recharge area.

Joel Peterson, Associate Planner:

- Irondale/Port Hadlock Urban Growth Area (UGA) is Growth Management Act (GMA) Compliant

Discussion on amending Jefferson County Code now to allow Dr. Murphy to develop commercial parcel without sewer.

- DCD Mission Statement review request
- Watching the state legislative action on changing periodic CP update schedule: 2011 to 2014.

Committee Reports:

Patricia Farmer—Housing Action Planning Network (HAPN) taking 6-month meeting hiatus to work on plan strategies. HAPN is working with Public Development Authority (PDA) on affordable housing at Fort Worden. Consolidation occurring between Jefferson County and Clallam County Housing Agency.

Tom Giske—Stakeholder contacts for CP chapter review is continuing. Tom G. attended an exciting meeting by Jefferson Land Trust. They will have a draft conservation plan out by April, fashioned after Cascade Land Conservancy 100-year plan. Sarah Spaeth agreed to come to PC in April. City PC will not meet with County PC because of wishes of City planning staff to hold off until later.

General discussion followed about development impact fees pros/cons.

B. Discussion: Beginning the Periodic Assessment

Evening agenda of discussing Jefferson County Comprehensive Plan - Chapter 2, Urban Growth Area Element and Chapter 3, Land Use and Rural Element

(7:30)

Tom Giske: Would like to proceed but with knowing County's goals. PC doesn't have a concept of where we want to go with CP update.

Andrew Reding: Need to look at BoCC priorities on economic development, affordable housing, and sustainability.

Ashley Bullitt: We need to begin with what PC would like to see.

Patricia Farmer: For the past three meetings we have had discussion of general goals, let's get into the details.

Henry Werch: Let's first listen to DCD to see what areas of the CP needing to be updated or remedied.

Richard Hull: Let's move ahead with tonight's agenda.

Andrew Reding: Re: choosing which breakout group--The UGA will need the most input, shall we do Chapter 2 all together?

There was a general discussion about process before breaking out into two groups.

(7:45 Break)

(7:50 – 9:10: Breakout Groups)

(9:15 Full Group Flip-Chart Review and Discussion)

Preliminary Planning Commission Docket, Comprehensive Plan Periodic Assessment

Report: URBAN GROWTH AREA ELEMENT, Chapter 2

Break-out Group: Bill Miller, Henry Werch, Andrew Reding.

Recorder/Staff facilitator: Joel Peterson.

Report by Bill Miller

- Need to begin chapter with broader policy statement and summary for the Irondale/Port Hadlock UGA in particular. “UGA provides the best opportunity for the County to provide affordable housing” and “develop affordable housing by making a desirable community environment”.
- Need Table of Contents or some early indication in the chapter to show where the goals are located. The goals are not directly connected to the text. Need concrete connection, less abstraction.
- There’s a contradiction between the goal of creating higher density and with the amount of low density zoning seen on Table 2-1a, p. 2-11.
- Increase the amount of High density zoning in the urban core.
- Define the urban core and plan around that.
- Multimodal transportation—walking, bicycles, etc.
- Concerns with the amount of traffic signaling and traffic lanes shown in Table 2-5 UGA Transportation Improvements. Reduce signalization and use roundabouts on thoroughfares.

New policies proposed:

- Policy: Encourage Mixed Residential/Commercial development

Concentrate higher residential density to commercial center

Use form-based code and Performance-based code.

- Policy: Give high priority to the development and use of non-motorized transportation in UGA
- Policy: Give higher consideration to round-about traffic control over signalization control
- Use traffic calming techniques in the community design (pedestrian bumpouts, medians, etc.)
- Segregate non-motorized traffic from motorized traffic
- Shift the mix of parking options to discourage large parking areas. Examine parking space/occupancy ratio requirements in development regulations
- Consider “Shared-Space” concept in urban design
- Policy: Relax building height limitations
- allow row houses (efficient)
- look at ADU policy to see that it accomplishes goal of affordable housing

- Discourage low-density subdivisions with cul-de-sacs (no through traffic, encourages auto dependency)
- Establish minimal building setbacks and design that facilitates the goal of ~~bringing~~ ^{bringing} in more green-space within commercial areas (street parking separated from pedestrian-ways with green belt, areas between commercial areas connected with green space, place to park a bicycle off of the street.)
- Address aesthetics and how we develop community places
- Goals in CP are too broad and ethereal to gain the picture of what we think the UGA would look like. Consider mock-ups, renderings, concepts of form-based code implementation. Get to a vision of the UGA.
- Policy: discourage strip commercial development
- Consider pedestrian safety
- Consider lighting regulations, dark sky initiatives to prevent light pollution.

Affordable Housing

- Allow for community land trusts (not-for-profits)
- Allow units over stores (& behind stores)

GMA Mandatory Update items

Flood Plain—see what requirements may apply to shoreline and Chimacum Creek
 Physical Activity Guidelines—review policies for transportation, pedestrian accessibility, amenities, non-motorized travel, etc.

(9:25)

Report: LAND USE AND RURAL ELEMENT, Chapter 3

Break-out Group: Tom Giske, Tom Brotherton, Ashley Bullitt, Patricia Farmer, Richard Hull, Peter Downey.

Staff facilitator: Al Scalf.

Recorder/reporter, Tom G.

- Incorporate amendments since 2004 into Comprehensive Plan
- More adequately address relationship with Port Townsend (UGA allowed by County).
- Address MOU (MOA?) between City, Port and County on Industrial development
- Update population table (3.1)
- Review criteria for designation of property zones—propose chapters to clarify objective criteria
 - Criteria for encouraging cluster development
 - Consider rural/forest zoning designation
 - Consider rural/agriculture zoning designation

- Add aquaculture to Resource Lands
- What about Reserve Lands? (Dabob Bay, Protection Island)
- Delete tables 3-4 and 3-5
- Revisit LAMIRD Designations and Uses (Use Table update)
- Incorporate new laws of SB6307, ESAB2905, SSB 5786
- Master Plan Resorts—existing plats & development plans

Next Meeting – February 17:

- 1) Resume discussion on Comprehensive Plan Ch. 3, Land Use and Rural, page 3-15, “West End”
- 2) Begin discussion on Chapter 5, Housing Element

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

Approval of Minutes:

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


Peter Downey, Chair


Michelle McConnell, LRP Lead