



JEFFERSON COUNTY PLANNING COMMISSION

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MINUTES for WEDNESDAY, MARCH 3, 2010

- A. Opening Business**
- B. Discussion: GMA 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~~, and Andrew Reding constituting a quorum. Ashley Bullitt arrived at 6:34 pm, and Tom Giske arrived at 6:36 pm. *Patricia Farmer was absent and excused.*

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

There were three members of the public in attendance.

Approval of Past Minutes: Minutes for February 3, 2010 were approved as corrected by ~~unanimous~~ vote (6-0).

Staff Updates:

Al Scalf, DCD Director:

1. Joint Growth Management Steering Committee is currently advertising vacancies for Irondale/Port Hadlock Urban Growth Area (UGA) representation; applications are due by March 31; applicants must reside, own property, or operate a business within the UGA boundary;
2. Letter confirming UGA is fully compliant with the Growth Management Act (GMA) is in the meeting packet; 1999 was the last time the County was fully compliant;

There was brief group discussion about possible penalties for not coming into compliance, including the threat of sanctions from the Governor, loss of gas tax funds, etc.

Michelle McConnell, Associate Planner:

3. The *Locally Approved Shoreline Master Program (LA-SMP)* was submitted to the state Department of Ecology (Ecology) March 1; next steps include a state public comment period and public hearing, Ecology review for consistency with state requirements, possible required/recommended changes, Ecology approval and County adoption by ordinance.
4. Only one site-specific proposal for the 2010 Comprehensive Plan Amendment cycle was received – Miles Sand & Gravel;

There was brief group discussion about economic considerations and request for Planning Commission site visit to familiarize with the operation.

5. Two applications were received for Planning Commission vacancies in District 2 and 3 – Henry Werch (2) and Tom Giske (3); DCD is proceeding with interviews and will make a recommendation to the Board.

Commissioner Giske noted he'd participated in an interview with DCD that day and found it to be a very good process – very informative to spend some time with staff.

Committee Reports:

(6:52 pm)

Commissioner Werch showed the group a plat map from 2000 to point out the varying densities between the UGA and rural areas; noted the difference between plats and parcels and how old plats were often made on paper without knowledge of local terrain.

Commissioner Werch also suggested the group invite Marion Huxtable to present in the future about walkable communities for the UGA and beyond; there was a recent newspaper article about her and visitors to the City of Port Townsend; Commissioner Giske requested more information about design standards; the group discussed the idea of a mini conference about walkability, multi-use development, non-motorized transportation; the suggestion was made to work with Jefferson Land Trust and Homeward Bound to acquire property and increase development density while protecting more open space.

Chair Downey told the group about his recent attendance to a Puget Sound Partnership Strait Action Area Work Group meeting where grant funding and local applications were discussed; Director Scalf clarified for the group the DCD grant proposal for a Watershed Resource Center to assist landowners with permitting and using best management practices via a non-regulatory/coaching method and provide demonstration gardens to show stormwater and low impact development techniques; The grant process is very competitive, fund dispersal is not based on geographical areas but on merit of the proposal and innovation, the fact that the County does have a compliant Critical Areas Ordinance and is close to having an updated SMP will be considered 'bonus points'; Jill Silver and Sam Gibboney hatched the concept during the CAO process and assisted with the proposal.

Commissioner Brotherton asked the status of the Adult Business code revision. Staff noted that Associate Planner David Wayne Johnson has been assigned and is preparing a line-in/line-out proposal for PC review prior to a public comment period.

Observer Comment:

(7:14 pm)

- Jim Fritz – concern about the economy; job market is highly competitive; unemployment rates; resource industries and a motel in Discovery Bay could help circulate money in the community; real estate, construction and tourism were too heavily relied on and are all gone now; federal administration is failing; Republicans will win next election and fix it all.

B. Discussion: GMA Periodic Assessment

(7:20 pm)

Jefferson County Comprehensive Plan Break-out Groups - Chapter 6. Open Space, Parks & Recreation, and Historic Preservation, and Chapter 7. Economic Development:

Chapter 6. Open Space, Parks & Recreation, and Historic Preservation:

Break-out Group Participants: Bill Miller, Henry Werch, Andrew Reding, Richard Hull, and Janet Kearsley (public).

Group Facilitator: Henry Werch

Note Taker: Michelle McConnell

Report to Full Group: Bill Miller, Henry Werch

- Identify & locate missing maps
- Page 6.1 – Open Space Act; Park/Recreation activities v. facilities/maintenance, budget concerns; land use implications; guidelines v. strategies;
- Replace ‘strategies’ with goal & policy?
- P. 6.2 – types of open space, use of terms later in chapter;
- Better define criteria for Ag/Open Space Tax Program or provide reference to details
- Review maps for accuracy/currency; Jefferson Land Trust has no new maps to provide;
- Update number of parks
- P. 6.3 – jurisdiction; Port Ludlow parks – private/public?
- Add state Dept. of Natural Resource lands (i.e. Natural Area Preserves, Natural Resource Conservation Areas, recreation lands, etc.)
- Add 2nd bullet for Jefferson County tourist destinations
- Update references to HJ Carroll and Larry Scott facilities
- Larry Scott Trail has multi-modal and recreational aspects – better connect with Chapter 10 Transportation element
- P. 6.5 – level of service (LOS) analysis needs updating
- What is Dept. of Public Works policy on LOS reduction
- All data needs review/updating
- P. 6.6 - Need better detail for LOS for Open Space by type; consistent definitions; consider increasing LOS; ensure consistent with Capital Facilities Plan
- Add ‘Pristine Open Space’ to ‘wildlife corridor’ and create new section about conservation with community partners
- Improve scientific validity and species-specific diversity of ‘wildlife corridors’ strike sentence re: ‘In many instances...’

(8:30 pm)

- P. 6.7 – Reorganize Introduction and add History section as noted

- P. 6.8 – Reorganize Strategies text to be ‘identify and preserve’ and move to after Goals & Policies
- P. 6.14 – Delete sentence re: ‘Strategies implement...’ define elsewhere; rely on Chapter 1
- Consider better definition of terms (i.e. OSP 1.4 ‘current use’)
- Clarify ‘enhance’ for context; does it mean expand, restore?
- P. 6.15 – Reorganize Goals & Policies

Chapter 7. Economic Development:

Break-out Group Participants: Ashley Bullitt, Peter Downey, Tom Giske, Tom Brotherton, Al Scalf (staff) and Katherine Baril (public).

Group Facilitator: Ashley Bullitt

Note Taker: Tom Giske

Report to Full Group: Ashley Bullitt, Peter Downey

- How do we build community support for a shared vision for economic development?
- How do we become compliant with GMA re: economic development
 - Foster economic development:
 - Future needs
 - Strengths & weaknesses
 - Local goals, policies, objectives
 - Provisions for growth and vitality
 - Summarize population, unemployment, total payroll
 - Sectors – Bus/sales
 - Strengths & weaknesses
 - See Al’s notes:
 - Review Growth Management Act (GMA) [RCW 36.70A.070 \(7\)](#) Comprehensive Plans – Mandatory elements.
 - Coaching method
 - Rewrite
 - Too much pie in the sky, motherhood
 - More flexibility
 - Less do & don’t
 - Purpose: help the people
 - Total rewrite – outdated
 - Peter \$1.4 M – hire college graduates
 - We kept Wal-Mart out
 - GMA requirements
 - Should regulate GMOs (prohibit) to save seed (spinach, carrots)
 - Mix & maturity

- Mobilisa; Atlas; Airport
 - 90% have their land – home business/cottage industry
 - Youth moving out; 18-24 y.o. no men
 - Education – 2 year; 4 year
 - Ombudsman/coaching method is good; help them through the maze
 - Professionals to prepare applications
 - Tax on rock/sand
 - Permitting/regulations difficult; use table too restrictive
 - ILB/MIDs needed
 - Economic/social/environment
 - Solar/wind/tidal
 - Motherhood and apple pie
- Update numbers in beginning of section
 - Rewrite purpose
 - Mix of emerging and mature business
 - Agriculture, forestry, mining – add
 - Eliminate ‘development prospects’ paragraph
 - How to expedite new &/or growing business
 - How to create a ‘permit center’ to expedite development process
 - Simplify language to allow better understanding

(9:08 pm)

Each break-out group gave a quick re-cap to the full group:

Chapter 6. Open Space Break-out Group:

- Multiple use implications per type of open space
- Terminology for range of pristine to active open space

Chapter 7. Economic Development

- Complete rewrite due to current economic situation
- Need new data, identify barriers
- Simplify and better connect to land use

Both groups concluded they needed additional time to review the chapters. The group is very pleased with the break-out group approach with open dialogue.

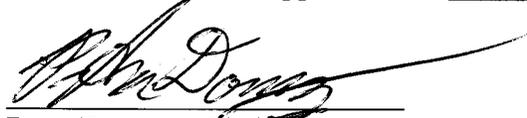
Next Meeting – March 17:

- 1) Resume discussion on Comprehensive Plan Chapters 6 and 7

C. **Adjournment:** The meeting was adjourned at 9:18 p.m.

Approval of Minutes:

These minutes were approved this 7 day of April, 2010.



Peter Downey, Chair



Michelle McConnell, LRP Lead