



JEFFERSON COUNTY PLANNING COMMISSION

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MINUTES for WEDNESDAY, MAY 19, 2010

- A. Opening Business**
- B. Deliberation: Underground Storage Tanks in Critical Aquifer Recharge Areas - Unified Development Code (UDC) Text Amendment**
- C. PUBLIC HEARING: Sexually Oriented Businesses - Unified Development Code (UDC) Text Amendment**
- D. Discussion: GMA Periodic Assessment**
- E. Adjournment**

A. Opening Business:

The meeting was called to order at the WSU Learning Center at 6:35 p.m., Chair Peter Downey presiding.

Planning Commission (PC) members present were:

DISTRICT 1		DISTRICT 2		DISTRICT 3	
AU	Ashley Bullitt	✓	Henry Werch	✓*	Tom Giske
✓	Andrew Reding	AE	Patricia Farmer	✓	Tom Brotherton
✓	Bill Miller	✓	Peter Downey	✓	Richard Hull

Ashley Bullitt was absent, and unexcused. Patricia Farmer was absent and excused by the Chair. A quorum was present upon completion of Roll Call. *Commissioner Giske arrived at 6:45 pm.

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

There were eventually two members of the public in attendance.

Approval of Past Minutes: No minutes to approve.

There was group discussion regarding Ecology’s SMP public hearing at Fort Worden. Comments to Ecology will be accepted until May 11, 2010

Staff Updates:

- Update on the new SMP which Ecology is in the process of reviewing and issuing comments to DCD
- Discussed the DRD “Queue” which holds submitted application files until a Planner can take them for review and processing
- Watershed Stewardship Resource Center – the grant award announcement is anticipated on May 28th
- Staff asked the PC for any questions. The issue of further work on the Industrial Land Bank (ILB). Commissioner Downey reported on his meeting with the BoCC regarding ILBs which appear more problematic than he previous believed
- Brinnon Master Planned Resort – waiting on final instructions for Technical Reports

Committee Reports: No Committee Reports

B. Deliberation: Underground Storage Tanks in Critical Aquifer Recharge Areas - Unified Development Code (UDC) Text Amendment

Planner Johnson gave an overview and explanation of the proposed line-in line-out, the permitting process and handed out a comment letter from the applicant. The deliberation followed as described below:

- *MOTION:* Commissioner Reding moved to approve proposed Staff text changes to JCC 18.22. Commissioner Giske seconded the motion. Discussion ensued.
- Commissioner Werch commented that he liked the approach of the proposed text.
- Commissioner Miller commented on the WAC and how the proposed text addresses the risks to CARA contamination.
- Commissioner Brotherton asked about the difference between Susceptible and SARPAs. He further questioned the list of prohibited uses in a CARA and the difference between above and below ground storage tanks. Perhaps the language should be cleared up to make it less ambiguous?

Discussion ensued regarding hazardous waste, materials, and above and below ground storage. It was decided to make minor changes to the language by amendment regarding the aforementioned items. A vote was called and the proposed text amendment was approved unanimously (7-0-0). Staff assisted the Commission in completing the required Growth Management Indicators findings and conditions for their final recommendation to the BoCC.

Break

C. PUBLIC HEARING: Sexually Oriented Businesses - Unified Development Code (UDC) Text Amendment

Staff reminded the Commission that the Staff Report on the proposed amendment to the UDC regarding sexually oriented businesses (SOBs) was presented for review at April 21st meeting and described the proposed code additions. Staff asked if there were any questions? Commissioner Reding described his discomfort with these types of regulations. Chair Downey open the public hearing for testimony. There were no public in attendance. The public hearing was closed.

D. Discussion: GMA Periodic Assessment

Chapter 8 of the Comprehensive Plan still needed to be completed with the whole group making the following points:

- Garbage disposal – export less out of the County – should be in Capital Facilities
- Promote waste stream reduction through additional strategies
- Make bio-mass conversion self sustaining
- Allow chickens in the UGA to consumption of food waste
- Food composting facility instead on using garbage disposals
- Need to have Al Cairns, the Public Works Solid Wastes Coordinator come speak to PC
- New section in strategies to reduce green house gases and climate change
- The rise in gas prices will force us to change the way we do everything – seek alternatives to petroleum
- Strategies at reducing carbon emissions and waste materials transport
- Minimize and decentralize transportation needs
- Air quality improvements through emission of dust and particulate matter reduction

Observer Comment: None

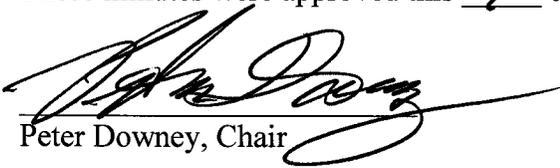
Next Meeting – June 2:

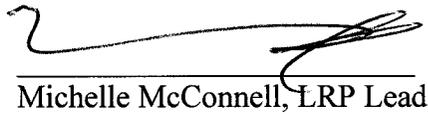
- SOB deliberations & recommendation
- Continue GMA Periodic Assessment - Chapter 11 with Jim Pearson of Public Works
- Continue GMA Periodic Assessment – Chapter 12 with Loring Bemis of Central Services

E. Adjournment: The meeting was adjourned at 8:55 p.m. by unanimous vote.

Approval of Minutes:

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


Peter Downey, Chair


Michelle McConnell, LRP Lead