



## **JEFFERSON COUNTY PLANNING COMMISSION**

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### **MINUTES for WEDNESDAY, JUNE 2, 2010**

- A. Opening Business**
- B. Discussion: GMA Periodic Assessment – Chapter 11**
- C. Deliberation: Sexually Oriented Businesses - Unified Development Code (UDC) Text Amendment**
- D. Adjournment**

**A. Opening Business:**

The meeting was called to order at the WSU Learning Center at 6:40 p.m., Chair Peter Downey presiding.

Planning Commission (PC) members present were:

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

Ashley Bullitt and Tom Giske were absent, and unexcused. Henry Werch and Tom Brotherton were absent and excused by the Chair. A quorum was present upon completion of Roll Call.

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

There were no members of the public in attendance.

**Approval of Past Minutes:** The minutes for April 7, 2010 were approved as presented by unanimous vote (5-0-0) with a correction that Tom Giske should have had a check next to his name even though the minutes noted that he arrived late.

The minutes for April 21, 2010 were approved as corrected (same as above) by unanimous vote (5-0-0).

**Staff Updates:**

Al Scalf

1. Shoreline Master Program update. Phone call with Ecology regarding where they are in the review of public comment. There are a few issues under consideration. The Quinault Nation had objections that they are considering.
2. Development Community Roundtable June 2<sup>nd</sup>. Issues include permit review, timelines, Public Health and Public Works.
3. DCD anticipates approval of the EPA grant for the proposed Watershed Stewardship Resource Center by July 1<sup>st</sup>.

Joel Peterson

1. Irondale/Port Hadlock Urban Growth Area (UGA) –
  - a. In the process of land acquisition. Contracts for the UGA membrane bio-reactor filters for the sewer plant will be going out. Applied for construction funding from Public Works Trust Fund.
  - b. Public outreach for Hadlock Days, July 9, 10 & 11 which will include a booth to talk about the sewer and UGA. Planning Commissioners are needed to help to staff the booth.

- c. What does the PC do for public outreach and to mingle among its constituents? What is it about the UGA that Planning Commissioners enjoy or think is exciting?
  - Peter Downey: that we are done with the establishment of the UGA
  - Patricia Farmer: that there is an opportunity to expand and improve the trail system.
  - Richard Hull: that it will promote the merchantability so people won't have to travel to Silverdale or Sequim to shop.
  - Bill Miller: it creates a community that people are attracted to live in.
  - Andrew Reding: agrees with Bill Miller.

David Wayne Johnson

1. Brinnon Master Planned Resort (BMPR) – June 16<sup>th</sup> meeting with SEIS team to discuss all the elements needed to proceed with the preliminary draft SEIS.

(7:00 pm)

**Committee Reports:**

None

**B. Discussion: GMA Periodic Assessment – Chapter 11 Utilities**

Planner Johnson introduced special guest Jim Pearson with the Public Works Department who started off the discussion with the following points:

- Distributed executive summary from the Surface Water Management Plan (SWMP)
- DCD has done a lot of work with flood management to comply with FEMA
- Port Ludlow Drainage District and partner with Public Works over stormwater
- UGA – rural yet urban area with potential stormwater problems
- Surface Water Management Program – lacks funding

The whole group discussed the issue with the following points:

- Tax money goes to Jefferson County Environmental Health to protect shellfish
- As a rural county most stormwater issues are addressed in the Comprehensive Plan (Comp Plan)
- The difference between surface water and stormwater issues
- Logging upstream can cause turbidity downstream
- Think in terms of particular issues in a particular place.
- Conservation District uses a model of public education and technical assistance to help implement regulations
- Problems may come from legacies like Agriculture that the County doesn't have a lot of regulation over
- What about retrofitting homes to comply with new stormwater standards
- Perhaps the watershed center can help people assess the potential for harm from stormwater and what to do about it.

- Forest Practices can have a negative impact on water but that is regulated by the State DNR – how well does that work?
- What about the City and County coordination on stormwater management
- There are legal liabilities involved when development creates stormwater management problems down grade from the development
- State Department of Natural Resources (DNR) has regulations that they believe are adequate to protect water quality
- The SWMP only deals with what the County has control over
- Maintaining existing hydrology is a model for Low Impact Development (LID)
- Forestry clear cuts are better than parking lots from a stormwater point of view
- The City’s stormwater ends up in the marine waters, so it’s not an impact on the County

The group then went through Chapter 11 of the Comp Plan section by section with the following comments:

- Not seeing anything that deals with internet service in the area – that will limit growth
- Need to promote a high bandwidth for internet service to provide for cutting edge technologies
- Potential to add a new UTP 10.7 to encourage LID, GreenBuilt and Leadership Environmental and Energy Efficient Design (LEED)
- Need a SWMP implementation program for the UGA with periodic assessment included
- Development of a stormwater management maintenance ordinance for the County and specifically the UGA due to future more intense development
- LID will free up land for development by reducing the need for retention ponds
- Pervious pavement is great for parking lots but not roads
- Research Arcadia (Arcata?), California sewer treatment is a great model – created wetlands that provide wildlife habitat
- New policy on LID needed
- Comp Plan language for oil treatment of Stormwater (SWT) for water quality (chapter 8?)
- General update of language, but content is there (Chapter 11)
- Make changes to those items out-of-date
- Instream flow rules may need to be incorporated – were not included in the surface water management plan
- The proposed watershed center will fulfill policy UTP 10.6 – make note of that in the update
- Updated to reflect PUD taking over the electrical power utility & power load, etc

(7:55 pm)      **Break** – Jim Pearson was excused

- Update Sewer section – add UGA, BMPR & Beckett Point
- Updated water inventory – add Marrowstone & Watershed Planning
- Investigate alternative strategies to reduce waste – reduce at source

- New section on internet
- Have Al Cairns come to a meeting to address solid waste
- Recommend a “solid waste exchange” at the transfer station where people could drop off usable items and take others that have been left for re-use
- Table 11-6 update – link to land use elements
- Why is Port Townsend included in the water demand?
- Get assistance from the PUD to help with new demand projections
- Why use acre feet and also million gallons a day for water rights (Table 11-7)
- Future growth needs to include the UGA & BMPR
- What “satellite management agencies” – UTP 5.5? Update if necessary
- Revise UTP 7.0 to include minimization, reuse and recycling in language of goal
- UTP goals & policies evolving so fast – how to address so they are out of date before the next update – be less specific, more general – seems that way now
- Add new goal to electrical utilities “encourage alternative sources” – wind towers, etc., and decentralized power sources

The group decided to continue the discussion to address the strategies section at another meeting.

### C. **Deliberation: Sexually Oriented Businesses - Unified Development Code (UDC) Text Amendment**

Staff reviewed the status of this proposal and discussion ensued regarding what was done to date and what action was required:

- *MOTION*: Commissioner Miller moved to approve the proposed Staff Report dated April 21, 2010 and recommendation. Commissioner Farmer seconded the motion. Discussion ensued.
- Commissioner Miller went through a list of proposed minor line-in line-out to the PC Report and recommended Jefferson County Code (JCC) Chapter 5.10 text. Deliberation ensued regarding these changes which were accepted by the Commission and noted by Staff.
- Chair Downey commented that there is little interest in these regulations.
- Commissioner Farmer questioned the definition of “semi-nude” in reference to servers at an espresso stand. Discussion ensued regarding this definition. Semi-nude could include a string bikini.
- Commissioner Hull requested the removal of the social security number of all people working in the SOB facility and prohibit tips to entertainers. It was agreed by consensus that those requirements be removed.

It was decided to accept the proposed minor changes to the language of proposed JCC Chapter 5.10 by amendment regarding the aforementioned items and as noted by Staff. A vote was called and the proposed text amendment was approved unanimously (5-0-0). Staff assisted the Commission in completing the required Growth Management Indicators findings and conditions for their final recommendation to the BoCC.

**Observer Comment:** None

**Next Meeting – June <sup>16</sup> 21:**

1. Continue the GMA Periodic Assessment
  - a. Comprehensive Plan Chapter 11 Utilities - Strategies
  - b. Comprehensive Plan Chapter 12 Capital Facilities

**D. Adjournment:** The meeting was adjourned at 9:50 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