Jefferson County Planning Commission

MEETING MINUTES
Tri-Area Community Center
October 1, 2014

Call to Order at 6:33 pm

ROLL CALL
District 1
Coker: E-Absence
Felder: Present
[Vacant position]

District 2
Smith: Present
Farmer: Present
Sircely: E-Absence

District 3
Brotherton: Present
Giske: E-Absence
Hull: Present

Staff Present
Carl Smith, DCD Director
Stacie Hoskins, DCD Planning Manager
Elizabeth Williams, DCD Administrative Clerk
Zoe Ann Lamp, PW Transportation Planner

Guest Speaker: Cindy Jayne, Climate Action Committee Chair
Public in Attendance: 7

Approval of Agenda:
Richard Hull moved to approve the agenda.
Lorna Smith seconded. 5 in favor, 0 against, 0 abstained.

Approval of Minutes:
Tom Brotherton moved to approve meeting minutes for 08/06/2014.
Lorna Smith seconded. 5 in favor, 0 against, 0 abstained.

STAFF UPDATES

Sign Code
Carl Smith:

Marijuana Moratorium
Carl Smith:
The public hearing is scheduled for this Monday, 10/6 at 10:30 am at the Cotton Building.

Planning Commission Vacancy
Carl Smith:
The District 1 vacancy will be open for the extent of October to allow for more applicants.

Planning Manager Vacancy
Carl Smith:
The vacancy closed yesterday. Interviews will be scheduled in October.

Pleasant Harbor Master Planned Resort (MPR)
Stacie Hoskins:

Thorndyke Resources “Pit-to-Pier” project
Stacie Hoskins:

Comprehensive Plan Surveys
Elizabeth Williams:
Carl Smith:

PUBLIC COMMENT
Sylvia White:
Submitted comment as e-mail to Planning Commission members on 9/22/14. Supports creating restrictions for recreational marijuana producing/processing in Rural Residential. Would like the County to ban more than 10 plants in Rural Residential. Perhaps the County should consider providing more Industrial zoning in more areas than just Glen Cove. Plans to attend the Moratorium Hearing on Monday.

COMPREHENSIVE PLAN UPDATE
JEFFERSON COUNTY PLANNING COMMISSION

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FEMA Biological Opinion

Stacie Hoskins: Ready to request an approval from BOCC for a public hearing in Oct. DCD is already using “Door 3” to comply with the Biological Opinion required per the lawsuit.

Joint Land Use Study (ILUS)

Stacie Hoskins: First outreach meeting was conducted and a survey is available online.
Tom Brotherton: Was the “Laundry List” of issues for Jefferson County high?
Stacie Hoskins: Much of the areas of concern were suited for the Bremerton area.
Lorna Smith: Which jurisdiction is drafting the strategies and policies?
Stacie Hoskins: A private consultant is compiling the information with Jefferson County. The Navy is paying for the plan. Kitsap County is the primary recipient of the grant. The consultant works for Kitsap County. We will be pulling the recommendations that pertain to Jefferson County and will be required to go through the public process for any amendments.

Population Projections

Carl Smith: Our projections have changed based on the Office of Financial Management (OFM)
The previous projection for 2024 was 40,000+ from back in 2004.
The new projection for 2025 is 37,914.

Tom Brotherton: Shouldn’t we be prepared to exceed the current growth goals and attract people to the area?
Lorna Smith: The philosophy of the Growth Management Act is to prepare and accommodate for the projected growth rate.

Patricia Smith: If you read the survey results, it appears that may not be the goal of the citizens.

Affordable Housing

Stacie Hoskins: Anna Bauscher is lead on the topic. The Port Hadlock Sewer project is top goal in order to provide housing. Kevin Coker is a part of our Shelter to Housing Network, which is modeled around Clallam County’s housing network. It looks at a range of housing options ranging from shelters to home ownership. Housing providers including OLYCAP and Habitat for Humanity are also a part of the group.

Tom Brotherton: Perhaps the County could consider allowing more than 1 ADU per property?
Stacie Hoskins: Per state law, the property owner must still live in one of the units, but we have not yet looked to see if more than 1 ADU is permitted by the state.
Lorna Smith: The Small Flows Journal provided information on low-interest loans for multi-family housing. Unsure if the journal is still being published.

Transportation Plan

Zoe Ann Lamp: The Quimper Transportation Plan and also the SR 19 Corridor Study done by DOT are important to be familiar with when updating the Comprehensive Plan. The BOCC recently adopted the 6-year Transportation Improvement Program (TIP) on 09/15/2014. It highlights the improvement projects expected to take place over the next 6 years and potential funding for the projects. 30% of the program expenditures is for non-motorized transportation.

Stacie Hoskins: Public Works has done well at implementing the improvements, such as the Olympic Discovery Trail and “Safe Routes to School”.

Zoe Ann Lamp: Public Works just applied for a grant to install sidewalks from the Chimacum Grange to HJ Carroll Park and also up Cedar Avenue. Met with the School Director of Transportation last week to discuss the plan. Other planned projects include West Valley Road culvert replacement is to allow a fish passage, South Discovery Road realignment, where a steep cliff has been wearing away, and a portion of Center Rd has required constant maintenance and the County plansto repave.

Tom Brotherton: Since the opening of the pot shop in Discovery Bay, off Uncas Rd, there has been 1 fatality and 1 accident. Is it possible to install a turn lane?
Stacie Hoskins: Applicants must pay for the impact of their development/project.
There are limited financial resources and I can supply you with the contact information for Washington State DOT for you to discuss this issue with them.

Tim Woolett is lead on these amendments. The list of proposed changes are in the packet.

Frank Gifford, of Jefferson County Central Services, will be working on this section of the Comprehensive Plan, and he originally drafted this Chapter in the 1998

The line in/line out changes was created in anticipation of climate change and their impacts. Comprehensive Plans for other jurisdictions, including King County and City of Olympia were reviewed. The North Olympic RC&D was awarded a grant. The organization partnered with a consultant who specifically works in climate change and adaptation. The East Jefferson area will be benefitting from the grant, but not West Jefferson. Our first workshop will be scheduled in early November for determining vulnerable areas.

The County will not be making changes to the CWPP, and will be adhering to the Plan when collaborating with the City of PT to determine the population projections.

DCD researched court cases with David Alvarez, Jefferson County Prosecuting Attorney, and provided them at the Aug 24th Agricultural workshop. Cheri Scafl, of WDFW, presented data at the meeting that indicated Chum and Coho runs have increased over the last 10 years. DCD will be providing the Planning Commission with a report.

The Hood Canal Coordinating Council led the way on this program, partnering with Jefferson County and Kitsap County. Donna Frostholm is the planner assigned to this topic. The developer/applicant pays into the program and Hood Canal Coordinating Council provides the “mitigation”. DCD coming up with a list of improvements we would like to direct the monies toward.

Is this ILF proposed or already implemented?

The ILF program is already codified in JCC 18.25 Shoreline Master Program, and we would like to codify it in our Critical Areas Ordinance

Would like to discuss this subject further, as there are many drawbacks.

Group discussion regarding the marijuana moratorium and state regulations. No action was taken.

Next Planning Commission meeting scheduled for 11/5/14 at 6:30 pm at the Tri-Area Community Center.

Adjourned at 8:18 pm

These meeting minutes were approved this 5th day of November, 2014.

Kevin Coker, Chair

Elizabeth Williams, PC Secretary/Administrative Clerk