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Jefferson County Commissioners to Review Final Docket for Comp Plan Amendments, UDC Omnibus and Shoreline Master Program Update

Port Townsend, WA—The Board of County Commissioners (BoCC) will review the final docket for 2006 Comprehensive Plan amendments, along with the Unified Development Code (UDC) Omnibus amendment package and Shoreline Master Program (SMP) Update at their regularly scheduled meeting on Monday, May 22nd in the Commissioners Chambers at the Jefferson County Courthouse.

A public hearing on the 2006 Comprehensive Plan amendment docket will begin at 10:45 a.m. Department of Community Development (DCD) staff will present information on the SMP Update and the UDC Omnibus beginning at 2 p.m. In addition, three legislative proposals involving the Port Ludlow area will be discussed at 8 a.m.

“Our staff will be updating the Commissioners on a variety of projects including some that would require legislative action such as the three proposals from Port Ludlow entities,” said Al Scalf, DCD Director. “Finalizing the docket for the Comp Plan amendments by the BoCC is an important step in the annual process. They have also requested an update on the UDC Omnibus and the SMP Update.”

There are seven proposed **Comp Plan amendments**, two suggested amendments and five site-specific applications. The Jefferson County Planning Commission held a public hearing on April 5, 2006 concerning the question of whether to include the two suggested amendments on the Final Docket. The Planning Commission has recommended that both suggested amendments be docketed for consideration this year, as has the DCD staff. It now falls with the BoCC to establish the final docket. The BoCC invites input leading up to and during the public hearing on May 22nd. Once the docket is set, the next step includes DCD staff analysis of the proposals and the public review process coordinated through the Planning Commission.

A UDC Omnibus history will be presented to the BoCC including input from the Planning Commission and its UDC Review Committee. Passing the **UDC Omnibus amendment package** will improve permit efficiency, saving time and reducing application interpretation challenges for both the public and staff. The recommendations in the Omnibus will update out-of-date references, clarify definitions and revise provisions for consistency with updated state law and recent court decisions regarding land use issues.

Long-Range Planning staff will brief the BoCC on the **Shoreline Master Program Update**, including \$365,000 of grant funds awarded by Washington Department of Ecology. Technical and policy advisory committees have been formed as well as the hiring of two consulting firms, with all on task. Committee meetings and other public events will invite and encourage citizen input throughout the update process. A dynamic, multi-day community event called the Shoreline Charrette will be held in October with a variety of educational presentations, public open houses, committee work sessions and focus group discussions.

Also on May 22nd, three requests from Port Ludlow groups will be before the BoCC for legislative action. They are as follows:

A Port Ludlow **Development Agreement Amendment** was proposed by Port Ludlow Associates (PLA). PLA has applied for an amendment to the existing Development Agreement with the County that would allow timeshare use in Ludlow Cove.

The Port Ludlow **Drainage District** has proposed a **Development Regulation Amendment** to include the Port Ludlow Comprehensive Stormwater Drainage Plan in the UDC. This suggested amendment seeks to provide guidance for drainage designs specific to the northern Port Ludlow landscape.

Property owner Michael Holland proposed an amendment to the existing Master Planned Resort zoning code which currently precludes the subdivision of his **Ludlow Beach Tract** property. This amendment may allow others to subdivide as well.

For more information on these issues, visit www.co.jefferson.wa.us/commdevelopment and contact Long-Range Planning at planning@co.jefferson.wa.us or 379-4450.

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