

**JEFFERSON COUNTY  
BOARD OF COUNTY COMMISSIONERS**

**AGENDA REQUEST**

**TO:** Board of County Commissioners  
John Fischbach, County Administrator

**FROM:** Dept. of Community Development (DCD) Long-Range Planning

**DATE:** August 23, 2004

**SUBJECT:** Draft ordinance for adoption of Comprehensive Plan and UDC Amendments for Irondale/Hadlock UGA [MLA04-29 & MLA04-30]

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**STATEMENT OF ISSUE:**

On August 9, the Board approved by motion the Planning Commission (PC) recommendation for goals, policies, plans, maps and development regulations for the Irondale and Port Hadlock Urban Growth Area (UGA). The Board directed staff to add findings to the draft adopting ordinance, to add an action item to the UGA Transportation Plan, and to modify the Future Land Use and Zoning maps pursuant to the August 9 discussion. Attached to this agenda request are a draft ordinance for adoption of the UGA proposals, substitute pages for insertion into the UGA Comp Plan element and Transportation Plan, and a new set of UGA maps.

**ANALYSIS/STRATEGIC GOALS/PROS and CONS:**

The draft ordinance dated August 3 has been modified pursuant to the discussion with the Board on August 9. Findings have been added concerning water availability, transportation planning strategies involving access management, commercial acreage characterization, the Chimacum estuary restoration project, growth management indicators, and changes to the Future Land Use and Zoning maps.

Aside from technical mapping issues as discussed in the agenda request for August 9, the Future Land Use map and Zoning map have been modified to reflect a change in designation for the Curtiss Street neighborhood, which is now designated Moderate Density Residential. Properties on or near Irondale Road that either have existing commercial businesses, are vacant, or have existing multi-family residences are designated Urban Commercial, as recommended by the UGA Task Force and the Planning Commission. This action is in response to comments by residents of the Curtiss Street neighborhood and others about potential negative consequences with Urban Commercial designation for that residential area.

A point of clarification needs to be made with regard to regulations that apply to existing residences in Commercial zones. In the agenda request August 9, a description is provided of applicable regulations for legal, nonconforming uses, which is the case when a use is a “no” use for a particular zone, but the use in a particular spot pre-dates the adoption of the development regulations in effect. In this case, the use table says “existing only” for residences in the Urban Commercial designation. These would be treated as conforming—rather than legal, nonconforming—in the context of rebuilding, remodeling, and expansion. There are no set limits on the size of expansion, for example, whereas there are limits to these activities for legal, nonconforming uses.

No policy decision was reached on August 9 regarding how an amendment to the UGA Zoning map would be processed procedurally—either as a suggested amendment or a site-specific amendment with a corresponding

application fee. One possibility is to allow for both types of processes. A suggested amendment process would be an infrequent County-initiated planning process undertaken in the context of an area-wide planning effort. A site-specific amendment process would be triggered at any time by an application submitted by a landowner or representative with the corresponding fee. The Type V legislative amendment would be reviewed as quickly as possible through the Planning Commission public process, subject to reasonable expectation of incorporation into the Planning Commission work plan in place at the time of application. Either style of process involves a 60-day notice to the State Dept. of Community, Trade, and Economic Development (CTED) and other State agencies.

**FISCAL IMPACT/COST-BENEFIT ANALYSIS:**

The process of adopting a UGA proposal fits within the 2004 Long-Range Planning budget. The policy that the Board enacts with regard to amendment of the UGA zoning map may have implications for the County budget.

**RECOMMENDATION:**

Staff recommends that the Board adopt the ordinance as drafted. The following changes have been made to the UGA proposal documents:

1. The Curtiss Street and Randolph Street area has been modified on both the Future Land Use map (Fig. 2-1) and Zoning map (Fig. D-1). The area dominated by residential development has been designated Urban Residential on the Future Land Use map and Moderate-Density Residential on the Zoning map. The area dominated by existing commercial businesses and vacant lots closer to Irondale Road has been designated Urban Commercial on both maps.
2. Parcel number 901 024 102 is zoned Commercial instead of Public, correcting a map error.
3. The whole of parcel number 901 024 103 is zoned Commercial instead of split-zoned between Commercial and Public, correcting a map error.
4. The map figures have been re-labeled (e.g., Fig. 2-2 to Fig. D-1).
5. A strategy addressing access management planning has been included in the UGA Transportation Plan.
6. Some text and tables have been modified to reflect acreage values per land use or zoning district for the new Future Land Use and Zoning maps.

The draft ordinance reflects these changes and includes additional findings concerning water availability, commercial acreage, growth management indicators, and other topics.

**REVIEWED BY:**

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John Fischbach, County Administrator

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Date