

CC: DCD
CS
Am.
RM } 12.10.18

JEFFERSON COUNTY
STATE OF WASHINGTON

AN ORDINANCE ADOPTING THE 2018 }
JEFFERSON COUNTY COMPREHENSIVE } ORDINANCE NO. ~~14-1210-18~~
PLAN, ADOPTING AMENDMENTS TO THE }
UNIFIED DEVELOPMENT CODE, AND }
REPEALING ORDINANCES RELATING TO }
THE 2004 JEFFERSON COUNTY }
COMPREHENSIVE PLAN. }

WHEREAS, Jefferson County adopted a revised Comprehensive Plan in 2004; and

WHEREAS, Jefferson County is required under the Growth Management Act (“GMA”) codified as Chapter 36.70A.010 RCW and under the Chapter 18.45 of the Jefferson County Code (“JCC”) to conduct a periodic review and update of its Comprehensive Plan and Development Regulations to ensure consistency with updated state laws and regulations, population and employment projections, and county policy decisions; and

WHEREAS, the Jefferson County Board of Commissioners (“BoCC”) has completed its professional periodic review and deliberations on the record, public notice, and public comment with respect to all proposed amendments to Jefferson County’s Comprehensive Plan (“Comprehensive Plan”), originally adopted by Resolution No. 72-98 on August 28, 1998 and as subsequently amended; and

WHEREAS, work on the 2018 Comprehensive Plan update began in 2014 with the Jefferson County staff and the Jefferson County Planning Commission (“Planning Commission”); and

WHEREAS, from 2014 forward, Jefferson County staff, the Planning Commission, and the BoCC encouraged early and continuous public participation in the planning process developing, implementing, and exceeding its public participation plan through public meetings, public hearings, and community-wide outreach programs; and

WHEREAS, discussions on the 2018 Comprehensive Plan were held with the City of Port Townsend, tribal governments, neighboring counties, state agencies, regional organizations, special districts, other local partners, and the general public; and

WHEREAS, Jefferson County staff prepared a Comprehensive Plan and Unified Development Code Amendment staff report which was made available to the public and presented to the Planning Commission and the BoCC; and

WHEREAS, the Planning Commission received written public comments and held public hearings on the periodic review and update of the Comprehensive Plan and Unified Development Code (Title 18 JCC) amendments on April 18, 2018 and April 19, 2018; and

WHEREAS, after thorough deliberations on the record, the Planning Commission transmitted its recommendations on the periodic review and update of the Comprehensive Plan, Master Land Use Application (“MLA”) 14-00086 and updates to the Unified Development Code, MLA 14-00087 on May 14, 2018; and

WHEREAS, Jefferson County staff proposed amendments to the periodic review and update of the Comprehensive Plan and Unified Development Code amendments to meet state regulations, to ensure document consistency, and to meet county-wide policies, in addition to amendments recommended by the Planning Commission; and

WHEREAS, the periodic review and update of the Comprehensive Plan and Unified Development Code amendments were transmitted to the Washington State Department of Commerce and other agencies for comment; and

WHEREAS, the periodic review and update of the Comprehensive Plan and Unified Development Code amendments were included in a State Environmental Policy Act (“SEPA”) review;

WHEREAS, Jefferson County staff issued an Addendum to the 1998 Draft and Final Jefferson County Comprehensive Plan Environmental Impact Statements (“EIS”) and subsequent Supplemental EISs and Addenda addressing potential revisions to the proposed Comprehensive Plan and Unified Development Code updates; and

WHEREAS, the BoCC received written public comment and held a public hearing on June 4, 2018 soliciting testimony on the Planning Commission’s and staff recommendations on the periodic review and update of the Comprehensive Plan and Unified Development Code amendments; and

WHEREAS, the BoCC thoroughly deliberated on the record in open public meetings and refined the periodic review and update of the Comprehensive Plan and Unified Development Code amendments from June through December 2018, holding a total of ten deliberation sessions; and

WHEREAS, the BoCC finds that the periodic review and update of the Comprehensive Plan and Unified Development Code amendments serve to benefit the health, welfare, safety, and lifestyle of the residents of Jefferson County; and

WHEREAS, the BoCC finds that the periodic review and update of the Comprehensive Plan and Unified Development Code amendments are consistent with county-wide planning policies and consistent with the comprehensive plans of other counties and cities with which Jefferson County has common border or regional issues; and

WHEREAS, the BoCC finds that the periodic review and update of the Comprehensive Plan and Unified Development Code amendments satisfies GMA requirements and JCC requirement for a periodic review and update; and

WHEREAS, the BoCC must evaluate the Comprehensive Plan using the criteria set forth in JCC 18.45.080(2)(c); and

WHEREAS, the BoCC makes the following additional findings, based on the full and complete record, pursuant to the JCC 18.45.080(2)(c):

(i) Have circumstances related to the proposed amendment and/or the area in which it is located substantially changed since the adoption of the Jefferson County Comprehensive Plan?

Since the adoption of the 2004 Jefferson County Comprehensive Plan, the Washington State Office of Financial Management has made population projections for Jefferson County. Jefferson County, in consultation with the City of Port Townsend, adopted growth allocations in Resolution #38-15. Growth for Jefferson County occurred at a slower rate than anticipated for in the 2003 projections. The slower growth rate has been addressed in the 2018 Comprehensive Plan; and

(ii) Are the assumptions upon which the [2004] Jefferson County Comprehensive Plan is based no longer valid; or is new information available, which was not considered during the adoption process or any annual amendments to the Jefferson County Comprehensive Plan?

The BoCC finds that new information relating to housing, employment, wages, traffic, capital facilities, and other factors are available since the 2004 Comprehensive Plan. Each element is updated to reflect and address the new information; and

(iii) Does the proposed amendment reflect current, widely held values of the residents of Jefferson County?

The BoCC finds that the 2018 Comprehensive Plan reflects currently and widely held values of the residents of Jefferson County. The 2018 Comprehensive Plan had an extensive public outreach program; and

(iv) Is growth and development as envisioned in the [2004] Comprehensive Plan occurring faster or slower than anticipated, or is it failing to materialize?

The BoCC finds that in a large part growth has occurred slower than anticipated; and

(v) Has the capacity of the county to provide adequate services diminished or increased?

The BoCC finds that the demand for public services and facilities likely will increase as population and employment increases. The Facilities and Utilities Element adopts level of service for facilities and services to support anticipated growth. The 2018 Comprehensive Plan identifies needed facilities, their timing, and needed revenue. In some cases, level of service is adjusted to ensure that Jefferson County continues to meet resident and business needs given its available funding, staffing, and resources. Jefferson County has planned for

a sewer system to serve the Port Hadlock / Irondale urban growth area. The 2018 Comprehensive Plan includes policies allowing alternative wastewater systems that do not preclude future installation of sewer service in the urban growth area; and

(vi) Is there sufficient urban land, as designated and zoned to meet projected demand and need?

The BoCC finds that there is sufficient urban land designated and zoned to meet projected demand and need; and

(vii) Are any of these assumptions under which the plan is based no longer found to be valid?

The BoCC finds all assumptions in the 2004 Comprehensive Plan valid; and

(viii) Are there changes in the county-wide attitudes? Do they necessitate amendments to the goals of the Comprehensive Plan and the basic values embodied within the Comprehensive Plan Vision Statement?

The BoCC finds that the updated Vision Statement reflects current county-wide attitudes as it was developed with extensive public participation; and

(ix) Are there changes in circumstances which dictate a need for amendment to the Comprehensive Plan?

The BoCC finds that new trends and conditions in Jefferson County, together with extensive public participation, resulted in changes to circumstances and a need to adopt the 2018 Comprehensive Plan; and

(x) Do inconsistencies exist between the Comprehensive Plan and the GMA or the Comprehensive Plan and countywide planning policies for Jefferson County?

The BoCC finds that there are no inconsistencies between the 2018 Comprehensive Plan, countywide planning policies, and the GMA. The periodic updates maintain consistency.

NOW THEREFORE, BE IT HEREBY ORDAINED, by the Jefferson County Board of Commissioners as follows:

Section 1. Findings. The BoCC hereby adopts the recitals (the WHEREAS statements) as its findings of fact in support of this Ordinance.

Section 2. 2004 Comprehensive Plan Repeal. The 2004 Comprehensive Plan and Ordinance Nos. 17-1213-04, 03-0228-05, 10-1212-05, 10-1002-06, 04-0702-07, 01-0128-08, 02-0128-08, 07-0707-08, 01-0105-09, 03-0323-09, 09-1109-09, 11-1215-09, 08-1213-10, 09-1213-10, and 02-1104-13 adopting and amending the 2004 Comprehensive Plan are hereby repealed as they relate to the Comprehensive Plan and

replaced by the adoption of this ordinance. The repealing of the 2004 Comprehensive Plan and the ordinances adopting and amending the plan does not repeal or affect any vested rights established by the plan or ordinances.

Section 3. 2018 Comprehensive Plan Adopted. The 2018 Comprehensive Plan, as set forth in **Exhibit A** and MLA14-00086, is incorporated by reference and adopted as the Jefferson County Comprehensive Plan. The 2018 Jefferson County Comprehensive Plan shall be transmitted to the Washington State Department of Commerce.

Section 4. Amendments to the Unified Development Code. The amendments to the Jefferson County Unified Development Code, as set forth in **Exhibit B** and MLA 14-00087, are incorporated by reference and adopted. The amendments to the Unified Development Code shall be transmitted to the Washington State Department of Commerce.

Section 5. Severability. If any section, subsection, sentence, clause, phrase or section of this Ordinance or its application to any person or circumstance is held invalid, the remainder of this Ordinance or its application to other persons or circumstances shall be fully valid and shall not be affected.

Section 6. Effective Date. The Ordinance becomes effective upon adoption by the BoCC.

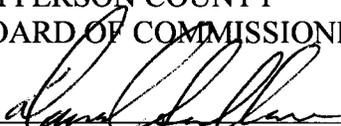
Approved and adopted this 10th day of Dec. 2018 at 10 : 26 a.m.

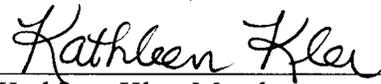
SEAL:



ATTEST

JEFFERSON COUNTY
BOARD OF COMMISSIONERS


David Sullivan, Chair


Kathleen Kler, Member


Kate Dean, Member

APPROVED AS TO FORM:


Carolyn Gallaway
Deputy Clerk of the Board

 12/10/18
Philip C. Hunsucker, Date
Chief Civil Deputy Prosecuting Attorney

**JEFFERSON COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA REQUEST

TO: Board of County Commissioners

**FROM: Joel Peterson, Associate Planner
Austin Watkins, Planning Manager
Patty Charnas, Community Development Director**

DATE: December 10, 2018

RE: Continued deliberations and potential action on the draft revisions to the periodic review and update of the Jefferson County Comprehensive Plan and Unified Development Code.

STATEMENT OF ISSUE: Commissioners will continue their review and deliberations of draft revisions on the periodic review and update of the Jefferson County Comprehensive Plan and Unified Development Code with potential legislative action adopting the Comprehensive Plan and Unified Development Code amendments.

ANALYSIS: On June 4, 2018, the Commissioners held a public hearing on the Planning Commission's recommended updates to the County's Comprehensive Plan and Unified Development Code ("UDC") amendments. During their initial deliberations on the hearing record, the Board requested staff to make revisions to the Comprehensive Plan for the Board's review and eventual adoption. In October 2018, the Department of Community Development ("DCD") submitted the revised draft Comprehensive Plan and UDC amendments to the Board for further deliberations. In October, November, and on December 3, 2018, the Board reviewed the revisions providing additional guidance to DCD.

DCD submits its revisions to the draft periodic review and update of the Jefferson County Comprehensive Plan and UDC amendments. The draft documents can be viewed on-line through the following link:

<http://test.co.jefferson.wa.us/WebLinkExternal/0/foi/1918366/Row1.aspx>

The Board is asked to continue its deliberations on the revised draft Comprehensive Plan and UDC. Once the Board completes its review of their requested revisions and is satisfied with the Comprehensive Plan and UDC amendments, the Board will take final action adopting the 2018 Jefferson County Comprehensive Plan and UDC amendments.

Attachments:

Revised Draft Comprehensive Plan
Revised Draft Unified Development Code Amendments
Board of County Commissioners Edit Matrix from 12/03/2018 Deliberation
Adopting Ordinance

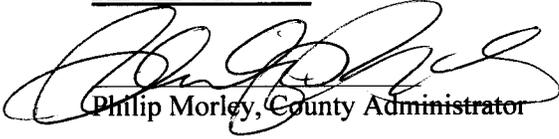
FISCAL IMPACT: None.

RECOMMENDATION: Continue review of the Comprehensive Plan and UDC as needed. For final legislative action, the Department of Community Development recommends the following Board motion:

“[I] move to adopt ‘AN ORDINANCE ADOPTING THE 2018 JEFFERSON COUNTY COMPREHENSIVE PLAN, ADOPTING AMENDMENTS TO THE UNIFIED DEVELOPMENT

CODE, AND REPEALING ORDINANCES RELATING TO THE 2004 JEFFERSON COUNTY COMPREHENSIVE PLAN” as reflected in the December 10, 2018 Regular Agenda attachments.”

REVIEWED BY:


Philip Morley, County Administrator

12/6/18

Date