

Process for Deliberation and Recommendations

October 16, 2019

1) Motion, Second, Discussion?

(Recommend one of the Following)

- A) Approve
- B) Deny
- C) Approve with Conditions or Modification

2) Deliberations

A) Comprehensive Plan

Deliberation may address:

- Population projections and allocation with respect to the adequacy of rural residential land, ability of UGA(s) to meet demand.
- The expected impact on rural character, open space, native vegetation, and variety of rural densities.
- Zoning designation criteria for rural residential 1:10 & 1:5.
- How are the various goals and policies of the Comp Plan balanced with respect to this proposal? (Land Use, Open Space, and Environment); are there other areas of relevance?

B) Required findings

i) **Growth Management Indicators** 18.45.050(4)(b)(i) through (4)(b)(vii)

[See September 4, 2019 Staff Report pp. 2-1 to 2-6]

- (4)(b)(i) Whether growth and development as envisioned in the Comprehensive Plan is occurring faster or slower than anticipated, or is failing to materialize.
- (4)(b)(ii) Whether the capacity of the county to provide adequate services has diminished or increased.
- (4)(b)(iii) Whether sufficient urban land is designated and zoned to meet projected demand and need.
- (4)(b)(iv) Whether any assumptions upon which the Comprehensive Plan is based are no longer found to be valid.
- (4)(b)(v) Whether changes in countywide attitudes necessitate amendments to the goals of the Plan and the basic values embodied within the Comprehensive Plan Vision Statement.
- (4)(b)(vi) Whether changes in circumstances dictate a need for amendments.
- (4)(b)(vii) Whether inconsistencies exist between the Comprehensive Plan and the Growth Management Act or the Comprehensive Plan and the Countywide Planning Policy for Jefferson County.

ii) **Required Findings:** 18.45.080(1)(b)(i) through (iii)

[See September 4, 2019 Staff Report Table 6. pp. 2-12 to 2-13]

- (1)(b)(i) Whether circumstances related to the proposed amendment and/or the area in which it is located have substantially changed since the adoption of the Comprehensive Plan
- (1)(b)(ii) Whether the assumptions upon which the Comprehensive Plan is based are no longer valid, or whether new information is available which was not considered during the adoption process or any annual amendments to the Jefferson County Comprehensive Plan

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(1)(b)(iii) Whether the proposed amendment reflects current widely held values of the residents of Jefferson County residents

iii) Site-Specific Required Findings: 18.45.080(1)(c)(i) through (viii) - Site Specific Findings
[See September 4, 2019 Staff Report Table 6. pp. 2-13 to 2-16]

(1)(c)(i) The proposed site-specific amendment meets concurrency requirements for transportation and does not adversely affect adopted level of service standards for other public facilities and services.

(1)(c)(ii) The proposed site-specific amendment is consistent with the goals, policies, and implementation strategies of the various elements of the Comprehensive Plan.

(1)(c)(iii) The proposed site-specific amendment will not result in probable significant adverse impacts to the county's transportation network, capital facilities, utilities, parks, and environmental features that cannot be mitigated, and will not place uncompensated burdens upon existing or planned service capabilities.

(1)(c)(iv) In the case of a site-specific amendment to the land use map, that the subject parcels are physically suitable for the requested land use designation and the anticipated land use development, including but not limited to access, provision of utilities and compatibility with existing and planned surrounding land uses.

(1)(c)(v) The proposed site-specific amendment will not create a pressure to change the land use designation of other properties, unless the change of land use designation for other properties is in the long-term best interests of the county as a whole.

(1)(c)(vi) The proposed site-specific amendment does not materially affect land use and population growth projections that are the basis of the Comprehensive Plan.

(1)(c)(vii) If within an unincorporated urban growth area (UGA), the proposed site-specific amendment does not affect the adequacy or availability of urban facilities and services to the immediate area and the overall UGA.

(1)(c)(viii) The proposed amendment is consistent with the Growth Management Act (RCW 36.70A), the Countywide Planning Policies for Jefferson county, any other applicable inter-jurisdictional policies or agreements, and any other local, state or federal laws.

C) The Record

- i) In addition to the guidance provided by GMA, the County-Wide Planning Policies, the Jefferson County Code, and the Comprehensive Plan, what else is in the record with respect to this proposal?
- ii) Can assertions in the record be confirmed by information from other sources?
- iii) Is the decision we are about to make based on the record?
- iv) Does the decision we are about to make, so far as we know, satisfy legal criteria?
- v) Is the decision we are about to make limited to the specific request at hand?

3) Repeat motion and vote