

2023 CP/UDC AMENDMENT CYCLE

MAY 8, 2023 BOARD OF COUNTY COMMISSIONERS, REGULAR AGENDA

AGENDA

1. Brief review of docket-setting process (Chapter 18.45 JCC)
2. Site-Specific amendment proposals
3. Suggested text amendment proposals
 - a) Community Development's Unified Development Code amendments proposal
 - b) Planning Agency (DCD & PC) Housing Amendments proposal

PRELIMINARY ITEMS

1. All site-specific (re-zone) proposals are advanced to the Final Docket (JCC 18.45.050)
2. Work on the suggested text amendments is not completed. The composition of the Final Docket will determine what is going to be worked on.
3. The Planning Agency has prioritized the 2023 proposals and selected an amount of work we believe can be accomplished this year.
4. Some areas of planning work have already been slated for 2024 (e.g. urban zoning review). If a portion of, or some aspect of this year's work requires longer analysis, it may be applicable to and be able to be layered into, the 2024 work.

BRIEF REVIEW OF DOCKET-SETTING PROCESS (CHAPTER 18.45 JCC)

- 1. Purpose.** Generally, no more than an annual process
- 2. Process** whereby county compiles and maintains a preliminary docket of proposed amendments
- 3. Timelines and procedures** for placing formal applications for amendments by interested parties (i.e., project proponents or property owners) on the final docket for review
- 4. Criteria for review** of the final docket by the Jefferson County planning commission and the Jefferson County board of commissioners.
- 5. Public Participation.** Solicit suggested amendments to the Comprehensive Plan from the public, and provide an opportunity for public comment on any proposed amendments.
- 6. Planning Commission Role.** Planning Commission is an advisory body that shall make recommendations to the County Commissioners on all Comprehensive Plan matters.

Process and Proposed Timeline for Establishing and Processing the Docket	
Date	Activity
March 1, 2023	Deadline for submittal of proposed Comp Plan and UDC text Amendments for the preliminary docket per JCC 18.45.040(2)(a).
April 19, 2023	The Planning Commission holds a public hearing on the Preliminary Docket and crafts a recommendation to the BoCC on what should be the final docket.
May 8, 2023	Staff presents the Preliminary Docket and Planning Commission Recommendation to the BoCC.
July 3, 2023	If BoCC holds hearing on the Final Docket, it shall be no later than first meeting in July.
October, 2023	Planning Commission reviews Staff Report and Recommendation, holds public hearing and makes recommendation to the BoCC on approval of proposed amendments.
Oct - Nov, 2023	BoCC reviews proposed amendments, Staff and Planning Commission recommendations. Holds public hearing if changing Planning Commission recommendation. Staff drafts adopting ordinance.
December 11, 2023	The BoCC shall take final legislative action on 2023 Docket by second regular board meeting in December, unless extended by the BoCC consistent with WAC 365-196-640(3)(a).
<i>Scheduled as required by Chapter 18.45 JCC</i>	

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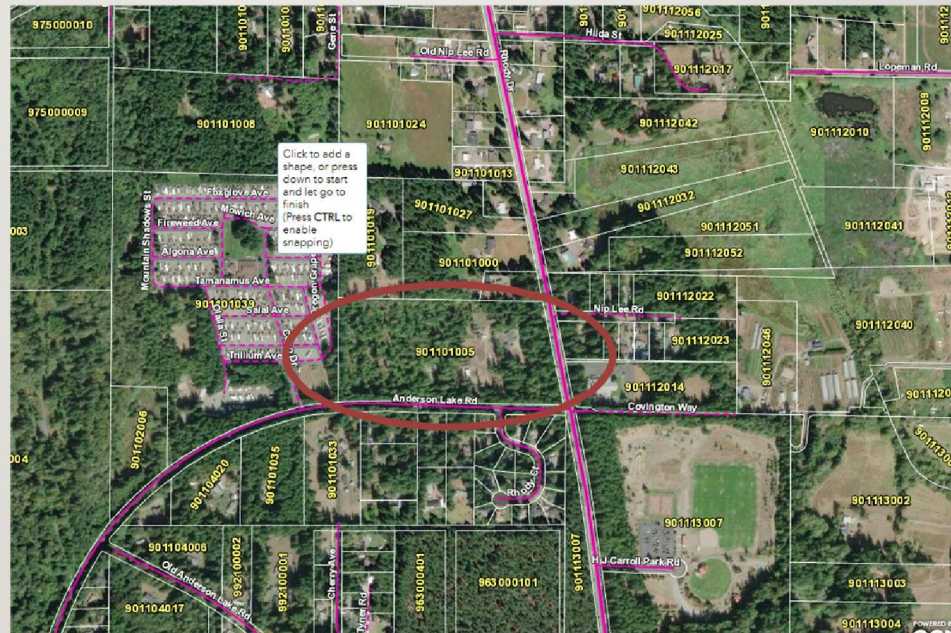
2023 AMENDMENT CYCLE SITE-SPECIFIC ZONING AMENDMENT PROPOSAL

#1 Midori Farms Proposal
Rezone 14.5 Acres from
RR-5 to AL-20



2023 AMENDMENT CYCLE SITE-SPECIFIC ZONING AMENDMENT PROPOSAL

#2 YEP PROPERTY
17-acres
Residential Upzone
from RR20 to RR5



2023 AMENDMENT CYCLE SITE-SPECIFIC ZONING AMENDMENT PROPOSAL

#3 Bayside Housing and Services Rezone UGA Commercial to UGA High-Density Residential



Exhibit A

Woodley Place Vicinity land use



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ADVANCE PRIORITIZATION WORK ON PRELIMINARY DOCKET



Jefferson County Planning Commission and
Community Development Long-Range Planning

Annual Report—2022

January 25, 2023



JEFFERSON COUNTY CODE AMENDMENTS

SUGGESTED AMENDMENT

Omnibus Amendments, to Title 18 Unified Development Code (UDC)

1. Corrections
2. Add clarity to areas needing formal interpretation
3. Keeping Code Current

SUGGESTED AMENDMENTS

Housing amendments package for
additional congregate housing options &
affordable housing cluster overlay.

WORKFORCE HOUSING AMENDMENTS, CP & UDC

CONGREGANT HOUSING

1. Provide housing with “wider doors”, allowing more people to be housed per residential parcel.
2. Performance-based Standards within existing site development standards
3. Flexibility in Design and Implementation

FINAL DOCKET RECOMMENDATION

Community Development recommends the two suggested text amendment proposals go forward in the 2023 amendment cycle.

Amendment proposal to increase opportunities for workforce and affordable housing is critically important, time-sensitive, and within a favorable climate of developing additional housing solutions.

Maintenance of the UDC is an important task to regularly address, and many pending amendments need to be completed in 2023. If there are UDC amendment proposals that need additional analysis, they can be placed on the slate for 2024.