

**JEFFERSON COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA REQUEST

TO: Board of County Commissioners (BoCC)
Mark McCauley, County Administrator

FROM: Josh D. Peters, AICP, Community Development Director

DATE: January 8, 2024

RE: Public Hearing on Proposed Shoreline Master Program (SMP) Amendments
per Periodic Review

STATEMENT OF ISSUE:

Jefferson County is in the final stages of completing a Periodic Review of our Shoreline Master Program (SMP), as required by the Shoreline Management Act (SMA) statute and administrative rules. On December 11, 2023, the Board held a briefing regarding the Planning Commission recommendations for amending the SMP and opted to hold a public hearing on the proposal. Department of Community Development (DCD) staff coordinated with the Clerk of the Board to schedule the hearing for Monday, January 8, 2024, at 10:30 AM.

On December 18, 2023, the Board approved a public hearing notice, which was posted online and submitted for publication in the paper of record, *The Port Townsend & Jefferson County Leader*. The hearing notice is attached to this agenda request, along with two PDF files that represent the recommended line-in-line out amendments to the Jefferson County Code (JCC):

- 1) Planning Commission-recommended SMP – Track Changes (with annotations)
- 2) Corresponding amendment to JCC 18.40.040 (project permit application framework)

These documents, together with ample background information, are available on DCD's Periodic Review webpage:

www.co.jefferson.wa.us/1481/Shoreline-Master-Program-Periodic-Review

ANALYSIS:

The Board approved a motion to schedule a public hearing on proposed SMP amendments prior to adopting amendments by ordinance and submitting the local government decision to the Washington Department of Ecology, as required by the SMA. Staff anticipates scheduling time for Board deliberation on Tuesday, January 16, following the January 8 hearing. Based on Board direction, Staff will draft an ordinance for adopting SMP amendments. The proposed ordinance will be submitted along with an agenda request for a future Board meeting.

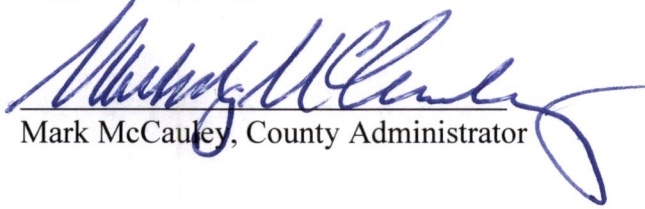
FISCAL IMPACT:

There are budgeted funds for staff time and consultant services associated with this process.

RECOMMENDATION:

Hold the hearing, consider input, deliberate, and decide on SMP amendments to submit to Ecology for state review and consideration.

REVIEWED BY:


Mark McCauley, County Administrator

1/3/24
Date

Jefferson County Code

The following edits have been part of the SMP Periodic Update review process. Ecology prefers the County not include other edits in the unified development code, but the County can show the edits as a related.

18.40.040 Project permit application framework.

Table 8-1. Permits – Decisions

Type I'	Type II	Type III	Type IV	Type V
Septic permits	Classification of unnamed and discretionary uses under Article II of Chapter 18.15 JCC	Reasonable economic use variances under JCC 18.22.250	Final plats under Chapter 18.35 JCC	Special use permits, such as for siting essential public facilities under JCC 18.15.110
Allowed uses not requiring notice of application (e.g., "Yes" uses listed in Table 3-1 in JCC 18.15.040 , building permits, etc.)	Release of six-year FPA moratorium for an individual single-family residence under JCC 18.20.160	PRRDs under Article VI-M of Chapter 18.15 JCC and major amendments to PRRDs under JCC 18.15.545 (3)	Final PRRDs under Article VI-M of Chapter 18.15 JCC	Jefferson County Comprehensive Plan amendments under Chapter 18.45 JCC
Minor amendments to planned rural residential developments (PRRDs) under JCC 18.15.545	Cottage industries under JCC 18.20.170	Shoreline substantial development permits , conditional use permits, and variance permits under the Jefferson County shoreline master program (SMP)		Amendments to development regulations
Home businesses approved under JCC 18.20.200	Short subdivisions under Article III of Chapter 18.35 JCC	Plat alterations and vacations under JCC 18.35.030 (3)		Amendments to the Jefferson County SMP
Temporary outdoor use permits under JCC 18.20.380	Binding site plans under Article V of Chapter 18.35 JCC	Long subdivisions under Article IV of Chapter 18.35 JCC		Subarea and utility plans and amendments thereto
Stormwater management permits under JCC 18.30.070	Administrative conditional use permits under JCC 18.40.520 (1)	Discretionary conditional use permits under JCC 18.40.520 (2)		Development agreements and amendments thereto under

Shading in Comment Flags: 1) **Yellow** in response to public comments within Planning Commission Recommendations October 2021. 2) **Pink** changes in response to Ecology initial review and Planning Commission discussions in 2023. 3) **Blue** based on Planning Commission motions.

December 2023: Permit Application Framework Amendments related to SMP

Type I'	Type II	Type III	Type IV	Type V
	and listed in Table 3-1 in JCC 18.15.040 as "C(a)"	[i.e., listed in Table 3-1 in JCC 18.15.040 as "C(d)"] where required by administrator		Article XI of this chapter
Road access permits under JCC 18.30.080	Discretionary conditional use permits under JCC 18.40.520 (2) listed in Table 3-1 in JCC 18.15.040 as "C(d)" unless Type III process required by administrator	Conditional use permits under JCC 18.40.520 (3) [i.e., uses listed in Table 3-1 in JCC 18.15.040 as "C"]		Master plans for master planned resorts
Sign permits under JCC 18.30.150	Minor variances under JCC 18.40.640 (2)	Major variances under JCC 18.40.640 (3)		Amendments to the Unified Development Code
Boundary line adjustments under Article II of Chapter 18.35 JCC	Shoreline substantial development permits under the Jefferson County shoreline master program (SMP) Administrative conditional use permits, under Jefferson County SMP, JCC 18.25.620 (3) listed in JCC 18.25.220 , Table 18.25.220 as "C(a)" Discretionary conditional use permits under Jefferson County SMP, JCC 18.25.620 (4) listed in JCC 18.25.220 , Table 18.25.220 as "C(d)," unless Type	Wireless telecommunications permits under JCC 18.20.130 and Chapter 18.42 JCC		

Commented [LG1]: Response to Comment: 12.23

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December 2023: Permit Application Framework Amendments related to SMP

Type I ¹	Type II	Type III	Type IV	Type V
	III process required by administrator			
Minor adjustments to approved preliminary short plats under JCC 18.35.150	Wireless telecommunications permits under JCC 18.20.130 and Chapter 18.42 JCC	Major industrial development conditional use approval under Article VIII of Chapter 18.15 JCC		
Minor amendments to approved preliminary long plats under JCC 18.35.340	Small-scale recreation and tourist (SRT) uses in SRT overlay district under JCC 18.15.572 .	Forest practices release of a moratorium under Chapter 18.20 JCC		
Site plan approval advance determinations under Article VII of this chapter and boundary line agreements under Article VIII of Chapter 18.35 JCC	Plat alterations under JCC 18.35.670 .			
Exemptions under the Jefferson County SMP				
Revisions to permits issued under the Jefferson County SMP				

¹ If not categorically exempt pursuant to SEPA, Type I projects shall be subject to the notice requirements of JCC [18.40.150](#) through [18.40.220](#) and Article X of this chapter (the SEPA integration section).

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