

Summary Handout on the Proposed **Brinnon Subarea Plan**

Background

In 1999, the Board of County Commissioners (BOCC) appointed a volunteer committee, the Brinnon Subarea Planning Group (BSPG), for the task of developing a recommended Brinnon Subarea Plan to, among other goals, fulfill LNP 4.8 from the 1998 Comprehensive Plan. In 2001, the BSPG gave the BOCC a Brinnon Subarea Plan proposal dated August 28, 2001. In early 2002, the Planning Commission gave a recommended Brinnon Subarea Plan dated January 16, 2002 to the BOCC, which has since directed the Department of Community Development (DCD) to make specific changes to the proposal and include the Brinnon Subarea Plan and associated Comprehensive Plan and Unified Development Code (UDC) amendments in the annual Comprehensive Plan amendment cycle beginning May 1, 2002. The public process review of the proposal will include the preparation of a Supplemental Environmental Impact Statement (SEIS) and a second round of deliberation by the Planning Commission and BOCC.

Effect of the Subarea Plan (if and when adopted)

The Brinnon Subarea Plan would be a chapter of the County Comprehensive Plan with goals and policies specific to the Brinnon area (Planning Area #11). Among the goals and policies in the proposed Brinnon Subarea Plan are those that affect the way some types of development and land use applications in some districts within the Brinnon area would be reviewed by the County. The UDC amendments associated with the proposed Brinnon Subarea Plan are intended to implement the goals and policies of the Brinnon Subarea Plan in terms of development regulations. Future development and land use applications in the Brinnon area would be reviewed under the UDC as amended per the Brinnon Subarea Plan. Each and every element of the UDC *not* amended together with the adoption of the Brinnon Subarea Plan would continue to apply to development and land use applications made in the Brinnon area, including the full effect of environmentally sensitive area and Shoreline Master Program protections. Certain types of development and land use applications that would be reviewed under different criteria or procedures than elsewhere in Jefferson County are briefly described under the “Five Key Features” section below.

Elements of the Subarea Plan

The layout of the proposed Brinnon Subarea Plan is similar to that of the Comprehensive Plan. The Subarea Plan includes the following chapters: Vision Statement, Introduction, Plan Implementation and Monitoring, Land Use and Rural Element, Natural Resource Conservation Element, Housing Element, Parks & Recreation, Economic Development Element, Natural Environmental Element, Essential Public Facilities Element, Transportation, Utilities Element, Capital Facilities Element, and Conclusion.

Five Key Features of the Subarea Plan

The proposed Brinnon Subarea Plan contains five key features that when implemented may affect the way development and land use applications are reviewed and processed by the County. The five key features are briefly described as follows:

Brinnon Rural Village Center (RVC)—revisited

The Brinnon Subarea Plan proposes to approximately double the existing 34-acre Brinnon RVC created with the adoption of the Comprehensive Plan in 1998. The revised RVC would extend to Dosewallips Road to the north and Schoolhouse Road to the west. Refer to Figure BR-6 in the proposed Brinnon Subarea Plan. The RVC is a mixed-used commercial/residential zone. Land use would continue to be regulated under the “Rural Village Center” column in the Rural Commercial section of Table 3-1 in the UDC. The revisited Brinnon RVC must satisfy criteria in the Growth Management Act (GMA) for designating “Limited Areas of More Intensive Rural Development” (LAMIRDs).

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Brinnon Light Industrial (LI) District—proposed

To the north of Dosewallips Road lie three parcels proposed for inclusion in a Brinnon Light Industrial District. The parcels include the gravel pit on Highway 101 and the acreage above the gravel pit. In total, just over 20 acres are proposed for the LI District. Land use would be regulated under the “Light Industrial” column in the Rural Industrial section of Table 3-1 of the UDC.

WaWa Point Small-scale Recreation & Tourist (SRT) Use Overlay District—proposed

See Figure BR-9 for a depiction of the 18.7 acres included in this proposed overlay district. Applications for small-scale recreation and tourist (SRT) uses would be handled differently within the WaWa Point SRT overlay than in other parts of the county. SRT uses are governed under UDC 4.35 and require a conditional use permit (CUP). In the WaWa Point SRT overlay, a Type II permit (public notice but no public hearing) would be required instead of a CUP. Some of the other criteria in UDC 4.35 would be modified for applications in the SRT overlay. Consult the proposal for details.

Home Business/Cottage Industry (HB/CI) Brinnon Planning Area Remote Rural (BPA—RR) Overlay District—proposed

HB/CI are regulated through UDC 4.20 and 4.17. The BPA-RR would grant some exceptions and relaxations of the countywide standards due to the remote rural nature of the Brinnon area. The West End of Jefferson County enjoys some of these same exceptions and relaxations of the HB/CI regulations. Based on recent deliberation by the BOCC, the HB/CI regulations for the BPA-RR overlay district would fall between the exceptions and relaxations granted the West End and the countywide standards. Consult the proposed Brinnon Subarea Plan and associated UDC amendments dated May 1 for details.

Black Point Master Planned Resort (MPR)—recommended by Subarea Planning Group (requires MPR development application approval)

After discussing the history, current land use, and future of the Black Point area, the BSPG desired to suggest that the potential of the area matched the characteristics of a master planned resort (MPR), a land use tool provided by the Growth Management Act. Amendments to the Comprehensive Plan and UDC in 2001 established a permit review process for MPR applications countywide. An MPR application for the Black Point area or any other area in Jefferson County would need to meet all applicable criteria in State law, the Comprehensive Plan, and the UDC. Adoption of the proposed Brinnon Subarea Plan in and of itself would not amend the County Land Use Map for the Black Point area.

In order for an MPR to be created at Black Point, an applicant or applicants would need to submit an MPR application and successfully meet all applicable criteria. Site-specific, project action environmental review under the State Environmental Policy Act would be required as part of the application process. The proposed Brinnon Subarea Plan includes general policy statements that support the idea of an MPR at Black Point and a conceptual boundary map. An actual MPR application may or may not propose the same boundary as the conceptual MPR boundary depicted in Figure BR-11. The policy statements in the Brinnon Subarea Plan would be used by DCD to evaluate an MPR application for Black Point, in addition to the existing policies and regulations in the Comprehensive Plan and UDC. Until such time as an MPR is created in the Black Point area through a successful application, land use for the properties within the conceptual MPR boundary would be regulated per the existing land use districts and the UDC.

Questions? More information?

If you have questions about the proposed Brinnon Subarea Plan, contact DCD Associate Planner Josh Peters at (360) 379-4466 or <jpeters@co.jefferson.wa.us>. Visit the DCD website for more information and to follow the subarea planning process (www.co.jefferson.wa.us/commdevelopment, then Long-Range Planning—Comprehensive Plan—Subarea Plans).