

ADOPTED AND EFFECTIVE DECEMBER 13, 2002
AS AMENDED THROUGH THE 2004 EPILOGUE
ADOPTED THROUGH ORDINANCE FEBRUARY 23, 2004

BOARD OF COUNTY COMMISSIONERS PREFERRED ALTERNATIVE:
MAY 1, 2002
MODIFIED FROM JANUARY 16, 2002 DRAFT
RECOMMENDED BY PLANNING COMMISSION
AND AUGUST 28, 2001 DRAFT
RECOMMENDED BY BRINNON SUBAREA PLANNING GROUP

Brinnon Subarea Plan

A Chapter of the
Jefferson County Comprehensive Plan

3 Brinnon Subarea Plan Epilogue

This Epilogue supplements the Brinnon Subarea Plan adopted in 2002 and represents a response from the Jefferson County Board of County Commissioners (BOCC) to the Western Washington Growth Management Hearings Board (Hearings Board) Amended Final Decision and Order No. 03-2-0007, issued November 3, 2003.

The Hearings Board determined that the 21.6-acre Light Industrial district established north of and adjacent to Dosewallips Road and west of and adjacent to US Highway 101 is non-compliant with the Growth Management Act (GMA), RCW 36.70A. Refer to BR-6 for a graphic depiction of the Light Industrial district adopted in December 2002.

The non-compliant Light Industrial District referred to on pages 28-32 is replaced with a Small-scale Business and Cottage Industry (SBCI) Overlay District based on RCW 36.70A.070(5)(d)(iii), a provision of the GMA that allows for intensification of development and new development of small-scale business and cottage industry in rural areas (i.e., outside of urban growth areas), subject to criteria outlined in that section. The “Dosewallips SBCI Overlay” functions similarly to the WaWa Point Small-scale Recreation and Tourist (SRT) Overlay established through the Brinnon Subarea Plan in that it represents an area that has been identified in the planning process as particularly suited for non-residential development because of its characteristics. Development regulations in the Dosewallips SBCI Overlay would be modified as compared to regulations applied to other types of cottage industry in the Brinnon area, similar to the way that regulations in the WaWa Point SRT Overlay are modified from the standard SRT regulations countywide.

Specifically, cottage industry proposals in the 21.6-acre Dosewallips SBCI Overlay are subject to the provisions of the Brinnon Planning Area—Remote Rural Overlay (BRPA – RR Overlay) as codified in the Unified Development Code (UDC) Section 3.6.12, with the following exceptions:

1. A small-scale business or cottage industry land use approval application in the Dosewallips SBCI Overlay shall be reviewed as a Type I permit process under Section 8 of the UDC.
2. The limit on the number of employees permitted in any given small-scale business or cottage industry in the Dosewallips SBCI Overlay shall be twenty-five (25); a proposal for a greater number of employees requires approval under a conditional use permit process, a Type III permit process under Section 8 of the UDC.
3. Small-scale businesses and cottage industries in the Dosewallips SBCI Overlay shall be exempt from the limitation on total building area dedicated to the enterprise, as set forth in UDC 4.17.3.o for Cottage Industry and UDC 4.20.4.c for Home Business.

The UDC shall contain the specific regulations under a new Section 3.6.15: Small-scale Business and Cottage Industry (SBCI) Overlay District.

The Dosewallips SBCI Overlay is depicted in Figure BR-6 EP, which effectively replaces Figure BR-6 and is part of this Brinnon Subarea Plan Epilogue. Figure BR-6 EP displays the Brinnon Rural Village Center and the Dosewallips SBCI Overlay.

This Brinnon Epilogue effectively amends the following Goals and Policies in the Brinnon Subarea Plan:

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GOALS, POLICIES AND STRATEGIES:

GOAL:

G1.0 Enhance opportunity in and near the Brinnon Flats area by promoting mixed-use, small-scale business and cottage industry development that supports the “hamlet” character of the Brinnon center.

POLICIES:

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P1.3 Designate the 21.6 acres depicted in Figure BR-6EP as the Dosewallips Small-scale Business and Cottage Industry (SBCI) overlay district through adoption of the Brinnon Subarea Plan Epilogue.

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GOALS, POLICIES AND STRATEGIES:

GOAL:

G1.0 Establish Brinnon Planning Area—Remote Rural overlay district for the purpose of regulating home business and cottage industry activities. Establish Dosewallips Small-scale Business and Cottage Industry (SBCI) overlay district as set forth in Brinnon Subarea Plan Epilogue (refer also to P1.3 on page 32).

[end]