

**DETERMINATION OF SIGNIFICANCE
&
NOTICE OF ADOPTION
OF EXISTING ENVIRONMENTAL DOCUMENTS
Per WAC 197-11-360, 197-11-600, 197-11-630 and WAC 197-11-965**

Pursuant to the Washington State Growth Management Act, Jefferson County prepared a Comprehensive Plan (hereafter Plan) adopted on August 28, 1998. In accordance with the SEPA Rules, Washington Administrative Code (WAC) 197-11, Jefferson County issued a Determination of Significance (DS), indicating that the Plan may have probable significant adverse environmental impacts. The County subsequently conducted environmental review of the Plan and issued Draft and Final Environmental Impact Statements (EISs) comparing and analyzing the environmental impacts of implementing the Plan's proposed actions. The DEIS (dated 2/24/97) evaluated the environmental impacts anticipated to occur for each of the Plan's alternatives and their implementation measures. A FEIS was subsequently issued (5/27/98) as a follow-up to the DEIS that includes additional analyses and findings regarding changes made to the Draft Plan by the Board of County Commissioners and responses to public comments received on the DEIS.

Jefferson County now proposes to amend its Plan along with associated changes to the Official Zoning Map and the Unified Development Code (the County's adopted development regulations). The adoption of these plan amendments is a nonproject, programmatic action under SEPA, Chapter 43.21C RCW. The proposed amendments are as follows:

Suggested Policy Amendments:

MLA01-00215 submitted by Jefferson County. The proposal is to allow multi-family housing in all Rural Commercial Districts. As currently written, multi-family housing is only allowed in the Rural Village Centers at Port Hadlock, Quilcene, and Brinnon.

MLA01-00217 submitted by Jefferson County. The proposal is to undertake Comprehensive Plan and Unified Development Code amendments to allow the siting of Master Planned Resorts and provide standards for the review of Master Planned Resorts.

MLA01-00221 submitted by Jefferson County. The proposal is to undertake Comprehensive Plan and Unified Development Code amendments related to the elimination of building size limits, increased building height limits, and clarification related to impervious surface coverage in Rural Industrial Districts. The amendment would also provide definitions for "building envelope size" and "area of building coverage."

MLA01-00225 submitted by Jefferson County. The proposal is to clarify the criteria contained at Comprehensive Plan Land Use Policy 5.1 as they relate to the initial and future designation of Rural Commercial Districts pursuant to the Growth Management Act.

Proposed Site-Specific Amendments

MLA01-00200 submitted by Francis Thompson requesting a land use designation change in the Glen Cove area from Rural Residential one dwelling unit per five acres (RR 1:5) to Glen Cove Light Industrial/Commercial (L/C).

MLA01-00213 submitted by Linda Sexton requesting a land use designation change in the Chimacum area from Rural Residential one dwelling unit per five acres (RR 1:5) to Chimacum Neighborhood/Visitor Commercial Crossroad.

MLA01-00224 submitted by Eugene and Anna Brown requesting a land use designation change from Rural Residential one dwelling unit per five acres (RR 1:5) to a commercial designation allowing for the operation of a grocery store/retail sales.

MLA01-00227 submitted by Mark Secord requesting a land use designation change on Marrowstone Island from Rural Residential one dwelling unit per twenty acres (RR 1:20) to Rural Residential one dwelling unit per ten acres (RR 1:10).

MLA01-00232 submitted by J. Frank Schmidt & Sons Company requesting a land use designation change in the Brinnon area from Commercial Forest, Rural Forest, and Inholding Forest to an unspecified Rural Residential land use district.

The County has determined that adoption of these amendments is likely to have a significant adverse environmental impact on the environment. Therefore, the County finds, under WAC 197-11-360, that a new threshold determination is necessary and that a Determination of Significance (DS) is required for the adoption of these comprehensive plan amendments.

In accordance with WAC 197-11-630, Jefferson County undertook independent review of the DEIS/FEIS and found that the existing environmental documents referenced do provide adequate environmental review to satisfy the requirements of WAC 197-11-600 pertaining to adoption of the current proposal (comprehensive plan amendments). In accordance with WAC 197-11-360(2) and WAC 197-11-630(2), the County finds that issuance of a DS is required for adoption of these amendments and that the probable significant adverse environmental impacts anticipated by the proposed adoption have been covered by the range of alternatives and impacts analyzed in the existing DEIS/FEIS documents. Therefore, it has been determined by the Jefferson County SEPA Responsible Official that the DEIS/FEIS issued for the Comprehensive Plan serves as the requisite environmental review for the above referenced Comprehensive Plan amendments, and Jefferson County intends to adopt said documents in accordance with WAC 197-11-360(2) and WAC 197-11-630. The DEIS/FEIS are not subject to a pending appeal. The DEIS/FEIS were issued and circulated in accordance with WAC 197-11-455 and 197-11-460, which included appropriate public notice and comment periods. Extensive public comment (both in written form and oral testimony given at public hearing) was received on the DEIS and addressed in the FEIS as required by WAC 197-11-560. Therefore, in accordance with WAC 197-11-630, there is no new public comment period required for issuance of this DS and statement of adoption of the above-referenced existing environmental documents.