Port Ludlow Resort Plan Revision

Draft Supplemental Environmental Impact Statement

Jefferson County
Department of Community Development

April 2004
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Appendix C Landscaping Plan, Port Ludlow Resort
Appendix D Jefferson County Comprehensive Plan Parks and Recreation and Shoreline Comprehensive Plan Goals and Policies
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FACT SHEET

Proposed Action:
The proposed action will be processed as a Major Revision to the Port Ludlow Resort Plan, consistent with Section 3.90 of Jefferson County Ordinance No. 08-1004-99/Development Regulations for the Port Ludlow Master Plan Resort (MPR). The Resort Plan identifies the type and size of facilities to be located within the Resort Complex/Community Facilities Zone within the MPR. The proposed revisions to the Resort Plan will decrease the size of the remaining facilities proposed to be located within the Resort area. The Resort will be oriented to serving the traveling public, rather than serving as destination conference facility for large groups. New facilities are proposed to include a new Harbor Master restaurant (relocated), a new recreation building, a new marina office and store (retail), PLA offices within the former conference building, a new maintenance building, 101 new residential units, a 100-slip expansion of the marina, a central receiving dock, a new shoreline boardwalk/esplanade, additional off-street parking, open space and trails, and associated infrastructure improvements. In 2002, a project-level Supplemental EIS (Port Ludlow Marina Expansion SEIS) was prepared to address the 100-slip expansion of the marina.

Location:
The Port Ludlow MPR is located adjacent to and surrounding Port Ludlow Bay, Jefferson County, Washington. Port Ludlow Bay is located on the west shore of Admiralty Inlet at the mouth of Hood Canal (portions of Sections 9 and 16, Township 28, Range 1E). Within the MPR, the Resort complex is located north of the marina, between Oak Bay Road and Port Ludlow Bay. The location of the project is shown in Figures 1 and 2.

Lead Agency:
Jefferson County Department of Community Development
621 Sheridan Street
Port Townsend, WA 98368

Project Proponent:
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70 Breaker Lane
Port Ludlow, WA 98365

Responsible Official:
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621 Sheridan Street
Port Townsend, WA 98368
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621 Sheridan Street
Port Townsend, WA 98368

Jefferson County File No.:
SDP00-00014, Shoreline Primary Use Substantial Development Permit
(Application pending, to be processed after completion of EIS)

Adoption of Existing Environmental Document:
The following documents are adopted as part of this Supplemental EIS:

- Final Environmental Impact Statement, Port Ludlow Development Program (Jefferson County, 1993)
- Final Environmental Impact Statement, Inn at Port Ludlow (Jefferson County, 1993)
- Final Environmental Impact Statement, Jefferson County Comprehensive Plan (Jefferson County, 1998)
- Final Environmental Impact Statement, Port Ludlow Marina Expansion (Jefferson County, 2002)

Authors and Principal Contributors:
This Draft Supplemental Environmental Impact Statement (Draft SEIS) has been prepared under the direction of the Jefferson County Department of Community Development. Research and analysis was provided by:

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GeoEngineers, Inc.  Analysis of Upland Habitat and Artificial Lagoon
1550 Woodridge Drive SE
Port Orchard, WA 98366

Geralyn Reinart, P.E.  Transportation Analysis
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Seattle, WA 98109
Required Permits and Approvals:
The proposed action is a Major Revision to the Port Ludlow Resort Plan, consistent with Section 3.90 of Jefferson County Ordinance No. 08-1004-99/Development Regulations for the Port Ludlow Master Plan Resort. The required permits and approvals are as follows:

Jefferson County
- Resort Plan Revision, Department of Community Development (Hearing Examiner)
- Construction Plan Approval, Department of Public Works
- Plat Alteration, Department of Community Development (Hearing Examiner)
- Shoreline Primary Use Substantial Development Permit – Department of Community Development
- Building Permit – Building Department

State of Washington
- 401 Water Quality Certification – Department of Ecology
- Coastal Zone Management Consistency Determination
- Hydraulic Project Approval – Department of Fish and Wildlife

Federal Government
- U.S. Army Corps of Engineers Section 10 Permit – Docks and Pilings

Date of Issue of Draft SEIS:
April 23, 2004

Date Comments are Due:
May 24, 2004

Location of Draft SEIS for Review:
Copies of this Draft SEIS are available at the following locations for review:
Jefferson County Department of Community Development
621 Sheridan Street
Port Townsend, WA  98368
Technical reports, background data, and other relevant information are available at the Jefferson County Department of Community Development.

Electronic copies of this DSEIS are available to download and print at the Jefferson County website. The URL for this site is http://www.co.jefferson.wa.us/commdevelopment

Copies of the DSEIS are also available for sale for $22 at the Jefferson County Department of Community Development.
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Port Ludlow Beach Club
121 Marine Drive
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Foster Pepper & Shlefelman PLLC
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