



JEFFERSON COUNTY

PLANNING COMMISSION

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To: Board of County Commissioners
From: Planning Commission
Date: October 15, 2003
Subject: Recommendation for Site-Specific Applications included on 2003
Comprehensive Plan Amendment Docket

The Planning Commission is pleased to transmit its recommendations for the three (3)¹ site-specific applications on the 2003 Comprehensive Plan Amendment Docket:

1. MLA03-182; Northwest School of Wooden Boatbuilding; parcel 901013016; amend the land use map to designate the entirety of the subject parcel as part of the Port Hadlock Rural Village Center (RVC, a rural commercial district); currently approx. half of the 5-acre parcel is RVC and half is Rural Residential (RR) one dwelling unit per 5 acres (1:5).
2. MLA03-189; ANE Forests of Puget Sound, Inc.; parcel 901364012; land use map re-designation for approx. 40 acres from RR 1:20 to RR 1:10 district.
3. MLA03-231; Marilee, Gary and Kelly Phillips and Richard Jr. and Kristan Maki; parcels 702224003, 702224010, 702224011, 702224012, 702224023, 702224024, 702224025, 702224026; establishment of a Mineral Resource Land overlay district for approx. 37 acres in underlying RR 1:5 and RR 1:20 land use districts.

The Planning Commission held a public hearing on the site-specific applications on Wednesday, August 20, 2003.

¹ MLA03-225 was formally withdrawn by the applicant, Donna Pall, on September 3, 2003.

MLA03-182

On September 3, 2003, the Planning Commission voted five (5) in favor and three (3) opposed to recommend approval of the application, as recommended by staff.

MLA03-189

On September 3, 2003, the Planning Commission voted unanimously to recommend approval of the application subject to conditions proposed by staff in the August 6 staff report. The conditions are as follows:

1. Land division must occur through the Planned Rural Residential Development (PRRD) process per Section 3.6.13 of the Unified Development Code (UDC), including the provision that 75% of the 40 acres be reserved in open space [UDC 3.6.13.4.a(2)].
2. As part of fulfilling the open space requirement in the PRRD land division process, the entire portion of the area west of State Route 19 will be reserved as open space.

MLA03-231

On September 17, 2003, the Planning Commission voted five (5) in favor and none opposed, with one (1) abstention, to recommend approval of a Mineral Resource Land (MRL) overlay district in the Penny Creek Quarry area. The Planning Commission recommends the staff recommendation as presented on September 17. The revised staff recommendation amends and augments the original staff presentation in the August 6 staff report. The recommended MRL is depicted in Attachment "C" (attached), which was presented by staff to the Planning Commission on September 17 for the purpose of deliberation. The recommended MRL is subject to the following conditions:

1. A Boundary Line Adjustment (BLA) process is required under Sections 7 and 8 of the UDC involving the combination of parcels 702224011, 012, and the northeast corner of 003 such that a parcel is created equivalent to five (5) acres, the purpose of which is to fulfill the UDC criterion that an MRL overlay be surrounded by parcels no smaller than five acres in size on 100% of its perimeter.
2. A restrictive covenant is required for parcels 702224023, 024, 025, 026, 003, and 010 for the purpose of providing that each and every parcel in the new MRL overlay be at least ten (10) acres in size.
3. Submittal of a proposed reclamation plan to the State Department of Natural Resources (DNR) that encompasses the entire operation, including the current Quarry site, shall be concurrent with submittal of mineral resource extraction/stormwater management land use permit applications to the County.
4. Mineral extraction shall not occur in the new MRL overlay district without a reclamation plan approved by the DNR or an updated Sand and Gravel General Permit from the State Department of Ecology, if deemed necessary by that agency.

5. Upon issuance of County mineral resource extraction/stormwater management permits for the new MRL overlay district, should that occur, UDC conditions for Mineral Extraction, Mining, Quarry and Reclamation, found at Section 4.24, shall apply to the whole of the Penny Creek Quarry operation, including the existing operation site and the area previously under County ownership, to protect the general health, safety and welfare of the public. The conditions address, among other issues, hours of operation and noise (UDC 4.24.6) and performance standards and Best Management Practices (BMPs) for mining and quarrying within designated Susceptible Aquifer Recharge Areas (UDC 4.24.8 and 6.17). Permit application review may result in additional conditions.

The result of MRL overlay designation would be an additional 31.79 acres to the existing 19.34 acres under a 1997 MRL overlay designation. The total MRL overlay district for the area would be approximately 51 acres (51.13 acres).

In support of these recommendations the Planning Commission enters the following findings and conclusions:

1. These three formal site-specific amendments were brought forward through the Comprehensive Plan amendment process contained at Unified Development Code Section 9.4.
2. All three site-specific amendments were timely filed by the May 1, 2003 application deadline.
3. These amendments were formally brought before the Planning Commission on June 4, 2003 at a joint workshop with the Board of County Commissioners. Comprehensive Plan amendment applicants were invited to attend this meeting to discuss their proposals.
4. The Planning Commission held a duly noticed public hearing on August 20, 2003. Public comment related to the three proposed amendments was taken during the public hearing.
5. The Planning Commission deliberated on the proposed amendments at their regularly scheduled meetings on August 20, September 3 and September 17, 2003.
6. Pursuant to UDC section 9.5.4(b) [page 9-5], any recommendation regarding amendment to the Comprehensive Plan shall be based upon an inquiry into the listed growth management indicators.
7. For all three site-specific amendments, the Planning Commission concurs with the Department of Community Development recommendation and adopts the findings and conclusions proposed through the August 6, 2003 integrated Staff Report and SEPA Addendum and amended either orally or in writing thereafter.

Based upon public testimony and based upon formal deliberation concerning the site-specific applications on the 2003 Comprehensive Plan Amendment Docket, the Planning Commission submits these recommendations for consideration by the Board of County Commissioners.

Thomas C. McNerney
Planning Commission Chair

Cheryl Halvorson
Planning Commission Secretary

Attachment: Background information for MLA03-231 submitted by DCD to the Planning Commission on September 17, 2003; includes cover page and Attachments "A," "B," and "C."