



# JEFFERSON COUNTY

## DEPARTMENT OF COMMUNITY DEVELOPMENT

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September 22, 2004

**NOTICE OF INTENT TO AMEND COMPREHENSIVE PLAN AND UNIFIED DEVELOPMENT CODE  
AND  
NOTICE OF ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENTS  
AND AVAILABILITY OF SEPA ADDENDUM  
AND  
NOTICE OF PUBLIC HEARING BEFORE THE JEFFERSON COUNTY PLANNING COMMISSION  
ON 2004 COMPREHENSIVE PLAN AMENDMENT DOCKET**

Pursuant to the Washington State Growth Management Act (GMA) and State Environmental Policy Act (SEPA), Jefferson County is issuing an integrated GMA/SEPA document per WAC 197-11-210 through 197-11-235 in relation to the suggested amendments to the Jefferson County Comprehensive Plan and Unified Development Code (UDC) that constitute the final docket of the 2004 annual Comprehensive Plan amendment cycle. Jefferson County has determined that it is the appropriate SEPA lead agency for the proposal. Adoption of any Comprehensive Plan amendment and associated UDC amendments on the 2004 docket would be a non-project action under SEPA, Chapter 43.21C RCW.

Following are brief descriptions of each of the four (4) proposed amendments to the Comprehensive Plan. Each case has a Master Land Use Application (MLA) file number for reference. Each of the proposed amendments is considered a suggested amendment, as opposed to a site-specific amendment.

1. **MLA03-232** proposed by the Port of Port Townsend suggesting the following: (1) Proposes an Essential Public Facilities (EPF) district designation rather than an overlay for the Jefferson County Airport (JCIA); (2) proposes the establishment of an Airport Overlay based on a 55-DNL noise contour map projected through the year 2022 and adopted in 2004 with the Airport Master Plan (AMP); (3) proposes Comprehensive Plan and UDC changes related to the allowed and prohibited land uses within the Airport EPF and the Airport Overlay; (4) proposes a disclosure process by which prospective property owners and current owners who apply for certain land use approvals in the Airport Overlay would be informed about the close proximity to the JCIA and that the County does not consider noise impacts related to normal airport operations to be a public nuisance; and (5) proposes a future planning process in which industrial uses would be considered in or adjacent to the Airport EPF in order to promote Airport self-sustainability.
2. **MLA03-244** proposed by a citizen group, People for a Rural Quimper (PRQ), suggesting the following: Proposed Comprehensive Plan policy changes related to the elimination of requirements for Jefferson County to adopt an Airport Overlay or Noise Overlay ordinance and to support implementation of Airport Master Plan policies regarding land use at the Jefferson County International Airport.
3. **MLA04-27** proposed by Jefferson County suggesting the following: Proposal to consider a set of 253 parcels of land for designation as Agricultural Lands on the map of Comprehensive Plan Land Use Designations. The full parcel list is included and analyzed in the available Staff Report. This process is the final step in an Agricultural Lands planning effort initiated early last year and intended to complete tasks identified in the 1998 Comprehensive Plan.
4. **MLA04-28** proposed by Jefferson County suggesting the following: Part A of this proposal consists of Comprehensive Plan and UDC amendments developed by staff as part of the statutory 2004 growth management update requirements in the Growth Management Act (GMA), Chapter 36.70A. The principal areas for consideration are population allocation, capital facilities and transportation planning, and best available science as applied to the regulatory protection of environmentally critical areas. Part B involves a Planning Commission five-year assessment of the Comprehensive Plan and corresponding amendment proposal pursuant to UDC Section 9.5.4. The Planning Commission proposal is intended to replace or

eliminate outdated, redundant, and regulatory language and includes amendments to the following Comprehensive Plan chapters: Introduction; Plan Implementation and Monitoring; Land Use and Rural; Housing; Open Space, Parks and Recreation, and Historic Preservation; Economic Development; and Environment. The Planning Commission proposal also includes one site-specific land use re-designation involving 18 acres currently zoned Rural Residential 1:10 and occupied by the Wheel-In Motor Movie drive-in theater. Parcel number 001-282-007 located on Theater Road adjacent to the intersection of State Routes 19 and 20 is proposed for inclusion in the General Crossroad rural commercial district.

**GMA Notice:** This document serves as the 60-day notice of intent to amend the Jefferson County Comprehensive Plan and is being circulated per WAC 365-195-620 to State agencies on the list provided by the Washington State Office of Community Development of agency representatives responsible for reviewing proposed amendments to comprehensive plans.

**Adoption of Existing Environmental Documents and Notice of Availability of SEPA Addendum:** The document also serves as a notice of adoption of existing environmental documents and notice of availability of a formal SEPA document, an Addendum, pursuant to SEPA rules (Chapter 197-11 WAC). After review of the docket and existing environmental documents, the SEPA Responsible Official at the Department of Community Development (DCD) has determined that existing environmental documents, augmented by the integrated SEPA Addendum, provide adequate environmental review to satisfy the requirements of WAC 197-11-600 with regard to consideration of these suggested amendment proposals on the 2004 Docket. A Staff Report offering recommended action on these suggested Comprehensive Plan amendments has been integrated with a SEPA Addendum per WAC 197-11-235. In accordance with WAC 197-11-630, there is no new SEPA-specific public comment period in conjunction with this adoption notice. However, DCD and the Planning Commission are accepting general comments on the merits of these suggested amendments as detailed below.

The following existing environmental documents are being adopted:

- Draft and Final Environmental Impact Statements (DEIS/FEIS) and addenda prepared in anticipation of adoption of the Comprehensive Plan in 1998. The DEIS and FEIS are dated February 24, 1997 and May 27, 1998, respectively, and examined the potential cumulative environmental impacts of adopting alternative versions of the Comprehensive Plan.

Other relevant documents have been incorporated by reference in the combined Staff Report and SEPA Addendum.

**Planning Commission Public Hearing: NOTICE IS HEREBY GIVEN** that the Jefferson County Planning Commission will hold a public hearing to take comment on these Comprehensive Plan suggested amendments. Oral and written comment will be accepted as detailed below. The public hearing will occur on **Wednesday, October 6, 2004** beginning at **6:30 PM** at the **WSU Community Learning Center**, Shold Business Park, 201 W Patison, Port Hadlock.

**Public Comment Period:** The Planning Commission and DCD will accept written comments on the merits of these suggested amendments through **Wednesday, October 13, 2004**. Oral comment may be made at the Planning Commission public hearing **October 6**. Any written comments on these suggested amendments submitted after October 13 will be forwarded to the Board of County Commissioners (BOCC) for consideration in its legislative decision. The BOCC may hold a public hearing before taking action on the final docket. (Formal notice would appear in the newspaper of record.) Written comments on the proposals may be submitted to DCD at 621 Sheridan Street, Port Townsend WA 98368 or via email to [planning@co.jefferson.wa.us](mailto:planning@co.jefferson.wa.us).

**Availability of Documents:** For more information or to inspect or request copies of the original applications for the proposed amendments, the Integrated Staff Report and SEPA Addendum, the adopted existing environmental documents or other related information, contact DCD Long-Range Planning at the mail or email addresses above, by phone at (360) 379-4450, or visit the 2004 Comprehensive Plan amendment cycle webpage, where documents and notices are posted in Portable Document Format. The 2004 Docket webpage can be accessed through the Jefferson County homepage: <http://www.co.jefferson.wa.us>.

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