



JEFFERSON COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

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Memorandum

To: Planning Commission
From: Planning
Date: 8/11/05
Re: Additional information associated with the 8/3 Staff Report & SEPA Addendum for the 2005 Comprehensive Plan Amendment Cycle

Attached to this memorandum is supplemental information to the DCD Integrated Staff Report & SEPA Addendum distributed to you on August 3. The information will become part of the record for the 2005 Comprehensive Plan Amendment Cycle and should be considered by the Planning Commission in deliberations on the merits of three of the amendment proposals, in particular:

1. MLA05-38: Hopkins/Barber Family Associates, LP; Commercial Forest (CF) 1:80 to Rural Residential (RR) 1:20.
2. MLA05-53: Widell; RR 1:5 to Rural Commercial.
3. MLA05-61: Olympic Property Group (OPG) CF 1:80 to RR 1:10 and RR 1:5.

MLA05-38

The following maps and documents are among those that informed the staff recommendation for this proposal:

1. Assessor's parcel information sheet showing tax status as open space—timber, "Designated Forest Land."
2. Forest Land Grades map, 1995; included in 1998 Comprehensive Plan.
3. Forest Land Grades map detail of subject property, 1995.
4. Forest Practices Application (FPA) FP-02-15306, 1995.
5. Email from Ross Goodwin, DNR Forest Practices Forester for east Jefferson County, to Kyle Alm, Jefferson County DCD; July 22, 2005.
6. Email from Goodwin to Alm; August 3, 2005.
7. Excerpted pages from United States Department of Agriculture (USDA) Soil Survey of Jefferson County Area, August 1975.
8. Aerial photographs of subject property, 1994 and 2000.
9. Metadata for site class, DNR Forest Practices Division.

The Forest Lands Grades map indicates that a majority of the subject property was considered at the time of the Forest Lands Ordinance to be high quality for timber production. The site class codes are derived from the Private Forest Land Grading system (PFLG) and subsequent soil surveys. PFLG was a five year mapping program completed in 1980 for the purpose of forest taxation. It was funded by DNR, Soil Conservation Service (SCS), USDA Forest Service and Washington State University.

MLA05-53

The following documents supplement the record for this proposal:

1. Interlocal Agreement between Jefferson County and the City of Port Townsend re: Glen Cove; April 8, 2002.
2. Washington State Department of Transportation (WSDOT) road approach permit, 1982.

Note that the road approach was applied for and granted to both property owners, not solely Mr. Lundgren. The staff report on page 2-35 contains the statement that, "The road access was permitted in 1981 to serve Lundgren Distributing." According to the WSDOT permit, the road was intended to provide joint access to the properties owned by Lundgren and Francis Thompson. The Thompson property is now owned by the re-zone applicant, Mr. Kevin Widell.

MLA05-61

The additional information for this proposal concerns the late 1990s property owner petition to have the subject property removed from Forest Lands classification. An integral consideration in the resolution of that process and in the preliminary staff recommendation for this year's process is the relationship between the subject property and the Bywater Bay Water System.

Additionally, the version of the staff report that we distributed to you at your meeting on August 3 contained a page in the Appendices that must be replaced. (The web version has been corrected as of the morning of August 4.) Enclosed with this memo is the corrected version of page 5-10, Item 7, the map associated with MLA05-61 showing the current Bywater Bay Water Service Area.

Following is a list of attached documents associated with this case:

1. Items associated with the Bywater Bay Water System
 - a. Color version of page 5-10 of the staff report, Item 7, one-sided.
 - b. Double-sided substitute page 5-10 for insertion into your three-ring binder.
 - c. Abbreviated timeline of events for the subject property and the Bywater Bay Water System, August 2005.
 - d. Excerpts from PUD Water System Plan Volume 2; February 2004.
 - i. Title pages.
 - ii. Bywater Bay Water System chapter, including Water Service Area map.
 - e. Maps included in Water Utility Coordinating Committee (WUCC) packet of proposed water service area amendments, March 2004.
 - i. Map 1 of 2: Jefferson County PUD Water Systems PREVIOUSLY APPROVED Bywater (Shine) Service Area Boundaries.
 - ii. Map 2 of 2: Jefferson County PUD Water Systems PROPOSED Bywater (Shine) Service Area Boundaries.
 - f. Attachment 5: Consistency Statement signed by PUD Manager Jim Parker in submitting proposed Water System Plan amendments to State Department of Health (DoH); March 2, 2004.
 - g. DoH letter to PUD re: Water System Plan; August 9, 2004.
 - i. Comment #8 on page 2 is specific to the Bywater Bay water system.
 - h. DoH letter to PUD approving Water System Plan; February 18, 2005.

2. Items associated with the 1997 petition for removal from Forest Lands designation
 - a. Memo from Al Scalf to BoCC (March 18, 1998), including Hearing Examiner decision on Pope Resources petition for removal of parcels from Rural Forest designations: ZON97-0015 (February 25, 1998).
 - b. Letter from DoH to Jon Rose, Olympic Resource Management (ORM); May 29, 1998.
 - c. Comment letter from Washington Environmental Council (WEC) to BoCC re: ZON97-0015; June 15, 1998.
 - d. BoCC minutes from week of June 15, 1998; public hearing on ZON97-0015.
 - e. Comment letter from DNR to BoCC re: ZON97-0015; June 16, 1998.
 - f. BoCC minutes from week of July 6, 1998; decision on ZON97-0015.

[End]