



## JEFFERSON COUNTY

### DEPARTMENT OF COMMUNITY DEVELOPMENT

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## Memorandum

**To:** Planning Commission  
**From:** Long-Range Planning  
**Date:** 9/21/05<sup>1</sup>  
**Re:** Planned Rural Residential Development

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The purpose of this memorandum is to provide background information on the Planned Rural Residential Development (PRRD) provisions in the Unified Development Code (UDC) in the context of site-specific Comprehensive Plan amendments on the 2005 Amendment Docket. The PRRD provisions are section 3.6.13 of the UDC.

### MLA05-51 – Kirkpatrick/Skurdal

To illustrate how a PRRD application could influence land division, the site-specific application MLA05-51 will be used as an example.

The landowners of Assessor's Parcel Number (APN) #601031007 have indicated that they wish to do a cluster development for their property if their rezone is approved. The property is approximately 20 acres and is currently zoned Rural Residential 1:20. The Planning Commission has recommended re-designation of the property to RR 1:10 with the condition that the applicants develop the property as a PRRD.<sup>2</sup>

The site's biggest limitation is the 250-foot Commercial Forest buffer requirement. The buffer is shown in Figure 1 below; a significant portion of the site falls into this area.

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<sup>1</sup> This memorandum was originally distributed to the Planning Commission on 9/21/05. It was later reformatted and paginated for posting on the County website.

<sup>2</sup> This is incorrect. An alternate recommendation presented by staff in the August 3 staff report included this condition. The Planning Commission recommends simply that the property be re-zoned RR 1:10.

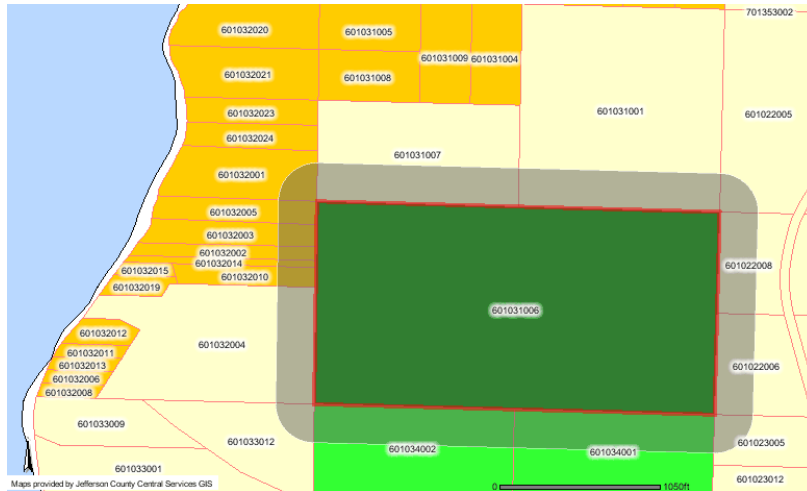


Fig. 1

Jefferson County’s Geographic Information System (GIS) database shows the presence of a Type V (seasonal) stream on the north side of the property. The stream has a buffer requirement of 50 feet. See Figure 2 below.

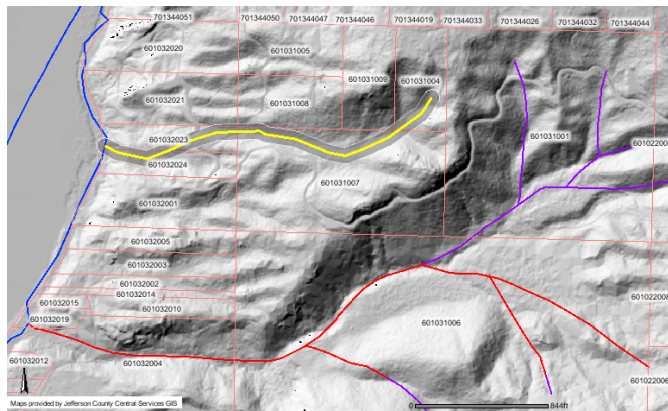


Fig. 2

The property is also in a Landslide Hazard zone. See Figure 3 below. The western portion of the site is within the “slight” zone and the remaining portion of the site is in a “moderate” zone. A land division of the current parcel would create a lot in a landslide hazard. Therefore, a land division application would trigger a requirement for a geotechnical report that will determine the stability of the slopes and ascertain whether resulting drainage would affect the neighboring properties.



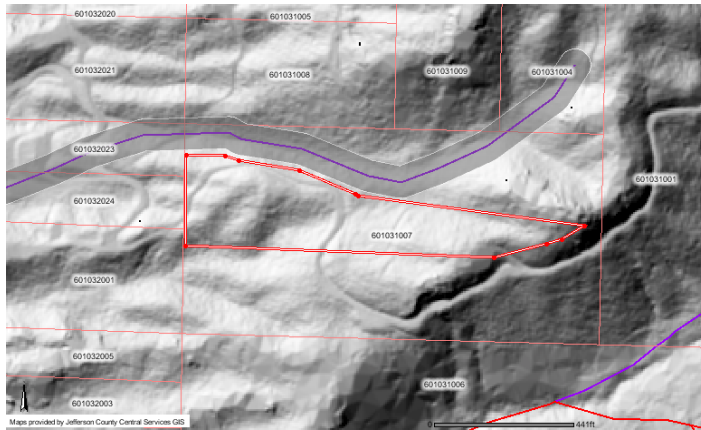


Fig. 4

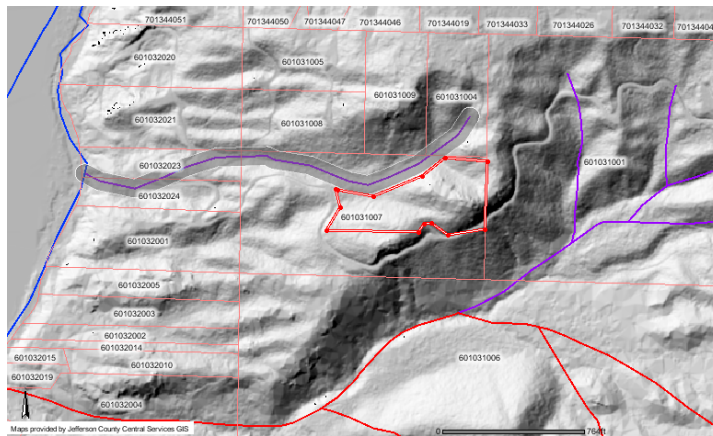


Fig. 5

### MLA05-60 – Olympic Property Group (Tala Point area)

PRRD has been mentioned as a condition of approval for MLA 05-60. (See Figure 6 below.) The application encompasses seven tax parcels that are zoned RR 1:20 and are 265 acres in aggregate. The zoning of these parcels will determine how much of the area will need to be set aside as a reserve. Bonus density is awarded based on the benefit to the public. The following table displays the potential reserve area based on the assigned density of the Rural Residential land use designation.

#### MLA 05-60 Tala Point PRRD Calculations

Density	Reserve Area	Dwelling Units (plus 20% bonus)
1:5	172.25	53 (63)
1:10	198.75	26 (31)
1:20	225.25	13 (15)

*MLA05-60: Subject Parcels (including acreage)*

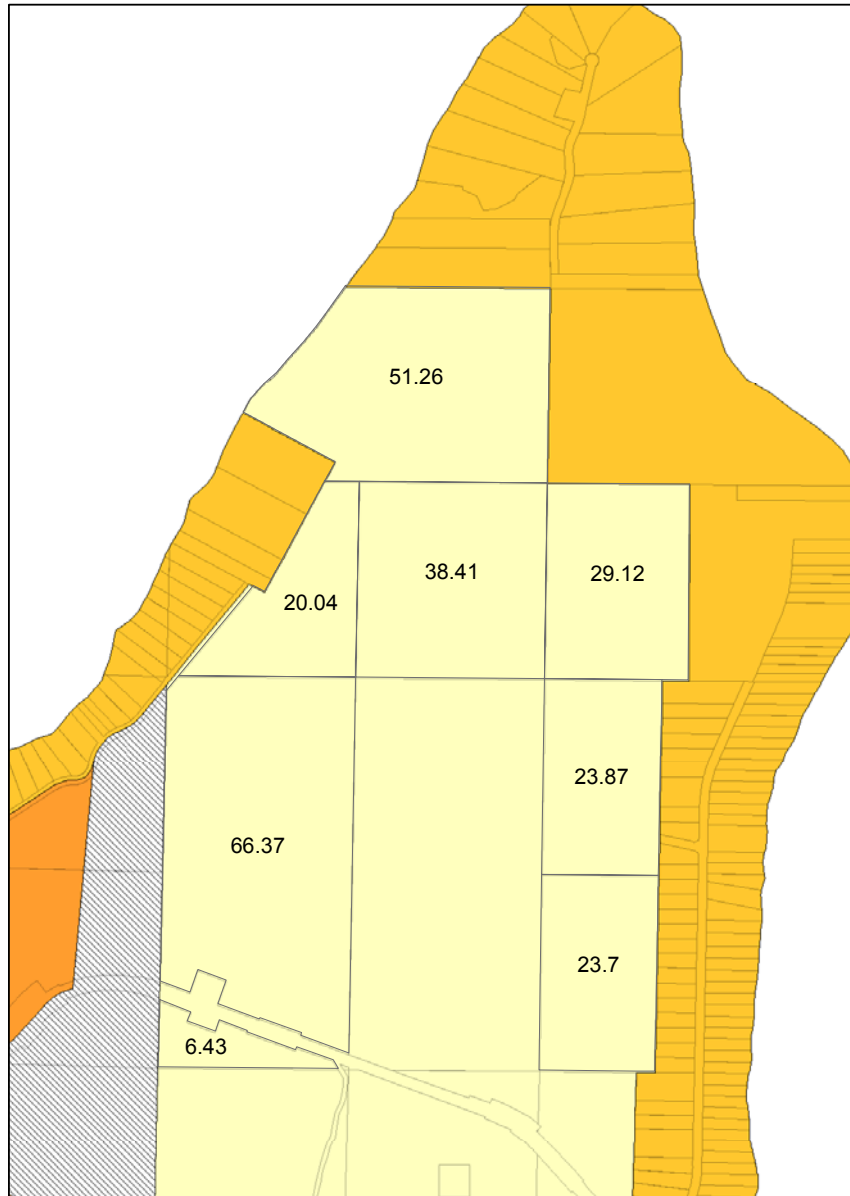


Fig. 6

[End]