



JEFFERSON COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

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2006 Comprehensive Plan Amendment Cycle: *Preliminary Docket*

Pursuant to the Washington State Growth Management Act and the policy and procedures contained in the Jefferson County Comprehensive Plan and Unified Development Code (UDC), Jefferson County conducts an annual Comprehensive Plan amendment cycle. Following is a brief description of each of the amendment proposals that compose the Preliminary Docket for the 2006 Comprehensive Plan amendment cycle. There are two (2) “suggested amendments” and five (5) “formal, site-specific amendments” proposed. Each case has a Master Land Use Application (MLA) file number for reference.

Site-specific amendments involve requests for re-designation of tax parcels on the map of Comprehensive Plan land use designations. These formal applications are automatically included on the Final Docket that will be considered during the amendment cycle. Suggested amendments involve proposed changes to Comprehensive Plan narrative and policy language. These proposals are placed on the Final Docket at the discretion of the Board of County Commissioners (BoCC). After holding a public hearing on the Preliminary Docket, the Planning Commission and Department of Community Development (DCD) staff will present recommendations to the BoCC for establishing the Final Docket.

The process for consideration of the Final Docket will include release of a staff report and determination under the State Environmental Policy Act, a public hearing before the Planning Commission, presentation of final Planning Commission and DCD recommendations to the BoCC, (potentially) a public hearing before the BoCC, and finally a BoCC legislative decision and adoption by ordinance of Comprehensive Plan amendments. The amendment cycle generally lasts through the end of the year.

For more information on the amendment cycle process, visit the DCD website (*above*).

Suggested Amendments

1. MLA06-78 proposed by Planning Commission Member Dennis Schultz suggesting the following: 1) Where there is currently a combined land use and zoning map that resides in the Comprehensive Plan, create two distinct maps—the more general land use designations for the Comprehensive Plan and the more specific zoning classifications and associated development densities to reside in the UDC. The result would be that requests for change in zoning density within a land use designation (e.g., Rural Residential) could be processed outside of the annual Comprehensive Plan amendment cycle. Amendments to the UDC would continue to involve public review through the Planning Commission and a legislative decision by the BoCC.
2. MLA06-86 proposed by Jefferson County DCD suggesting the following: 1) Changes to narrative and policy language in the Comprehensive Plan to support development of a Transfer of Development Rights (TDR) program for moving development rights from “sending” areas to “receiving” areas under procedures and criteria to be developed for the UDC. Additionally, changes to policy language concerning the annual review of applications for increased development densities for parcels designed Rural Residential, as well as a potential connection between these types of request and a TDR program.

Formal, Site-Specific Amendments

1. MLA06-01 proposed by Arthur D. Bell, on behalf of Jeanne M. Bell and Raymond Anibas, requesting the following: 1) Change the current land use designation of Parcel Number 001-201-004, a 12.5-acre parcel located at 1530 Discovery Road, Port Townsend, from Rural Residential (RR) one dwelling unit per ten acres (1:10) to RR 1:5.
2. MLA06-74 proposed by Drew Austin, on behalf of Cleo Austin, requesting the following: 1) Change the land use designation of 001-081-002, a 30-acre parcel located at 841 S. Jacob Miller Road in Port Townsend, from RR 1:20 to RR 1:5.
3. MLA06-77 proposed by Eugene Brown and DCD requesting the following: 1) Change the current land use designation for 961-803-402, a 0.72-acre parcel located at 731 Irondale Road in Port Hadlock, from RR to Convenience Crossroads, a rural commercial zone. This request was originally filed by the landowners in 2001 under MLA01-224 and suspended at that time in the context of ongoing Urban Growth Area planning.
4. MLA06-85 proposed by Port of Port Townsend requesting the following: 1) Change the current land use designation of 001-331-011, a 2.5-acre parcel located adjacent to the Jefferson County International Airport at the southwest corner of State Route 19 and Woodland Drive in Port Townsend, from Airport Essential Public Facility (AEPF) to RR.
5. MLA06-87 proposed by the Statesman Group of Companies, LTD, and Black Point Properties, LLC, requesting the following: 1) designate parcels 502-153-002, 003, 023, 022, 021 and 502-154-002 and 502-152-005, 012, 013, 014, 015, and 016, composing 252.64 acres in the Pleasant Harbor/Black Point area of Brinnon, as a Master Planned Resort (MPR)—called the Pleasant Harbor Marina and Golf Resort—consisting of a marina with 290 slips; a planned maritime village with ~180 units and a 10,000 square-foot new commercial village replacing current facilities; an 18-hole golf course with conference, food service, and meeting capability; and ~1,090 residential units designed to serve the visiting public through a “condotel” program with individual units privately owned but managed as a resort. The MPR designation process involves a site-specific Comprehensive Plan amendment, review of an associated Master Plan through a public process involving the Planning Commission and the BoCC, and eventual execution of a Development Agreement between the develop and the BoCC.

[End]