

TO: *Port Townsend & Jefferson County Leader* [legals@ptleader.com]

LEGAL NOTICE

Please publish one (1) time: Wednesday, May 10, 2006 in 7-point font

BILL: **Jefferson County Department of Community Development**
621 Sheridan St, Port Townsend WA 98368
(Josh D. Peters; 360-379-4466)

DATE: **Monday, May 8, 2006** [Deadline: Monday 3:00 PM]

**NOTICE OF PUBLIC HEARING BEFORE THE JEFFERSON COUNTY
BOARD OF COUNTY COMMISSIONERS FOR PURPOSES OF
ESTABLISHING THE COMPREHENSIVE PLAN AMENDMENT FINAL DOCKET**

NOTICE IS HEREBY GIVEN that the Jefferson County Board of County Commissioners (BoCC) will hold a public hearing on **Monday, May 22, 2006, at 10:45 AM** in the BoCC Chambers, Jefferson County Courthouse, 1821 Jefferson St., Port Townsend, in order to take testimony on two (2) suggested Comprehensive Plan amendments currently on the Preliminary Docket for purposes of establishing the Final Docket for the 2006 Comprehensive Plan amendment cycle. The question before the Board at this time is whether to docket these proposals for consideration during this year's amendment cycle. Legislative decisions on whether to adopt the proposals or alternate versions would be considered later in the process, along with decisions concerning the site-specific amendment proposals already on the Final Docket. A brief summary of the two suggested amendments follows:

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. 2) Additionally, changes to policy language concerning the annual review of applications for increased development densities for parcels designated Rural Residential, as well as a potential connection between these types of request and a TDR program.

The Planning Commission and Dept. of Community Development staff have recommended docketing the two suggested amendments. The BoCC is holding a public hearing because it is considered an alternative course of action, such as not including these proposals on the Final Docket.

For copies of these applications or further information please contact Long-Range Planning, Dept. of Community Development, 621 Sheridan Street, Port Townsend, WA 98368, (360) 379-4450 or planning@co.jefferson.wa.us. Documents, including a staff report and the staff and Planning Commission recommendations for establishing the Final Docket, are available on the County website at www.co.jefferson.wa.us. Written comments may be submitted via email, postal mail or delivery to the addresses listed above and will be accepted until the close of the public hearing on May 22, 2006.

/S/ Phil Johnson, BoCC Chair