



## JEFFERSON COUNTY

### DEPARTMENT OF COMMUNITY DEVELOPMENT

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July 19, 2006

**NOTICE OF INTENT TO AMEND COMPREHENSIVE PLAN  
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 2006 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 four (4) of the five (5) site-specific amendments to the Jefferson County Comprehensive Plan that constitute all items on the final docket of the 2006 annual Comprehensive Plan amendment cycle, except one, a proposed Master Planned Resort in Brinnon. That fifth and final item on the docket will be reviewed separately at first, then integrated into the full docket later in the year. Jefferson County has determined that it is the appropriate SEPA lead agency for the proposal. Adoption of any Comprehensive Plan amendment on the 2006 docket would be a non-project action under SEPA, Chapter 43.21C RCW.

Following are brief descriptions of each of the four proposed amendments to the Comprehensive Plan that are the subject of this notice. Each case has a Master Land Use Application (MLA) file number and Assessor's Parcel Number (APN) for reference:

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.

**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 four of the five amendment proposals on the 2006 Docket. [The fifth proposal, a Master Planned Resort in Brinnon, will require an Environmental Impact Statement.] A Staff Report offering recommended action on these four 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.
- 2004 Comprehensive Plan Amendment Docket Department of Community Development Integrated Staff Report and SEPA Addendum issued September 22, 2004.

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 oral comment on these four Comprehensive Plan amendments. The public hearing will occur on **Wednesday, August 2, 2006** beginning at **6:30 PM** at the **WSU Community Learning Center**, Shold Business Park, 201 W Patison, Port Hadlock. A public hearing on the Brinnon Master Planned Resort proposal will be held later in the year, most likely in September.

**Public Comment Period:** The Planning Commission and DCD will accept written comments on the merits of these suggested amendments through close of the public hearing, **August 2**. Any written comments on these suggested amendments submitted after the close of the public hearing 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 2006 Comprehensive Plan amendment cycle webpage, where documents and notices are posted in Portable Document Format. The 2006 Docket webpage can be accessed through the Jefferson County homepage: <http://www.co.jefferson.wa.us>.