

To: *Port Townsend & Jefferson County Leader*
LEGAL NOTICE

Publish one (1) time: **Wednesday, March 22, 2006**
Please use 7-point font.

Bill: Jefferson County Department of Community Development
621 Sheridan St., Port Townsend, WA 98368

Staff Contact: Josh Peters, Senior Planner, (360) 379-4466

Date: Monday, March 20, 2006

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

NOTICE IF HEREBY GIVEN that the Jefferson County Planning Commission will hold a public hearing on **Wednesday, April 5, 2006, at 6:30 PM** at the WSU Learning Center, Shold Business Park, located at 201 West Patison, Port Hadlock, Washington, in order to take testimony on two (2) suggested Comprehensive Plan amendments currently on the Preliminary Docket for purposes of making a recommendation to the Board of County Commissioners regarding the Final Docket for the 2006 Comprehensive Plan amendment cycle. The question before the Board and its advisors at this time is whether to docket these proposals for consideration during this year's amendment cycle. Recommendations on whether to adopt the proposals or alternate versions would be considered later in the process, along with 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.

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 recommendation 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 April 5, 2006.