



JEFFERSON COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

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JEFFERSON COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA REQUEST

TO: Board of County Commissioners
John Fischbach, County Administrator

FROM: Al Scalf, Director, Department of Community Development (DCD)
Stacie Hoskins, Planning Manager, DCD
Joel Peterson, Assistant Planner, Long-Range Planning, DCD
Karen Barrows, Assistant Planner, Long-Range Planning, DCD

DATE: 26 November 2007

SUBJECT: Final staff recommendations and Planning Commission recommendations for 2007 Comprehensive Plan Amendment Docket

STATEMENT OF ISSUE:

On June 18, 2007, the Jefferson County Board of County Commissioners (BoCC) established the 2007 Comprehensive Plan Amendment Final Docket following a public hearing. Originally there were twelve (12) Comprehensive Plan Amendment applications received, including three (3) suggested and nine (9) site-specific amendment applications. The public hearing was held because staff and the Planning Commission (PC) did not concur about the inclusion of two of the three suggested amendment applications on the Preliminary Docket. (It should be noted that one of the site-specific amendment applications, MLA06-87, is a carry-over from 2006.)

The 2007 Final Docket consists of nine (9) site-specific applications for amending the map of land use designations and one (1) suggested amendment for the establishment of an Industrial Land Bank.

Site-Specific Amendments:

1. **MLA07-70;** Tukey Investments LLC; west side of Oak Bay Road, immediately north of the junction of Oak Bay and Old Oak Bay Roads; 20 acres (tax parcel number 921182003); RR 1:20 to 1:5.

2. **MLA07-79**; Janet Gillanders; Big Leaf Lane, west of US 101, north of Quilcene; 40 acres (tax parcel numbers 702113011 & 702113002); RR 1:20 to 1:5.
3. **MLA07-90**; Richard Broders and Broders Family Limited Partnership; west side of US 101 on the west side of Discovery Bay; 396 acres (tax parcel numbers 902124002 & 902121002 (partition)); request for Mineral Resource Land Overlay on CF 1:80.
4. **MLA07-93**; Rayonier Forest Resources L.P. (represented by Terra Pointe Services, authorized agent of property owner); Clearwater Road, west Jefferson County; 42.91 acres (tax parcel number 412182020); RF 1:40 to RR 1:5.
5. **MLA07-94**; Rayonier Forest Resources L.P. (represented by Terra Pointe Services, authorized agent of property owner); West of Oak Bay Road and north of Mats Mats Beach Road; approximately 120 acres (tax parcel numbers 921322002 (partitioned) & 921321004); CF 1:80 to RR 1:20 and RF 1:40 to RR 1:10.
6. **MLA07-96**; Hill Timber Partnership (Joseph D'Amico, authorized agent of property owner); west of US 101 in S11, T29N, R2W W.M.; 40 acres (tax parcel numbers 902111008 & 902114001); RR 1:20 to RF 1:40.
7. **MLA07-99**; Sharon McCarthy; South Jacob Miller Road; 20 acres (tax parcel number 001081005); west of South Jacob Miller Road; RR 1:20 to RR 1:5.
8. **MLA07-100**; Sharon McCarthy; South Jacob Miller Road; 20 acres (tax parcel number 001081001); adjacent and to the west of Jacob Miller Road; RR 1:20 to RR 1:5.
9. **MLA06-87**; Statesman Group of Companies; approximately 251 acres as 13 parcels in the Pleasant Harbor/Black Point area of Brinnon; east of Highway 101 and south of Black Point Road; RR 1:5, RR 1:10 and RR 1:20 to master planned resort.

Suggested Amendment:

10. **MLA07-104**; Jefferson County; initiation of the process and analyses necessary to designate up to two sites located in east Jefferson County under the Industrial Land Bank provisions of the GMA (RCW 36.70A.367) in order to provide additional employment opportunities for county residents.

Department of Community Development (DCD) Staff presented analysis and preliminary recommendations through an Integrated Staff Report and State Environmental Policy Act (SEPA) Addendum on September 5, thereby initiating an associated public comment period. The Planning Commission held a public hearing on eight (8) of the nine (9) site-specific amendment applications (the exception was MLA06-87, which was heard at a later date), and one (1) suggested amendment on September 19, and accepted written comments through September 21. The Planning Commission deliberated on the proposals during meetings September 26 and October 17 and completed findings to support its recommendations on November 20.

The Planning Commission held a public hearing on one site-specific amendment application, MLA06-87, on October 3, following the publication of a draft Environmental Impact Statement (EIS) on September 5, and an associated public comment period that ended October 24. The Planning Commission deliberated on the proposal on October 31 and November 14, and completed findings to support its recommendations on November 20.

A. The following documents are attached:

1. Memoranda from the Planning Commission re: Recommendations on the 2007 Docket.
2. Planning Commission Minority Reports

B. The following documents are incorporated by reference:

1. Original applications
2. DCD Integrated Staff Report and SEPA Addendum (September 5).

The documents listed under B. above have been previously distributed to the BoCC as Planning Commission correspondence. Furthermore, these documents and additional information related to the 2007 Comprehensive Plan Amendment Cycle are available on this County webpage:

<http://www.co.jefferson.wa.us/commdevelopment/2007cycle.htm>

Planning Commission meeting minutes can be accessed from this County web portal:

<http://www.co.jefferson.wa.us/Meeting&Minutes/Meetings&Minutes.htm>

DCD staff will present the Planning Commission recommendations and department recommendations on nine amendments at the scheduled public hearing on Monday, November 26. DCD staff will present the Planning Commission recommendations and department recommendations on MLA06-87 (the proposed Brinnon Master Planned Resort) at the scheduled public hearing on Monday, December 3.

ANALYSIS/STRATEGIC GOALS/PROS and CONS:

The BoCC is expected to take legislative action on all ten (10) proposals which comprise the 2007 Comprehensive Plan Amendment Docket no later than Monday, December 10, the second regular BoCC meeting in December, per Jefferson County Code 18.45.080 (2)(d).

FISCAL IMPACT/COST-BENEFIT ANALYSIS:

Staffing resources have already been committed from the general fund in support of Long-Range Planning. Applicants have paid fees for this review process. Additional cost recovery for environmental review has been billed for the EIS on the proposed Brinnon Master Planned Resort (MPR).

RECOMMENDATION:

First, staff recommended that the BoCC hold two (2) public hearings on the 2007 Comprehensive Plan Amendment Docket, as numerous proposals make up the whole of the Docket and the breadth, complexity, and gravity of the issues warrant careful consideration and full and “early and continuous”¹ public participation. The public hearings have already been scheduled and noticed, and are referenced above.

Second, please find in this section the final DCD staff recommendations for the 2007 Docket. DCD presented analysis of individual proposals and of potential cumulative impacts of the whole of the 2007 Docket, together with preliminary recommendations for each proposal, in a staff

¹ RCW 36.70A.140 Comprehensive plans—Ensure public participation.

report and EIS dated September 5. In general, analysis presented in the September 5 document and subsequent memoranda to the Planning Commission is referenced rather than repeated here. Additional comments are provided where appropriate to augment or highlight staff findings. Following are brief descriptions of each of the ten (10) proposed amendments to the Comprehensive Plan, followed by the recommendations of the Planning Commission and DCD. Each case has a Master Land Use Application (MLA) file number for reference.

SEPA REVIEW:

Cumulative environmental review of nine (9) amendments was examined through an environmental analysis called an Integrated GMA/SEPA Staff Report issued on September 5. Additionally, a non-project EIS was performed on the proposed Brinnon MPR, and issued with existing environmental documents. This document and the final EIS fulfill the requirements for environmental review under WAC 197-11 in consideration of cumulative impacts for the county-wide amendment cycle.

2007 Site-Specific Amendments:

MLA07-70

Applicant: Tukey Investments LLC; west side of Oak Bay Road, immediately north of the junction of Oak Bay and Old Oak Bay Roads; 20 acres (tax parcel number 921182003); RR 1:20 to RR 1:5.

Planning Commission Recommendation: **Approve**. Vote: 8-0-0 (8 favor, 0 oppose, 0 abstain).
Final Staff Recommendation: **Approve**, as originally recommended in September 5 staff report.

MLA07-79

Applicant: Janet Gillanders; Big Leaf Lane, west of US 101, north of Quilcene; 40 acres (tax parcel numbers 702113011 & 702113002); RR 1:20 to RR 1:5.

Planning Commission recommendation: **Approve** with modifications. Vote: 8-0-0.
Final Staff Recommendation: **Approve** with modifications.

Explanation: The two (2) twenty-acre parcels in this application are divided by the Little Quilcene River. Due to the fact that the parcels in the application are surrounded by zoning densities identical to or lower than RR 1:20, staff's preliminary recommendation was to deny the RR 1:20 to RR 1:5 rezone request.

Through the Planning Commission process, the conclusion was reached that a boundary using the river was appropriate. A boundary line adjustment (BLA) application may be submitted in the future to relocate the property boundary to match the river and the proposed zoning boundary. If adopted by the BoCC, this recommendation will result in a "split-zone". The area to the west of the river will retain zoning of RR 1:20, and the area to the east of the river will be rezoned at the higher density of RR 1:10.

MLA07-90

Applicant: Richard Broders and Broders Family Limited Partnership; west side of US 101 on the west side of Discovery Bay; 396 acres (tax parcel numbers 902124002 & 902121002 (partition)); request for Mineral Resource Land Overlay on CF 1:80.

Planning Commission Recommendation: **Approve**. Vote: 7-0-1.

Final Staff Recommendation: **Approve**, as originally recommended in September 5 staff report.

MLA07-93

Applicant: Rayonier Forest Resources L.P. (represented by Terra Pointe Services, authorized agent of property owner); Clearwater Road, west Jefferson County; 42.91 acres (tax parcel number 412182020); RF 1:40 to RR 1:5.

Planning Commission Recommendation: **Deny**. Vote: 5-3-0.

Final Staff Recommendation: **Deny**, as originally recommended in September 5 staff report.

MLA07-94

Applicant: Rayonier Forest Resources L.P. (represented by Terra Pointe Services, authorized agent of property owner); West of Oak Bay Road and north of Mats Mats Beach Road; approximately 120 acres (tax parcel numbers 921322002 (partitioned) & 921321004); CF 1:80 to RR 1:20 and RF 1:40 to RR 1:10.

Planning Commission Recommendation: **Deny**. Vote: 5-3-0.

Final Staff Recommendation: **Deny**, as originally recommended in September 5 staff report.

MLA07-96

Applicant: Hill Timber Partnership (Joseph D'Amico, authorized agent of property owner); west of US 101 in S11, T29N, R2W W.M.; 40 acres (tax parcel numbers 902111008 & 902114001); RR 1:20 to RF 1:40.

Planning Commission Recommendation: **Deny**. Vote: 5-0-0.

Final Staff Recommendation: **Approve**, as originally recommended in September 5 staff report.

MLA07-99

Applicant: Sharon McCarthy; South Jacob Miller Road; 20 acres (tax parcel number 001081005); west of South Jacob Miller Road; RR 1:20 to RR 1:5.

Planning Commission Recommendation: **Approve**. Vote: 8-0-0.

Final Staff Recommendation: **Approve**, as originally recommended in September 5 staff report.

MLA07-100

Applicant: Sharon McCarthy; South Jacob Miller Road; 20 acres (tax parcel number 001081001; adjacent and to the west of Jacob Miller Road; RR 1:20 to RR 1:5.

Planning Commission Recommendation: **Approve**. Vote: 8-0-0.

Final Staff Recommendation: **Approve**, as originally recommended in September 5 staff report.

MLA06-87

Applicant: Statesman Group of Companies; approximately 251 acres as 13 parcels in the Pleasant Harbor/Black Point area of Brinnon; east of Highway 101 and south of Black Point Road; RR 1:5, RR 1:10 and RR 1:20 to master planned resort.

The Planning Commission recommendations, and the staff recommendations (including the final EIS) on this application will be reported in a separate document.

2007 Suggested Amendment:

MLA07-104

Applicant: Jefferson County; initiation of the process and analyses necessary to designate up to two sites located in east Jefferson County under the Industrial Land Bank provisions of the GMA (RCW 36.70A.367) in order to provide additional employment opportunities for county residents.

Planning Commission Recommendation: **Deferred** until the 2008 cycle. Vote: 7-1-0.

Final Staff Recommendation: **Deferred** until the 2008 cycle.

REVIEWED BY:

John Fischbach, County Administrator

Date