

**JEFFERSON COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA REQUEST

**TO: Board of County Commissioners
John Fischbach, County Administrator**

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

DATE: 3 December 2007

**SUBJECT: Final staff recommendation and Planning Commission
recommendations for MLA06-87**

STATEMENT OF ISSUE:

On November 26, 2007, the Jefferson County Board of County Commissioners (BoCC) held a public hearing on nine (9) of the 2007 Comprehensive Plan Amendment applications on the Final Docket. The tenth and final amendment application on the 2007 Final Docket is MLA06-87 (carried over from 2006), which, if approved, will establish a Master Planned Resort (MPR) in the Black Point area of Brinnon in south Jefferson County. The BoCC is scheduled to hold a public hearing on this application on December 3, 2007.

The Planning Commission held a public hearing on the application on October 3, following the publication of a draft Environmental Impact Statement (DEIS) 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 28.

- A. The following documents are attached:
1. Planning Commission Recommendations on MLA06-87
 2. Planning Commission Minority Report on MLA06-87

The SEPA-Responsible Official at the Department of Community Development (DCD) issued the Final Environmental Impact Statement (FEIS) associated with this proposal on November 27, 2007.

- B. The following documents are incorporated by reference:
1. Original application
 2. DCD Integrated Staff Report and SEPA Addendum (September 5).
 3. SEPA FEIS Addendum issued November 27, 2007.

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 recommendation on MLA06-87 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, including MLA06-87, 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).

DISCUSSION:

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. One of these public hearings has already been held (November 26), and the other has been scheduled and noticed (December 3).

Second, please find in this section the final DCD staff recommendation for the 2007 Final Docket application MLA06-87. 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 the staff report dated September 5. In general, analysis presented in the September 5 document and subsequent memoranda to the Planning Commission are referenced rather than repeated here. Additional comments are provided where appropriate to augment or highlight staff findings. Following is a brief description of MLA06-87 followed by recommendations of the Planning Commission and DCD staff.

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, as referenced earlier. This document and the FEIS fulfill the requirements for environmental review under WAC 197-11 in consideration of cumulative impacts for the county-wide amendment cycle. An FEIS addendum on the cumulative impacts was issued on November 27, 2007.

RECOMMENDATION:

MLA06-87; Statesman Group of Companies of Calgary requested approximately 251 acres contained within 13 parcels in the Pleasant Harbor/Black Point area of Brinnon, east of Highway 101 and south of Black Point

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

Road; currently zoned RR 1:5, RR 1:10 and RR 1:20, be rezoned to a Master Planned Resort under the GMA (see RCW 36.70A.360).

Planning Commission recommendation: **Approve** the Statesman proposal (see page 1-4 of FEIS) with conditions. Vote 7-2-0 (7 in favor, 2 oppose, 0 abstain).

Staff recommendation: **Approve** the application with modification.

Staff Explanation: Approve the Brinnon Sub-Area Plan (BSAP) alternative on page 4-12 of the FEIS, with the following modifications:

- Reference pages 44 through 47 of the BSAP dated December 2002.
- The single-family residential zone be deleted, and this area be dedicated open space.
- The Statesman proposal be incorporated into the BSAP alternative (see page 1-4 of the FEIS).

REVIEWED BY:

John Fischbach, County Administrator

Date