

**NOTICE OF INTENT TO AMEND COMPREHENSIVE PLAN
AND
NOTICE OF ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENTS AND AVAILABILITY OF
SEPA ADDENDUM AND AVAILABILITY OF DEIS/BRINNON MPR
AND
NOTICE OF TWO PUBLIC HEARINGS BEFORE THE JEFFERSON COUNTY PLANNING
COMMISSION ON THE 2007 AMENDMENTS TO THE COMPREHENSIVE PLAN**

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 nine (9) site-specific amendments and one (1) additional suggested amendment to the Jefferson County Comprehensive Plan that constitute all items on the final docket of the 2007 annual Comprehensive Plan amendment cycle. The suggested amendment, **MLA07-104**, (Industrial Land Bank) will be carried over to the next planning cycle of 2008.

Jefferson County has determined that it is the appropriate SEPA lead agency for the proposal. Adoption of any Comprehensive Plan amendment on the 2007 docket would be a non-project action under SEPA, Chapter 43.21C RCW.

Following are brief descriptions of each of the ten (10) 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 each site-specific amendment has an Assessor's Parcel Number (APN) for reference:

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 Associates, LP; 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 and Bay Mountain Timber (Joseph D'Amico, authorized agent of property owner); west of US 101 in S11, T29N, R2W W.M.; 40 acres (tax parcel numbers 902112001 & 902112004; 902111008 & 902114001; 902142002 & 902142003); 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**; Black Point Properties; KMC; W. Kaufman (Statesman Group of Companies Ltd., authorized agent of property owners); 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.

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 nine (9) of the ten (10) amendment proposals on the 2007 Docket. A Staff Report, offering recommended action on these ten (10) 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.

Availability of DEIS/Brinnon MPR Proposal: As part of the 2007 staff report, this document serves as public notice and availability of a draft EIS for a proposed MPR in Brinnon.

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 and written comments on amendments one (#1) through eight (#8) of the nine (9) site-specific Comprehensive Plan amendments and amendment ten (#10), **MLA07-104**. (Note: Public Hearing of **MLA06-87**, Statesman Group of Companies, LTD proposal for a Master Planned Resort at Brinnon will occur on a separate date—see below). The public hearing for site-specific amendments one (#1) through eight (#8) will occur on **Wednesday, September 19, 2007**, beginning at **6:30 PM** at the **Chimacum High School Auditorium**, Chimacum, WA.

Planning Commission Public Hearing: NOTICE IS HEREBY GIVEN that a separate public hearing to take oral and written comments on the ninth (#9) site-specific amendment, proposed by Statesman Group of Companies, LTD, for a Master Planned Resort at Brinnon, **MLA06-87**, will be held **Wednesday, October 3, 2007**, beginning at **6:30 PM** at the **Brinnon Community Center**, 306144 Highway 101, Brinnon, WA.

Public Comment Period: The Planning Commission and DCD will accept written comments on the merits of proposed amendments one (#1) through eight (#8) and ten (#10) through close of business **September 21st, 2007**. The Planning Commission and DCD will accept written comments on the merits of proposed amendment **MLA06-87**, Master Planned Resort in Brinnon, through **October 24th, 2007**.

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 at a later date.) 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.

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 Draft Environmental Impact Statement for the Master Planned Resort at Brinnon, 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 2007 Comprehensive Plan amendment cycle webpage, where documents and notices are posted in Portable Document Format. The 2007 Docket webpage can be accessed through the Jefferson County homepage: <http://www.co.jefferson.wa.us>.

[corrected 9-5-07]