



JEFFERSON COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

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MEMORANDUM

TO: Board of County Commissioners
Jefferson County Planning Commission and Interested Parties

FROM: Stacie Hoskins, Planning Manager

DATE: April 1, 2008

RE: Preliminary Docket of 2008 Comprehensive Plan Amendments

Applications submitted on or before March 1, 2008 to the Department of Community Development (DCD) to amend the Comprehensive Plan are considered during this year's amendment process in accordance with Jefferson County Code (JCC) Title 18, specifically 18.45.040. The timely submissions of these applications, either Suggested Amendments or Site-Specific Amendments, establish the Preliminary Docket. Under direction of the Administrator, Long-Range Planning (a division of DCD), with assistance from the Planning Commission, reviews and makes recommendations to the Board of County Commissioners (BoCC) in accordance with the following schedule:

- 1) The BoCC shall review and consider the Planning Agency's recommendations to establish the final docket by the second regular meeting of the Board of County Commissioners (BoCC) in May of each year in accordance with JCC 18.45.060(4) (a); and
- 2) The BoCC shall adopt any amendments to the Jefferson County Comprehensive Plan by the second regular meeting in December of each year, in accordance with JCC 18.45.080(2) (d).

Following are brief descriptions of each of the thirteen (13) proposed amendments to the Comprehensive Plan that are on the preliminary docket for 2008. These include three (3) Suggested Amendments and ten (10) Site-Specific Amendments.

Suggested Amendments:

1. **MLA07-104** proposed by Jefferson County DCD, requesting the following: 1) The designation of an Industrial Land Bank, a provision of the Growth Management Act under RCW 36.70A.367, to provide additional employment opportunities for citizens. 2) The Comprehensive Plan will need additional policy guidance as a result of this amendment. 3) Additional guidance for reviewing this proposal can be found in the Jefferson County Comprehensive Plan Chapter 3 (Land Use and Rural Element). This amendment proposal was approved by the BoCC for carry-over from the 2007 cycle.
2. **MLA08-98** proposed by the Planning Commission, requesting the following: 1) Identify inconsistencies between the Jefferson County Comprehensive Plan and the Unified Development Code. 2) Propose alternative language to rectify the inconsistencies. Statutes guiding review of this proposal can be found under: the Growth Management Act at RCW 36.70A.070(5)(b); the Jefferson County Comprehensive Plan Chapter 3 (Land Use and Rural Element); and Chapter 18.45 JCC.

3. **MLA08-99** proposed by the Planning Commission, requesting the following: Relocate the zoning-density change process from the Jefferson County Comprehensive Plan to the Unified Development Code, with the goal of promoting increased efficiency in planning and zoning changes. Statutes guiding review of this proposal can be found under: the Growth Management Act at RCW 36.70A.070; the Jefferson County Comprehensive Plan Chapter 3 (Land Use and Rural Element); and Chapter 18.45 JCC.

Site-Specific Amendments:

1. **MLA08-32** proposed by Dave Holland/Davos Capital LLC, requesting the following: 1) Change the current land use designation for parcel # 001-064-002, a 14 acre parcel located at the corner of Hastings and Arabian Lane, Port Townsend, Washington 98368; 2) Amendment proposal seeks to rezone from the current land use designation of Rural Residential 1:10 to Rural Residential 1:5. Statutes guiding review of this proposal can be found under: the Growth Management Act at RCW 36.70A.070(5)(b); the Jefferson County Comprehensive Plan Chapter 3 (Land Use and Rural Element); and Chapter 18.45 JCC.
2. **MLA08-56** proposed by Gloria Brown, Trustee, BG Brown Trust (David Goldsmith, agent), requesting the following: 1) Change the current land use designation for parcel # 801-091-002, a 116 acre parcel located one mile west of the intersection of Eaglemount Road and Center Road in Chimacum, Washington, 98325; 2) Amendment proposal seeks to rezone from the current land use designation of Commercial Forest 1:80 to a combination of Rural Forest 1:40 (for 80 acres), and Rural Residential 1:20 or Agricultural Lands of Local Significance (AL 1:20) for the residual property of approximately 36 acres. Statutes guiding review of this proposal can be found under: the Growth Management Act at RCW 36.70A.070(5)(b), and 36.70A.170; the Jefferson County Comprehensive Plan Chapter 3 (Land Use and Rural Element), and Chapter 4 (Natural Resource Conservation Element); and JCC 18.15.140, 18.15.150, and Chapter 18.45 JCC.
3. **MLA08-59** proposed by Keith and Carla Guise, requesting the following: 1) Change the current land use designation for parcel # 821-175-005, a 5.8 acre parcel located on Oak Bay Road, Port Ludlow, Washington, 98365; 2) Amendment proposal seeks to rezone from the current land use designation of Master Planned Resort (MPR) Single-Family Tracts 1:2.5 to MPR-Village Commercial Center (MPR-VCC). Statutes guiding review of this proposal can be found under: the Growth Management Act at RCW 36.70A.070(5)(d), by which limited areas of more intensive rural development (LAMIRDs) can be designated by local jurisdictions outside of urban areas; the Jefferson County Comprehensive Plan Chapter 3 (Land Use and Rural Element); and Chapters 18.15 and 18.45 JCC.
4. **MLA08-69** proposed by Jeffrey and Tamara George, requesting the following: 1) Change the current land use designation for parcel # 001-191-002, an approximately 20 acre parcel located at 472 South Edwards Road, Port Townsend, Washington, 98368; 2) Amendment proposal seeks to rezone from the current land use designation of Rural Residential 1:20 to Rural Residential 1:10. Statutes guiding review of this proposal can be found under: the Growth Management Act at RCW 36.70A.070(5)(b); the Jefferson County Comprehensive Plan Chapter 3 (Land Use and Rural Element); and Chapter 18.45 JCC.
5. **MLA08-73** proposed by James Jackson/Chimacum Heights LLC, requesting the following: 1) Change the current land use designation for parcel # 901-132-002, a 120 acre parcel located near Chimacum, Washington, 98325; 2) Amendment proposal seeks to rezone from the current land use designation of Commercial Forest 1:80 to Rural Residential 1:10. Statutes guiding review of this proposal can be found under: the Growth Management Act at RCW 36.70A.070(5)(b), and 36.70A.170; the Jefferson County Comprehensive Plan Chapter 3 (Land Use and Rural Element), and Chapter 4 (Natural Resource Conservation Element); and JCC 18.15.140 and 18.15.150, and Chapter 18.45 JCC.
6. **MLA08-84** proposed by Richard Broders/CMR Partnership, requesting the following: 1) Change the current land use of parcel # 901-121-001, an approximately 36 acre parcel located off Oak Bay Road, .3 miles down Cleveland Street, Port Hadlock, Washington, 98339; 2) Amendment proposal seeks to

rezone from the current land use designation of Rural Residential 1:20 to Rural Residential 1:5. Statutes guiding review of this proposal can be found under: the Growth Management Act at RCW 36.70A.070(5)(b); the Jefferson County Comprehensive Plan Chapter 3 (Land Use and Rural Element); and Chapter 18.45 JCC.

7. **MLA08-87** proposed by Robert Arthur Efird, Sonja Ling, and Louisa Young, requesting the following: 1) Change the current land use of parcel # 921-092-082, a 15 acre parcel located at Section 9, Township 29N, Range 1E on South Marrowstone Island, Nordland, Washington, 98358; 2) Amendment proposal seeks to rezone from the current land use designation of Rural Residential 1:10 to Rural Residential 1:5. Statutes guiding review of this proposal can be found under: the Growth Management Act at RCW 36.70A.070(5)(b); the Jefferson County Comprehensive Plan Chapter 3 (Land Use and Rural Element); and Chapter 18.45 JCC.
8. **MLA08-93** proposed by James Burnett/Pope Resources, requesting the following: 1) Change the current land use of portions of parcel #'s 821-324-002, 821-311-001, 821-291-002, and 821-302-001, comprising 142 acres located approximately three miles west of the Hood Canal Bridge immediately north of US Highway 104, and adjacent to the Shine Quarry, Port Ludlow, Washington, 98365; 2) Current land use is Commercial Forest 1:80; Amendment proposal seeks to create a Mineral Resource Land (MRL) overlay. Statutes guiding review of this proposal can be found under: the Growth Management Act at RCW 36.70A.170; the Jefferson County Comprehensive Plan Chapter 3 (Land Use and Rural Element), and Chapter 4 (Natural Resource Conservation Element); and Chapters 18.15 (Article III and Article VI-C), and 18.45 JCC.
9. **MLA08-96** proposed by Michael Holland/Blue Moon Investments requesting the following: 1) Change of the current land use of parcel # 821-333-001, a half-acre parcel located at the intersection of US Highway 104 and Shine Road, Port Ludlow, Washington, 98365; 2) Amendment proposal seeks to rezone from the current land use designation of Rural Residential 1:5 to Rural Commercial. Statutes guiding review of this proposal can be found under: the Growth Management Act at RCW 36.70A.070(5)(d), by which limited areas of more intensive rural development (LAMIRDs) can be designated by local jurisdictions outside of urban areas; the Jefferson County Comprehensive Plan Chapter 3 (Land Use and Rural Element); and Chapters 18.15 and 18.45 JCC.
10. **MLA08-101** proposed by Catherine Hendy/Gerard Co., requesting the following: 1) Change the current land use of parcel #'s 801-102-004 and 801-102-002, 9.5 and 1.2 acre parcels respectively, located at 5411 Center Road, Chimacum, Washington, 98325; 2) Amendment proposal seeks to rezone a portion amounting to less than 4 acres on parcel # 801-102-004, from the current land use designation of Resource Based Industrial to Light Industrial. Statutes guiding review of this proposal can be found under: the Growth Management Act at RCW 36.70A.070(5)(d), by which limited areas of more intensive rural development (LAMIRDs) can be designated by local jurisdictions outside of urban areas; the Jefferson County Comprehensive Plan Chapter 3 (Land Use and Rural Element); and Chapter 18.45 JCC.