



JEFFERSON COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

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**NOTICE OF INTENT TO AMEND UNIFIED DEVELOPMENT CODE
AND
NOTICE OF DETERMINATION OF NON-SIGNIFICANCE AND ADOPTION OF EXISTING
ENVIRONMENTAL DOCUMENTS UNDER THE STATE ENVIRONMENTAL POLICY ACT
AND
NOTICE OF PUBLIC HEARING BEFORE JEFFERSON COUNTY PLANNING COMMISSION
ON PROPOSED REGULATIONS FOR AGRICULTURAL AND ASSOCIATED ACTIVITIES**

Pursuant to the Washington State Growth Management Act (GMA) and State Environmental Policy Act (SEPA), Jefferson County is issuing a SEPA threshold determination together with notice of a proposal to amend the Jefferson County Unified Development Code (UDC) with regard to the regulation of agricultural activities and associated commercial enterprises. Jefferson County has determined that it is the appropriate SEPA lead agency for the proposal. Adoption of any amendments to the UDC would be a non-project action under SEPA, Chapter 43.21C RCW.

The Master Land Use Application (MLA) number this proposal is MLA04-26. The following sections of the UDC are proposed for amendment. During review of this application, additional sections may be amended when related to the regulation of agricultural and associated activities: Sections 1.4.2 Establishment of Land Use Districts and Official Maps, 2.3 Definitions, 3.1.3 Land Use Districts, 3.3.3 Development Permits and Resource Lands, 3.5.2 Rural and Resource Districts, 3.6.9 Wetlands, 3.6.13 Planned Rural Residential Developments, Table 3-1 Allowable and Prohibited Uses, 4.3 Agricultural Activities (new section), 4.8 Assembly Facilities, 4.12.1 College or Technical Schools, 4.33 Seasonal Roadside Stands, 4.35 Small-scale Recreation and Tourist Uses, Table 6-1 Density, Dimension and Open Space Standards, Table 6-2 Minimum Number of Parking Spaces Required for Different Land Uses, and 6.13.1 Landscaping/Screening.

GMA Notice: This document serves as the 60-day notice of intent to amend the Jefferson County UDC 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 development regulations.

Determination of Non-Significance (DNS) and Adoption of Existing Environmental Documents: The document also serves as a notice of a DNS and adoption of existing environmental documents, pursuant to SEPA rules (Chapter 197-11 WAC). After review of the application, completed SEPA checklist supplement for non-project actions, and existing environmental documents, the SEPA Responsible Official at the Department of Community Development (DCD) has determined that adoption of these legislative proposals are not likely to have a significant adverse impact on the environment. The MLA packet includes environmental analysis integrated with general planning analysis. DCD and the Planning Commission are accepting comments on the general merits and potential environmental impacts of the proposed UDC amendments as detailed below.

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.

- Integrated 2003 Comprehensive Plan Staff Report and SEPA Addendum for Suggested Amendments, dated September 17, 2003. The report addresses proposed changes to Agricultural Lands policy.

Planning Commission Public Hearing: NOTICE IS HEREBY GIVEN that the Jefferson County Planning Commission will hold a public hearing to take comment on the proposed UDC amendments related to agricultural and associated activities. Oral and/or written comment will be accepted as detailed below. The public hearing will occur on **Wednesday, February 18, 2004** beginning at **6:30 PM** at the **WSU Community Learning Center**, Shold Business Park, 201 W Patison, Port Hadlock.

Public Comment Period: The Planning Commission and DCD will accept written comments on the general merits and potential environmental impacts of the proposal until the conclusion of the public hearing before the Planning Commission on **February 18** (detailed above). Oral comment may be made at the Planning Commission public hearing. Any comments submitted after February 18 will be forwarded to the Board of County Commissioners (BOCC) for consideration in their legislative decision. The BOCC may hold a public hearing before taking action (formal notice would appear in the newspaper of record). 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>. Information on appeals and procedures related to legislative amendments is located in UDC Section 8.

Availability of Documents: For more information or to inspect or request copies of the MLA packet for the proposed amendments, 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 DCD website, where documents and notices are posted in PDF: www.co.jefferson.wa.us/commdevelopment/.