



**JEFFERSON COUNTY**  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**

621 Sheridan Street • Port Townsend • Washington 98368  
 360/379-4450 • 360/379-4451 Fax  
<http://www.co.jefferson.wa.us/commdevelopment>

**Application for Suggested Comprehensive Plan / UDC Amendment**

MLA # <u>04-26</u>	PROJECT/APPLICANT NAME: <u>JEFFERSON COUNTY</u>
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**Submittal Requirements**

1. A completed Master Land Use Application. Representative authorization is required if application is not signed by applicant.
2. Any additional information reasonably deemed necessary by the Administrator to evaluate the proposed amendment.
3. Please prepare and label as "Exhibit A," a description of the proposed Plan/UDC amendment and any associated development proposal(s) if applicable. Applications for projected-related amendments must include plans and information or studies accurately depicting existing and proposed uses and improvements. Applications for such amendments that do not specify proposed uses and potential impacts are assumed to have maximum impact to the environment and public facilities and services.
4. Please provide an explanation of why the amendment is being proposed. (Attach additional sheets, if necessary.)  
MLA04-26 is a set of development regulations associated with agricultural activities for potential incorporation into the Jefferson County Unified Development Code (UDC). MLA04-26 is related to MLA02-485, which clarified that exemptions to standard critical area buffers for existing and on-going agriculture were to be limited to certain lands based on zoning or tax status; MLA03-209, which amended the descriptions and designation criteria for Agricultural Lands in the Jefferson County Comprehensive Plan; and MLA04-27, which is a placeholder application to consider through the 2004 Comprehensive Plan Amendment Cycle a list of specific tax parcels for Agricultural Lands zoning on the official Map of Land Use Designations. The Department of Community Development (DCD) and the Agricultural Lands Committee of the Jefferson County Planning Commission (PC) have developed this proposal with policy direction from farmers and interested residents of the county. MLA04-26 is intended to explicitly provide greater opportunities for agricultural landowners and operators to establish accessory uses on Agricultural Lands that are related to the primary agricultural use and help make agricultural businesses viable. It is expected to be considered by the Board of County Commissioners by the beginning of the second quarter of 2004.
5. Please prepare and label as "Exhibit B," proposed amendatory language (i.e., to affected text of both the Comprehensive Plan and UDC) shown in "bill" format, with text to be added indicated with underlining (e.g., underlining), and text to be deleted indicated with strikeouts (e.g., ~~strikeouts~~).
6. Please prepare and label as "Exhibit C," a **thorough** explanation of how the proposed amendment, meets, conflicts with, or relates to the following inquiries (NOTE: Simple "yes" or "no" responses are unacceptable.)
  - a. Have the circumstances related to the proposed amendment and/or the area in which it is located substantially changed since the adoption of the Jefferson County Comprehensive Plan?
  - b. Are the assumptions that form the basis for the Jefferson County Comprehensive Plan no longer valid, or has new information become available that was not considered during the process of adoption of the Jefferson County Comprehensive Plan or any subsequent amendment?
  - c. Does the proposed amendment reflect current widely held values of the residents of Jefferson County?
7. *The applicant hereby certifies that the statements contained in this application are true and provide an accurate representation of the proposed amendment; and the applicant(s) hereby acknowledges that any approval issued on this application may be revoked if any such statement is found to be false.*

AL SCALF, DIRECTOR OF COMMUNITY DEVELOPMENT  
 APPLICANT'S SIGNATURE

FEBRUARY 4, 2004  
 DATE



# JEFFERSON COUNTY

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### Master Land Use Permit Application Form

**MLA04-26**

**PROPERTY INFORMATION**

Tax Parcel Number:

Subdivision Name: \_\_\_\_\_ Lot Number: \_\_\_\_\_

Property Size: \_\_\_\_\_ (acres/square feet) Existing Use of Property: \_\_\_\_\_

Site Address and/or Directions to Property: \_\_\_\_\_

**Not applicable. The application concerns only amendments to the Unified Development Code (UDC).**

**APPLICANT INFORMATION**

Name of Applicant: Board of County Commissioners by and through the Department of Community Development Telephone: (360) 379-4450

Address: 621 Sheridan St

City: Port Townsend State: WA Zip Code: 98368

Name of Authorized Agent (if applicable): N/A Telephone: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

**DESCRIPTION OF PROPOSED USE OR ACTIVITY (include separate sheets as necessary)**

**MLA04-26 is a set of development regulations associated with agricultural activities for potential incorporation into the Jefferson County Unified Development Code (UDC). MLA04-26 is related to MLA02-485, which clarified that exemptions to standard critical area buffers for existing and on-going agriculture were to be limited to certain lands based on zoning or tax status; MLA03-209, which amended the descriptions and designation criteria for Agricultural Lands in the Jefferson County *Comprehensive Plan*; and MLA04-27, which is a placeholder application to consider through the 2004 *Comprehensive Plan Amendment Cycle* a list of specific tax parcels for Agricultural Lands zoning on the official Map of Land Use Designations. The Department of Community Development (DCD) and the Agricultural Lands Committee of the Jefferson County Planning Commission (PC) have developed this proposal with policy direction from farmers and interested residents of the county. MLA04-26 is intended to explicitly provide greater opportunities for agricultural landowners and operators to establish accessory uses on Agricultural Lands that are related to the primary agricultural use and help make agricultural businesses viable. It is expected to be considered by the Board of County Commissioners by the beginning of the second quarter of 2004.**

**PERMITS REQUESTED FROM JEFFERSON COUNTY**

Please check with Permit Center personnel before completing this section and refer to the specific sections of the UDC referenced for more information and further requirements. An asterisk (\*) indicates that a supplemental application or questionnaire is required.

<b>Type I Permits</b>	<b>Refer to:</b>
<input type="checkbox"/> Septic Permit/Evaluation of Existing System (EES)	UDC Section 6.4.1 and Chapter 8.15 JCC
<input type="checkbox"/> Building/Demolition Permit	UDC Section 3.2.1 and Table 3-1
<input type="checkbox"/> Allowed "Yes" Use Consistency Analysis	UDC Section 3.2.1 and Table 3-1
<input type="checkbox"/> Home Business	Table 3-1 and UDC Section 4.20
<input type="checkbox"/> Stormwater Management *	UDC Section 6.7
<input type="checkbox"/> Road Access*	UDC Section 6.8
<input type="checkbox"/> Boundary Line Adjustment*	UDC Section 7.2
<input type="checkbox"/> Minor PRRD Amendments	UDC Section 3.6.13.15
<input type="checkbox"/> Sign Permit*	UDC Section 6.15
<input type="checkbox"/> Site Plan Approval Advance Determination (SPAAD)	UDC Section 8.7
<input type="checkbox"/> Shoreline Master Program Exemption/Permit Revisions	UDC Section 5

<input type="checkbox"/> Temporary Use (based on use may be Type II or Type III)*	UDC Sections 4.38 and 4.39
<b>Type II Permits</b>	<b>Refer to:</b>
<input type="checkbox"/> Discretionary "D" or Unnamed Use Classification	UDC Sections 3.2.1, 3.2.2 and Table 3-1
<input type="checkbox"/> Cottage Industry	UDC Section 7.3 and Table 3-1
<input type="checkbox"/> Short Plat, Preliminary and Final*	UDC Section 7.3
<input type="checkbox"/> Binding Site Plan*	UDC Section 7.5
<input type="checkbox"/> Conditional (Administrative) "C(a)" Use	UDC Table 3-1 and Section 8.8
<input type="checkbox"/> Conditional (Discretionary) "C(d)" Use	UDC Table 3-1 and Section 8.8
<input type="checkbox"/> Variance, Minor*	UDC Section 8.9
<input type="checkbox"/> Wireless Telecommunication	Ordinance 06-0712-99 (UDC Appendix C)
<input type="checkbox"/> Shoreline Substantial Development (Primary Use)	UDC Section 5
<input type="checkbox"/> Forest Practices Act/Release of Six-Year Moratorium for SFR	UDC Section 4.16.5(c)
<input type="checkbox"/> Temporary Use*	UDC Sections 4.38 and 4.39
<b>Type III Permits</b>	
<input type="checkbox"/> Conditional "C" Use	UDC Section 8.8
<input type="checkbox"/> Long Plat, Preliminary*	UDC Section 7.4
<input type="checkbox"/> Planned Rural Residential Development Preliminary Approval (PRRD) and Major Amendments*	UDC Section 3.6.13 (must be in conjunction with an underlying land division application)
<input type="checkbox"/> Plat Vacation/Alteration	UDC Section 7.1.3(d)
<input type="checkbox"/> Variance, Major*	UDC Section 8.9
<input type="checkbox"/> Reasonable Economic Use Variance*	UDC Section 3.6.4(h)
<input type="checkbox"/> Wireless Telecommunication	Ordinance 06-0712-99 UDC Appendix C
<input type="checkbox"/> Shoreline Management Substantial Development, Secondary Use*	UDC Section 5
<input type="checkbox"/> Shoreline Management Conditional Use*	UDC Section 5
<input type="checkbox"/> Shoreline Management Variance*	UDC Section 5
<b>Type IV Permits</b>	
<input type="checkbox"/> Long Plat, Final	UDC Section 7.4
<input type="checkbox"/> PRRD, Final	UDC Section 3.6.13
<b>Type V Permits</b>	
<input type="checkbox"/> Special Use (Essential Public Facilities)	UDC Section 3.3.5
<input type="checkbox"/> Jefferson County Comprehensive Plan/UDC/Land Use District Map Amendment*	UDC Section 9
<input type="checkbox"/> Jefferson County Shoreline Master Program Amendment*	UDC Section 5
<b>Other Local, State or Federal Permits</b>	
<input type="checkbox"/> Please identify any other local, state or federal permits required for this proposal, if known: <b>Review under the State Environmental Policy Act (SEPA)</b>	

**ACKNOWLEDGEMENTS**

By signing the application form, the applicant/owner attests that the information provided herein is true and correct to the best of their knowledge. I also certify that this application is being made with the full knowledge and consent of all owners of the affected property. Any material falsehood or any omission of a material fact made by the applicant/owner with respect to this application packet may result in this permit being null and void. I further agree to save, indemnify and hold harmless Jefferson County against all liabilities, judgments, court costs, reasonable attorney's fees and expenses which may in any way accrue against Jefferson County as a result of or in consequence of the granting of this permit. I further agree to provide access and right of entry to Jefferson County and its employees, representatives or agents for the sole purpose of application review and any required later inspections. This right of entry shall expire when the County (through the Administrator or the Administrator's representatives) concludes the application has complied with all applicable laws and regulations. Access and right of entry to the applicant's property shall be requested and shall occur only during regular business hours.

\_\_\_\_\_

(APPLICANT OR AUTHORIZED REPRESENTATIVE SIGNATURE) (DATE)

I hereby designate \_\_\_\_\_ to act as my agent in matters related to this application for permit(s).

\_\_\_\_\_

(APPLICANT SIGNATURE) (DATE)

The action or actions Applicant will undertake as a result of the issuance of this permit may negatively impact upon one or more threatened or endangered species and could lead to a potential "take" of an endangered species as those terms are defined in the federal law known as the "Endangered Species Act" or "ESA." Jefferson County makes no assurances to the applicant that the actions that will be undertaken because this permit has been issued will not violate the ESA. Any individual, group or agency can file a lawsuit on behalf of an endangered species regarding your action(s) even if you are in compliance with the Jefferson County development code. The Applicant acknowledges that he, she or it holds individual and non-transferable responsibility for adhering to and complying with the ESA. The Applicant has read this disclaimer and signs and dates it below.

\_\_\_\_\_

(APPLICANT OR AUTHORIZED REPRESENTATIVE SIGNATURE) (DATE)

## Description of the Proposed UDC Amendments

### Issue

MLA04-26 is a set of development regulations associated with agricultural activities for potential incorporation into the Jefferson County Unified Development Code (UDC). MLA04-26 is related to MLA02-485, which clarified that exemptions to standard critical area buffers for existing and on-going agriculture were to be limited to certain lands based on zoning or tax status; MLA03-209, which amended the descriptions and designation criteria for Agricultural Lands in the Jefferson County *Comprehensive Plan*; and MLA04-27, which is a placeholder application to consider through the 2004 *Comprehensive Plan* Amendment Cycle a list of specific tax parcels for Agricultural Lands zoning on the official Map of Land Use Designations. The Department of Community Development (DCD) and the Agricultural Lands Committee of the Jefferson County Planning Commission (PC) have developed this proposal with policy direction from farmers and interested residents of the county. MLA04-26 is intended to explicitly provide greater opportunities for agricultural landowners and operators to establish accessory uses on Agricultural Lands that are related to the primary agricultural use and help make agricultural businesses viable. It is expected to be considered by the Board of County Commissioners by the beginning of the second quarter of 2004.

Background information is located at this site: <http://www.co.jefferson.wa.us/commdevelopment/Agriculture.htm>. For more information on how Agricultural Lands descriptions and designation criteria were amended in 2003, refer to the adopting Ordinance No. 09-1208-03, available on the webpage for the 2003 Comprehensive Plan Amendment Cycle: <http://www.co.jefferson.wa.us/commdevelopment/2003%20Comprehensive%20Plan%20Amendment%20Cycle.htm>

### Board of County Commissioners Concern

The BOCC has directed staff to continue with this effort in collaboration with the Jefferson County Planning Commission (PC) and the PC Agricultural Lands Committee.

### Department of Community Development Recommendation

The preliminary position of DCD on this proposal is one of support. DCD worked collaboratively with the Agricultural Lands Committee of the Jefferson County Planning Commission to craft the preliminary proposal for consideration of the full Planning Commission through a formal public process.

### Affected CP and UDC Sections

The following sections of the UDC would be affected if the proposal as presented in this application were to be adopted by the Board of County Commissioners:

- 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
- 6.13.1 Landscaping/Screening

## **Proposed Line-In/Line-Out UDC Amendment Language**

The following is the preliminary line-in/line-out proposal for consideration by the Jefferson County Planning Commission and the public. Integrated in the table is non-project environmental analysis under the State Environmental Policy Act (SEPA) and planning analysis that describes the intentions and consequences of adopting the proposed amendments.

[Note for web users: Exhibit B is presented as a separate document in Portable Document Format (PDF). The remainder of Exhibit B is in the form of a table that is formatted for legal-sized paper: 8.5" x 14".]

## Submittal Requirement #6

Please prepare and label as "Exhibit C," a thorough explanation of how the proposed amendment, meets, conflicts with, or relates to the following inquiries. (NOTE: Simple "yes" or "no" responses are unacceptable.)

- a. Have the circumstances related to the proposed amendment and/or the area in which it is located substantially changed since the adoption of the Jefferson County *Comprehensive Plan*?

The descriptions and designation criteria of Agricultural Lands of Long-Term Commercial Significance were amended as part of the 2003 Comprehensive Plan amendment cycle. The Unified Development Code (UDC) provisions relating to critical areas protections and existing and on-going agriculture were amended in early 2003. As part of the 2004 Comprehensive Plan Amendment Cycle, the Board of County Commissioners will consider a list of parcels for Agricultural Lands designation. This package is to be considered within the context of a comprehensive look at the Agricultural Lands policies and regulations adopted along with the Comprehensive Plan in 1998 and the UDC in late 2000. The Comprehensive Plan outlines a series of unfinished tasks with regard to Agricultural Lands. This package is an important component of an effort to complete those unfinished tasks.

- b. Are the assumptions that form the basis for the Jefferson County *Comprehensive Plan* no longer valid, or has new information become available that was not considered during the process of adoption of the Jefferson County *Comprehensive Plan* or any subsequent amendment?

Refer to the response above to a.

- c. Does the proposed amendment reflect current widely held values of the residents of Jefferson County?

In general, there is support for the practice of agriculture and the preservation of agricultural land in Jefferson County. The response to the proposed set of regulations for agricultural activities on designated Agricultural Lands will be solicited as part of the public process associated with Planning Commission review of the proposal.

[END]