

**NOTICE OF SCOPING for
PREPARATION OF A SUPPLEMENTAL
ENVIRONMENTAL IMPACT STATEMENT (SEIS)
to address ZONING CODE AMENDMENTS,
DEVELOPMENT AGREEMENT (MLA08-00188),
and PROJECT-LEVEL ENVIRONMENTAL REVIEW OF THE MASTER PLAN for the
BRINNON MASTER PLANNED RESORT (BMPR)**

Description of Proposal:

Jefferson County is considering the adoption of amendments to Title 17 and 18 of the Jefferson County Code to provide a zoning ordinance and zoning map for the Master Planned Resort approved by the Board of County Commissioners by Ordinance No. 01-0128-08 adopted January 28, 2008. In addition, the County is considering the text of a proposed Development Agreement, as required by the Comprehensive Plan, to guide the development, phasing and standards for the proposed Master Planned Resort.

Location of Proposal:

Pleasant Harbor, south of Brinnon at the intersection of Black Point Road with US Highway 101 in Jefferson County, Washington.

Parcel Numbers 502153002, 003, 023, 022, 021 & 020; APN 502154002; APN 502152005, 012, 013, 014, 015, 016 & 017, in Sections 15 & 22, Township 25, Range 02 West, WM, located in Brinnon, WA 98320.

Proponent:

Pleasant Harbor Marina and Golf Resort, LLC
c/o Pleasant Harbor Marina
308913 Highway 101
Brinnon, WA 98320

Owners of Properties to be Rezoned:

Pleasant Harbor Marina and Golf Resort, LLC
c/o Pleasant Harbor Marina
308913 Highway 101
Brinnon, WA 98320

Pleasant Harbor Marina and Golf Resort, LLC is the owner of all properties affected, except as noted below:

Hal and Janice Richards
P.O. Box 626
Brinnon, WA 98320
Owners of Tax Parcel 502152017

Lead Agency:

Jefferson County

Department of Community Development
621 Sheridan Street
Port Townsend, WA 98368

SEIS Required:

The Jefferson County Board of County Commissioners (BoCC) conditioned approval of the Master Planned Resort Comprehensive Plan amendment to require project-level environmental review of the MPR proposal, and programmatic environmental review of the proposed Zoning Code amendments and draft Development Agreement required to implement the proposal. Accordingly, a Supplemental Environmental Impact Statement (SEIS) will be prepared under Chapter 43.21C RCW. The SEIS will supplement the programmatic FEIS prepared for the Comprehensive Plan amendment that approved the MPR, adopted by the County in Ordinance No. 01-0128-08.

The Lead Agency has determined that the Scope of the SEIS is to identify impacts and demonstrate mitigation necessary to comply with the requirements of the Proposal approved as the conceptual plan for the Master Planned Resort at Brinnon (generally described in Chapter 1 of the adopted FEIS as conditioned in Chapter 5 and Ordinance No. 01-0128-08 Conditions 63a through 63dd), and to demonstrate how the specific details of the proposal as disclosed through the Draft SEIS are appropriate to meet applicable conditions and regulations. Three alternatives are to be reviewed:

1. The conceptual plan set forth in the FEIS as the Proposal
2. The Preferred Alternative based on the proposed zoning ordinance and zoning map; the draft Development Agreement; the 30 BoCC conditions set forth in Ordinance No. 01-0128-08; and the purpose and objectives of the proposal
3. An alternative to the preferred layout that shows the ability to achieve the requirements of the MPR and the objectives of the proposal on this site in a different form.

The format of the SEIS will approximately follow the format of the FEIS, with an additional chapter summarizing how each of the conditions of approval set forth in BoCC Ordinance No. 01-0128-08 will be met.

Actions required for approval of the proposed action include:

- Jefferson County Environmental Review Officer: Completion and publication of the SEIS, following the SEIS process set forth in WAC 197-11-600(4)(d)(ii) and 620.
- Jefferson County Planning Commission: Consideration of the MPR proposal in the context of compliance with BoCC conditions set forth in Ordinance No. 01-0128-08, consideration of proposed Zoning Code text and map changes, and consideration of the proposed Development Agreement subsequent to SEIS review; and recommendation to the Jefferson County Board of County Commissioners.

- Jefferson County Board of County Commissioners: Consideration of the MPR proposal in the context of compliance with BoCC conditions set forth in Ordinance No. 01-0128-08, consideration of proposed Zoning Code text and map changes, and consideration of the proposed Development Agreement subsequent SEIS review; consideration of the Planning Commission recommendation for possible approval and adoption; and final decision.

The actions proposed will not authorize construction. If the Zoning Code and Development Agreement are approved and adopted, specific development would require application for development permits consistent with the adopted codes, regulations, and Development Agreement, and approval of such specific development permits by Jefferson County and other agencies with jurisdiction.

Comments from agencies, Tribes, and interested individuals will be solicited on the Draft SEIS (DSEIS). The Final SEIS will incorporate and respond to all comments received during the DSEIS comment period. Comments are invited at this time on the scope of the SEIS, in the context of the programmatic FEIS environmental review, the parameters of the 30 BoCC conditions of approval of the Master Planned Resort, and the objectives of the proposal.

Scoping

Agencies, affected tribes, and members of the public are invited to comment on the scope of the SEIS. You may comment on alternatives to be considered, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. The method and deadline for giving us your comments is as follows:

A “Scoping Meeting” will be held at the Brinnon Public School Gym, 46 Schoolhouse Road, Brinnon, on **Wednesday, October 28, 2009 beginning at 5pm**. You may comment on the SEIS at that time, or,

Written comments may be submitted by November 30, 2009 to the following address:

David Wayne Johnson, Project Lead Planner
621 Sheridan Street
Port Townsend, WA 989368
dwjohnson@co.jefferson.wa.us

SEPA RESPONSIBLE OFFICIAL:

Stacie L. Hoskins
Planning Manager
Department of Community Development
621 Sheridan Street
Port Townsend, WA 98368

