MEETING AGENDA
1:30 P.M. Wednesday, June 4, 2014
Queets-Clearwater School, 146000 Hwy 101 (South of Forks)

1:30 PM  A. OPENING BUSINESS:
• Call to Order – Kevin Coker, Chair
• Roll Call & Quorum of Members
• Approval of Agenda
• Approval of 5/21 Meeting Minutes
• Staff Updates
• Committee Reports/ Commissioner Announcements

1:45 PM  B. CONTINUED BUSINESS:
1. Comprehensive Plan Update
2. Planning Commission Public Survey

3:00 PM  Observer Comment

3:15 PM  C. CLOSING BUSINESS:
• Summary of today’s meeting – Follow-up action items
• Agenda items for next meeting – June 18, 2014 at 6:30 pm at Quilcene School

3:30 PM  D. ADJOURNMENT

OBSERVER COMMENT
We encourage public participation and welcome comments submitted anytime in writing or by email at the address shown above. We want to hear your ideas or concerns.

The Observer Comment Period on the agenda is:
• An optional time period dedicated to listening to the public – Planning Commission is not required to provide response;
• Offered at the Chair’s discretion when there’s time;
• Not a public hearing – comments made during this time will not be part of any hearing record;
• May be structured with a three-minute per person time limit.

When the Chair recognizes you to speak, please begin by stating your name and address.

Audience members are asked to avoid disrupting the business being conducted and are welcome to interact informally with Planning Commissioners before or after the meeting and during the break.

Please silence cell phones and other devices

2014 Meeting Schedule: Regular Planning Commission meetings are held the 1st Wednesday and the 3rd Wednesday of each month, or as otherwise scheduled. Meeting time and location may vary but will be announced in advance. Special meetings may also be convened as needed. All meetings are open to the public and noticed in the Leader newspaper. Learn more on the Planning Commission website at http://www.co.jefferson.wa.us/commdevelopment/PlanningCommission.htm
West End Planning Commission Outreach Meeting
June 4, 2014

Handouts:
1. Comprehensive Plan pages relating to Jefferson County’s West End pp 2 - 15
2. Jefferson County Code language specific to Jefferson County’s West End pp 16 - 17
3. 2013 Proposed suggested Comprehensive Plan Amendment, MLA13-00042. This application is included with this packet, because it provides analysis of the zoning and development activity in Jefferson County West End. pp 18 - 48

This application was prepared by DCD staff on behalf of the Planning Commission in response to comments made at the Planning Commission’s outreach meeting held in Forks in 2012. The Planning Commission subsequently unanimously decided to put this application on hold to allow for an action plan in advance of consideration in 2014. The Planning Commission further approved a motion with a vote of 4-2-0 to, “Collect information from the residents of the West End sufficient for us to develop MLA13-00042, collected by the end of 2013 and discussed by the Planning Commission.” Subsequent discussion with the Planning Commission determined consideration of West End residents’ land use changes would be more suitably addressed within the context of the 2015 Comprehensive Plan Update or site-specific amendments to be proposed by specific landowners. This meeting in June 2014 along with the Planning Commission survey is intended to collect further information to address this task.

4. Planning Commission survey pp 49-50
Areas of commercial infill are intended to provide employment opportunities in a distressed and changing economy. Commercial development can take advantage of a high volume of visitors based on a location on both Highway 101 and Center Valley Road. The community is currently considering a public water system with the assistance of the County Health Department and the Jefferson County P.U.D. The amount of commercial infill development will depend on the availability of a water system. The Washington State Department of Ecology approved a water rights transfer in 2004 from the National Forest Service to the PUD with the intent of providing public water for Quilcene.

Community concerns in Quilcene, as in Brinnon, indicate a priority need for areas of infill in the commercial core area that might allow an assisted living or extended care facility for elderly residents of the community. Although such facilities will be permitted conditionally in residential areas, both communities prefer that they be located in the Rural Village Centers. While recognition of the existing commercial development pattern in Quilcene results in somewhat irregular boundaries, several commercial uses southeast and southwest of the boundary have been excluded in order to avoid creating a large area of infill that would promote sprawl.

The West End

The isolated western portion of Jefferson County has no existing commercial lands, and therefore no commercial land for that area was designated in this Plan. The West End is not projected to experience significant growth during the 20-year planning period, with a total 20-year population projection of 43 additional people. Convenience services are available at the Kalaloch Lodge store on National Park land and at a Quinault Nation convenience store at Queets. The regional decline of forestry and fishing has resulted in distressed economic conditions in this area. The decline of natural resource-based industries requires that new employment opportunities in available economic sectors areas be developed for a transition to a more diversified economy.

Although the population of the West End is limited, a significant number of people visit the tourist and recreation attractions of the area year-round. During the tourist season, the area experiences a large influx of visitors. Situated on U.S. Highway 101 between the mountain/rainforest and the ocean beach portions of Olympic National Park, the West End receives visitors from Puget Sound regional metropolitan areas, as well as national and international visitors. The Hoh and Quinault Indian Reservation communities are concentrated population centers that both contribute to and rely upon the West End economy.

In order to encourage employment opportunities in this economically distressed area, policies in this Plan allow commercial activities serving tourist-related uses to carry a broader range of goods and services to meet the needs of the local population (see LNP 7.6). In addition, policies for home businesses and cottage industries allow for greater flexibility under criteria specific to the West End (see LNP 6.1.12 and LNP 6.2.13).

Port Ludlow Village Commercial Center – Final Boundary

The Master Planned Resort of Port Ludlow has a large residential community that is served by a Village Commercial Center. The designated commercial area is consistent with the 1993 programmatic Environmental Impact Statement, and has been agreed to by community planning groups. Land use activities and performance standards will be regulated by the County, but may be limited to a somewhat greater degree by the Master Planned Resort's internal community codes, covenants and restrictions.
Legal Existing Commercial Uses

In order to meet the requirements of the Growth Management Act, a number of commercial activities were not included within commercial area boundaries designated in this Plan. Valid legal existing commercial and industrial uses will be allowed to continue in business, to be replaced if destroyed, and to expand modestly within limits. The Comprehensive Plan provides specific on the regulation of existing legal uses in Land Use Goal 8.0 that are intended to protect existing businesses that were established legally under previous regulations, while at the same time limiting the impacts of the activities on adjacent properties.

Evaluation of Rural Commercial Boundaries

The designation of Jefferson County’s rural commercial areas was guided by GMA criteria as applied to local circumstances. County decision-makers heard extensive public comment regarding the need to:

- Support the economic vitality of existing historic communities for the long-term viability and cohesion of those communities;
- Provide for local employment opportunities in rural areas of the county, in particular those distant from the City of Port Townsend UGA and Irondale/Hadlock UGA;
- Provide opportunities for limited multi-family, special needs, and affordable housing;
- Encourage diversification of the distressed economies of communities in the South County and the West End that are suffering from the decline of resource-based industries;
- Control the high traffic volume on the limited number of major roadways which are frequently congested due to a substantial increase in seasonal visitors; and
- Preserve the rural character of communities.

Reduction in Commercial Land

The logical boundaries of commercial areas prevent development from expanding beyond existing developed areas. While areas of limited infill are provided within the designated built environment, a significant amount of undeveloped land was removed from commercial zoning status through implementation of the Growth Management Act in Jefferson County. There were 967 net acres zoned commercial in unincorporated Jefferson County in 1994. With adoption of the GMA-compliant Comprehensive Plan in 1998, that number was reduced 62% to 368 net acres zoned rural commercial. With adoption of a zoning map for the Irondale/Hadlock Urban Growth Area (UGA) in 2004, the effective percent reduction of commercial area from the 1994 zoning was reduced to 39%.

It should be noted that while Rural Crossroads are designated commercial lands, land within the boundaries of Rural Village Centers (RVCs) is designated as both commercial and residential land, as the existing uses are mixed to a degree that precludes separate designations within the boundaries. The commercial lands identified at Nessies’ Corner, Irondale Road, and the Port Hadlock RVC were redesignated as part of the Irondale/Hadlock UGA.
Table 3-3
Residential Lot Demand Compared to Existing Vacant Residential Lot Supply
Projected Over the Next 20 Years
1996-2016

<table>
<thead>
<tr>
<th>Location</th>
<th>Future 20-Year Lot Demand</th>
<th>Existing Supply of Vacant Buildable Lots of Record (a)</th>
<th>Balance (Excess Buildable, Vacant Lots of Record) Lot Surplus</th>
<th>Vacant Lot Oversupply Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Incorporated Areas:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Port Townsend (b)</td>
<td>2690</td>
<td>8600</td>
<td>5910</td>
<td>220%</td>
</tr>
<tr>
<td><strong>Unincorporated Areas:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Quimper Peninsula (including Glen Cove)</td>
<td>500</td>
<td>1735</td>
<td>1235</td>
<td>247%</td>
</tr>
<tr>
<td>Marrowstone Island</td>
<td>77</td>
<td>458</td>
<td>381</td>
<td>495%</td>
</tr>
<tr>
<td>Irondale/Port Hadlock</td>
<td>507</td>
<td>2619</td>
<td>2112</td>
<td>417%</td>
</tr>
<tr>
<td>Kala Point</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chimacum</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Discovery Bay (including Gardiner)</td>
<td>167</td>
<td>1394</td>
<td>1227</td>
<td>734%</td>
</tr>
<tr>
<td>S. Chimacum / Inland Valleys / Center</td>
<td>177</td>
<td>785</td>
<td>608</td>
<td>344%</td>
</tr>
<tr>
<td>Port Ludlow Planned Community</td>
<td>1141</td>
<td>1354</td>
<td>213</td>
<td>18%</td>
</tr>
<tr>
<td>North Port Ludlow</td>
<td>127</td>
<td>367</td>
<td>240</td>
<td>188%</td>
</tr>
<tr>
<td>Paradise Bay / Shine / Thorndyke</td>
<td>250</td>
<td>730</td>
<td>480</td>
<td>192%</td>
</tr>
<tr>
<td>Toandos Peninsula (including Coyle)</td>
<td>80</td>
<td>1116</td>
<td>1036</td>
<td>1295%</td>
</tr>
<tr>
<td>Quilcene (including Lake Leland Valley)</td>
<td>213</td>
<td>1068</td>
<td>855</td>
<td>401%</td>
</tr>
<tr>
<td>Brinnon</td>
<td>280</td>
<td>1189</td>
<td>909</td>
<td>325%</td>
</tr>
<tr>
<td>West End</td>
<td>19</td>
<td>307</td>
<td>288</td>
<td>1515%</td>
</tr>
<tr>
<td>1996 Staff Inventory</td>
<td>3538</td>
<td>13,122</td>
<td>9584</td>
<td>271%</td>
</tr>
<tr>
<td>Reduced by recalculation at a minimum lot size of 12,500 sq. ft</td>
<td>3538</td>
<td>8280</td>
<td>4742</td>
<td>134%</td>
</tr>
<tr>
<td>Reduced by 752 timber and agricultural resource lands parcels</td>
<td>3538</td>
<td>7528</td>
<td>3990</td>
<td>113%</td>
</tr>
<tr>
<td>Reduced by 25% market factor</td>
<td>3538</td>
<td>5646</td>
<td>2993</td>
<td>84%</td>
</tr>
<tr>
<td>Total buildable lots for the unincorporated area:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• 1996 staff inventory</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• 1995 consultant inventory</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Note: (a) Data compiled as of June 1, 1996 (includes "vested" lots).
The City of Port Townsend has addressed the accommodation of future population growth in its Comprehensive Plan. The figures above are provided for informational purposes only. The City's lot inventory was calculated at a 10,000-sq. ft. lot size minimum, with some consolidation.

The conclusion from the data represented in Table 3-3 is that Jefferson County has no shortage of existing, developable lots and parcels. The supply of buildable lots exceeds the demand for lots based upon the 20-year population growth projections.

Table 3-4
Number of Lots and Total Acreage for all Plats from 1990 to May 1996 Including Summary Approval and Proposed Plats

<table>
<thead>
<tr>
<th>Type of Land Division</th>
<th>Number of Lots</th>
<th>Total Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Long plat</td>
<td>544</td>
<td>358.59</td>
</tr>
<tr>
<td>Short plat</td>
<td>313</td>
<td>772.88</td>
</tr>
<tr>
<td>Large lot</td>
<td>368</td>
<td>1,937.21</td>
</tr>
<tr>
<td>Mobile/RV park</td>
<td>1 park (43 spaces)</td>
<td>14.69</td>
</tr>
<tr>
<td>Condo (units)</td>
<td>80</td>
<td>18.00</td>
</tr>
<tr>
<td>Summary long plat*</td>
<td>443</td>
<td>416.41</td>
</tr>
<tr>
<td>Summary short plat</td>
<td>119</td>
<td>406.77</td>
</tr>
<tr>
<td>Summary large lot</td>
<td>68</td>
<td>395.54</td>
</tr>
<tr>
<td>Summary mobile/RV park</td>
<td>6 parks (269 spaces)</td>
<td>64.54</td>
</tr>
<tr>
<td>Proposed long plat</td>
<td>653</td>
<td>768.41</td>
</tr>
<tr>
<td>Proposed short plat</td>
<td>14</td>
<td>52.17</td>
</tr>
<tr>
<td>Proposed large lot</td>
<td>50</td>
<td>265.27</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>2,964</strong></td>
<td><strong>5,470.48</strong></td>
</tr>
</tbody>
</table>

* Summary long plat may include condo units, see Canoe Cove LPA92-0008
Compiled 6/3/96 by Jefferson County Integrated Data Management System (IDMS)

Table 3-5
Number of Lots and Total Acreage for all Plats from June 1996 to October 15, 2004

<table>
<thead>
<tr>
<th>Type of Land Division</th>
<th>Number of Lots</th>
<th>Total Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Long plat</td>
<td>138</td>
<td>693.85</td>
</tr>
<tr>
<td>Short plat</td>
<td>86</td>
<td>640.42</td>
</tr>
<tr>
<td>Lot Consolidation</td>
<td>-26</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>198</strong></td>
<td><strong>1,334.27</strong></td>
</tr>
</tbody>
</table>

Compiled 10/22/04 by Jefferson County Long-Range Planning

Portions of the County such as the Cape George, Kala Point, and Bridgehaven have been previously platted at what have been identified as suburban residential densities. Table 3-2 presents the density distribution criteria outlined in Land Use Goal 3.0 that have been applied to prohibit the establishment of additional, new lots at residential densities greater than those appropriate for rural areas.
Forest Resource-Based Industrial Zones

Forest resource-based industries at Gardiner, Center Valley, and the West End have been designated as Resource-Based Industrial Zones to recognize active sawmills and related activities at those sites, based on 1997 GMA amendments codified as RCW 36.70A.070(5)(d)(i) recognizing existing industrial uses and allowing for their intensification. The Resource-Based Industrial Zones are limited to forest resource-based industrial uses in order to prevent the establishment of a wider range of industrial uses. It is also intended to support employment in a distressed economic sector that, while it has seen a decline in employment, will continue to have long-term economic importance for the County.

Forest resource-based industrial zone boundaries were determined based on criteria in RCW 36.70A.070(5)(d) for determining logical boundaries. The reduction in acreage allows for limited infill, and contains the industrial activity and associated uses to an area based on the developed area on July 1, 1990.

Jefferson County recognizes that the cyclical nature of the forest industry will continue to result in economic upturns and downturns as reforested areas become available for harvest. In order to maintain facilities that continue to operate, the County recognizes that conversion of machinery and facilities into forest-related production activities would help to support this industry from one cycle to the next. The development code will include criteria for the permitting and regulation of conversion and/or intensification of these areas for related uses that may involve adapting existing equipment and facilities, recycling, or adding limited value to the forest resource products and byproducts (see LNP 12.4).

The following table lists industrial areas, existing designations under 1994 zoning, current uses, and designations under this Plan:
Table 3-8
Industrial Land Designations

<table>
<thead>
<tr>
<th>Industrial Area</th>
<th>1994 Designation and Acreage</th>
<th>Current Use</th>
<th>Comprehensive Plan Designation and Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Port Townsend Paper Mill</td>
<td>Heavy Industrial 292 acres</td>
<td>Pulp and paper mill</td>
<td>Heavy Industrial (HI) 283.8 acres</td>
</tr>
<tr>
<td>Glen Cove Industrial Area</td>
<td>Light Industrial-Commercial 295.9 acres</td>
<td>Multiple light industrial and associated commercial</td>
<td>Light Industrial/Commercial (LI/C) 71.58 acres Light Industrial (LI) 54.93 acres</td>
</tr>
<tr>
<td>Quilcene Industrial Area</td>
<td>Heavy Industrial 20.2 acres</td>
<td>Sawmill, machine shop, industrial storage</td>
<td>Light Industrial/Manufacturing (LI/M) 22.3 acres Light Industrial/Manufacturing 8.06 acres</td>
</tr>
<tr>
<td>Eastview Industrial Plat</td>
<td>--</td>
<td>Storage, Boat Yard</td>
<td>Light Industrial/Manufacturing 8.06 acres</td>
</tr>
<tr>
<td>Center Valley</td>
<td>Heavy Industrial 12.6 acres</td>
<td>Sawmill and associated activities</td>
<td>Forest Resource-Based Industrial Zone (RBIZ) 3.84 acres</td>
</tr>
<tr>
<td>Gardiner Industrial Area</td>
<td>Heavy Industrial 32.2 acres</td>
<td>Sawmill and associated activities, gravel pit</td>
<td>Forest Resource-based Industrial Zone (RBIZ) 24.9 acres</td>
</tr>
<tr>
<td>West End</td>
<td>Light Industrial-Commercial 193 acres</td>
<td>Sawmill and associated activities</td>
<td>Forest Resource-based Industrial Zone (RBIZ) 122.5 acres</td>
</tr>
<tr>
<td>Irondale/Hadlock UGA</td>
<td>--</td>
<td>Gravel Pit</td>
<td>Urban Light Industrial (ULI) 25 acres</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>928.3 acres</strong></td>
<td></td>
<td><strong>616.9 acres</strong></td>
</tr>
</tbody>
</table>

The industrial areas designated as shown above result in a reduction in industrial acreage of 1994 zoning designations from a total of 928.3 acres to 616.9 acres, an overall reduction of 34%. The application of GMA criteria protects the economic viability of existing uses while restricting industrial activities to existing areas.
housing, and assisted living facilities, and manufactured/mobile home parks.

LNP 5.4 Designate the following crossroads as General Commercial Crossroads (GC) as shown on the Land Use Map: SR 19/20 Intersection.

LNP 5.4.1 Designation is based on the criteria in the Growth Management Act and the following additional criteria:

a. Location at a major highway intersection near high density population in the Tri-Area; and
b. Existing commercial uses meet limited regional and multiple community levels of service.

LNP 5.4.2 Limit uses and the scale of those uses within each of the designated General Commercial crossroads to those involving an expanded range of commercial goods and services.

LNP 5.4.3 Encourage affordable housing through the allowance of multifamily housing opportunities such as multifamily residential units, senior housing, assisted living facilities, and manufactured/mobile home parks.

LNP 5.5 Ensure visual compatibility and traditional design elements for Rural Crossroads commercial infill development with the surrounding rural area through the creation and implementation of community based design and development standards. Uses within Rural Crossroads shall be scaled and sized to protect the rural character of the natural neighborhood.

HOME-BASED BUSINESSES AND COTTAGE INDUSTRIES

GOAL:

LNG 6.0 Foster home-based businesses or cottage industries in order to provide economic and employment opportunities outside of Rural Village Centers.

POLICIES:

LNP 6.1 Permit home-based businesses which are accessory to the residential use of the property throughout the unincorporated portions of the County, subject to permit review procedures.

LNP 6.1.1 Home-based businesses in Western Jefferson County shall be regulated according to the following provisions in order to provide employment opportunities in a unique area that is isolated and distant from commercial and urban growth areas. This region is characterized by high unemployment, a distressed economy, low residential densities, and a total projected 20-year population growth of 43 persons.
GOAL:

LNG 5.0 Establish and maintain the location and size of the County's Rural Crossroads to provide access to a limited range of non-residential uses.

POLICIES:

LNP 5.1 All rural commercial lands shall be designated based on the provisions of the Growth Management Act (RCW 36.70A).

LNP 5.2 Designate the following historic crossroads as Convenience Crossroads (CC) as shown on the Land Use Map: Nordland, Beaver Valley, and Wawa Point.

LNP 5.2.1 Designation is based on the criteria in the Growth Management Act and the following additional criteria:

a. Consists of a single commercial property; and
b. Provides local rural population and commuting/traveling public with basic consumer goods and services.

LNP 5.2.2 Limit uses and their scale within the designated boundary of each of the Convenience Crossroads to those involving basic consumer goods and services.

LNP 5.3 Designate the following historic crossroads as Neighborhood/Visitor Crossroads (NC) as shown on the Land Use Map: Chimacum, Discovery Bay, Four Corners, Gardiner, and Mats Mats.

LNP 5.3.1 Designation is based on the criteria of the Growth Management Act and the following additional criteria:

a. Multiple commercial properties; and
b. Includes limited specialty goods and professional services; and
c. Serves the local rural population and the commuting/traveling public.

LNP 5.3.2 Limit uses and their scale within the designated boundaries of each of the designated Neighborhood/Visitor Crossroads to those involving basic consumer staples with a limited range of goods and services and/or serving the commuting/traveling public.

LNP 5.3.3 Encourage affordable housing through the allowance of multifamily housing opportunities such as multifamily residential units, senior
LNP 6.1.1 (a) Home-based businesses in the West End shall be exempt from restrictions on the number of non-resident employees, hours of operations, and retail sales.

LNP 6.1.1 (b) Home-based businesses in the West End shall be exempt from requirements to move to a location designated for commercial or industrial uses if the operation is expanded or intensified beyond its original scope. Instead they may be permitted conditionally at a non-residential location under provisions of RCW 36.70A.070(5)(d)iii.

LNP 6.1.1 (c) Exemptions allowed under this section shall not be disruptive to the use of adjacent properties. No equipment or process shall be used in a home-based business which creates excessive noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the property. Any hearings associated with regulation under or conditional permitting under LNP 6.1.1(b) shall be held in Western Jefferson County close to the residents who may be affected.

LNP 6.1.2 Home-based businesses in the Brinnon Planning Area shall be regulated according to provisions established in the Brinnon Subarea Plan for the Brinnon Planning Area—Remote Rural overlay district. The intent of the Brinnon Planning Area—Remote Rural overlay district is to allow for expanded rural-compatible employment opportunities in a sparsely populated rural area that is isolated and remotely located from commercial and urban growth areas. The Brinnon Planning Area is characterized by high unemployment, a distressed resource-based economy, low residential densities, and a very limited projected 20-year population growth.

LNP 6.2 Permit cottage industries conducted by the owner or lessee of the property, who shall reside within the dwelling unit, as an accessory use within a single family dwelling or building accessory to a dwelling and which are accessory to the residential use of the property throughout the unincorporated portions of the County, subject to conditional use permit review procedures.

LNP 6.2.1 Cottage industries in Western Jefferson County shall be regulated according to the following provisions in order to provide employment opportunities in a unique area that is isolated and distant from commercial and urban growth areas. This region is characterized by high unemployment, a distressed economy, low residential densities, and a total projected 20-year population growth of 43 persons.

LNP 6.2.1 (a) Cottage industries in the West End shall be exempt from restrictions on the number of non-resident employees, types of uses and retail sales, hours of operation, and outdoor storage.
LNP 6.2.1 (b) Cottage industries in the West End shall be exempt from the requirement to move to a location designated for commercial or industrial uses if the operation is expanded or intensified beyond its original scope. Instead they may be permitted conditionally at a non-residential location under provisions of RCW 36.70A.070(5)(d)iii.

LNP 6.2.1 (c) Exemptions allowed under this section shall not be disruptive to the use of adjacent properties. No equipment or process shall be used in a home-based business which creates excessive noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the property. Any hearings associated with regulation of cottage industry or conditional permit review procedures shall be held in Western Jefferson County close to the residents who may be affected.

LNP 6.2.2 Cottage industries in the Brinnon Planning Area shall be regulated according to provisions established in the Brinnon Subarea Plan for the Brinnon Planning Area—Remote Rural overlay district. The intent of the Brinnon Planning Area—Remote Rural overlay district is to allow for expanded rural-compatible employment opportunities in a sparsely populated rural area that is isolated and remotely located from commercial and urban growth areas. The Brinnon Planning Area is characterized by high unemployment, a distressed resource-based economy, low residential densities, and a very limited projected 20-year population growth.

SMALL-SCALE RECREATIONAL AND TOURIST RELATED USES

GOAL:

LNG 7.0 Foster economic development in rural areas which is small-scale recreational or tourist-related and that relies on a rural location and setting.

POLICIES:

LNP 7.1 Small-scale recreational or tourist uses shall be provided for through a permitting process appropriate to the type of proposed use and the land use district in which it is proposed.

LNP 7.2 Small-scale recreational or tourist uses shall demonstrate under the permit review process that the proposed wholly new location or use or expansion of existing location or use is reliant upon a particular rural location and setting.

LNP 7.3 Small-scale recreational or tourist uses shall be defined as those uses reliant upon the rural setting, incorporating the scenic and natural features of the land. Under no circumstances should this policy be interpreted to permit new residential development, except that necessary for on-site management, or a Master Planned Resort pursuant to RCW 36.70A.360.
LNP 7.4  The primary use of the site shall be for the small-scale recreational or tourist use. Commercial facilities, as provided for within an approved conditional use permit for small-scale recreational or tourist uses, shall serve only those recreational and tourist uses.

LNP 7.5  Small-scale recreational or tourist uses shall not include new residential development, except that necessary for on-site management.

LNP 7.6  Upon application for intensification/expansion of existing small-scale recreational or tourist areas and uses, the ultimate size and configuration of the site should be established and maintained by logical outer boundaries. Existing areas and uses are those that are clearly identifiable and contained, and where there is a logical boundary delineated predominately by the built environment on July 1, 1990, but may also include undeveloped lands if the overall goals of the Rural Element are maintained, by:

a. preserving the character of the existing natural neighborhood;
b. physical boundaries such as bodies of water, roadways, and land forms and contours are used to assist in delineation of the site;
c. abnormally irregular site boundaries are prevented;
d. public facilities and services are provided in a manner that does not permit low-density sprawl; and

e. protecting critical areas and surface and groundwater resources.

LNP 7.7  Within Jefferson County's isolated West End, allow small-scale recreation and tourist uses to provide basic goods and services to meet the needs of a local population living at a distance from commercial areas. This limited expansion of uses is also intended to allow for the creation of local jobs in an area of high unemployment and distressed economic conditions.

LNP 7.8  When a specific area is identified through community planning as appropriate for the expansion of existing small-scale recreation and tourist uses and for new small-scale recreation and tourist uses, a Small-scale Recreation and Tourist (SRT) overlay district for the identified area may establish variations from the conditional use permitting process and the criteria in this section, so long as the overall goals of the Rural Element are maintained.

LEGAL EXISTING USES

GOAL:

LNG 8.0  Support the continued existence and economic viability of legally established land uses which become nonconforming as a result of Comprehensive Plan adoption.
POLICIES:

LNP 8.1 Existing commercial and industrial uses that become nonconforming will be allowed to continue and to expand within limits as defined in LNP 8.5. Legal existing uses may be sold without jeopardizing the continuation of the use or activity.

LNP 8.2 Existing commercial and industrial uses in areas designated as Rural Residential will have the right to continue and not be subject to nuisance claims if operating in compliance with all County regulations.

LNP 8.3 Existing commercial and industrial uses should be allowed to expand or be replaced in Rural Residential areas provided that:

a. they do not require additional urban levels of government service;
b. they do not impose uncompensated additional costs to the taxpayers of Jefferson County for the provision of infrastructure, its replacement or improvement;
c. they do not conflict with natural resource-based uses;
d. they are compatible with surrounding rural uses, and

LNP 8.4 Businesses that do not meet the above criteria shall not be expanded or rebuilt if destroyed.

LNP 8.5 Expansion of structures housing legal existing uses or replacement of structures occupied by legal existing nonconforming uses shall be subject to the following criteria:

LNP 8.5.1 Where a legal existing nonconforming use of a structure exists, that structure can be replaced provided the original footprint is not relocated or altered except as provided for below.

8.5.1(a) The original footprint does not meet current regulations regarding building setbacks and buffers.

8.5.1(b) Moving the building footprint positions the new building in a more appropriate location on the site to facilitate pedestrian and vehicular movement and safety.

8.5.1(c) The movement of the building footprint on the site is necessary to ensure protection of environmentally sensitive areas located on or near the site.

8.5.1(d) The original building is being rebuilt or enlarged under the provision of LNP 8.5.2.

LNP 8.5.2 A structure housing a legal existing nonconforming use may be enlarged and/or expanded if it meets all applicable bulk, dimensional and lot coverage requirements for the zoning district in which the use is located.
LNP 10.2 Consistent with RCW 36.70A.367, consider the establishment of up to two Industrial Land Banks for the siting of MIDs.

LNP 10.3 Designate sufficient land for light industrial uses within the Irondale/Hadlock UGA.

GOAL:

LNG 11.0 Recognize and contain the following areas and uses of more intensive industrial development within boundaries that may allow for limited areas of infill development:

POLICIES:

LNP 11.1 Designate the Port Townsend Paper Mill property as Heavy Industrial.

LNP 11.2 Designate the Glen Cove area boundary as Light Industrial and Light Industrial/Commercial, consistent with the provisions of RCW 36.70A.070(5)(d).

LNP 11.3 Designate the Quilcene industrial area as Light Industrial/Manufacturing.

LNP 11.4 Designate the Eastview Industrial Plat as Light Industrial/Manufacturing (LI/M).

GOAL:

LNG 12.0 Locate new natural resource-based industries in rural lands and near the resource upon which they are dependent, in accordance with RCW 36.70A.365.

POLICIES:

LNP 12.1 Encourage the establishment of sustainable natural resource-based industrial uses in rural areas to provide employment opportunities.

LNP 12.2 Natural resource-based industries may be located near the agricultural, forest, mineral, or aquaculture resource lands upon which they are dependent.

LNP 12.3 Recognize and designate existing pre-1990 forest resource-based industrial uses and activities at Center, Gardiner, and the West-End as Resource-Based Industrial Zones (RBIZ).

LNP 12.4 Existing forest resource-based industrial uses and activities shall be recognized as areas of more intensive rural development under RCW 36.70A.070(5)(d)(i). These Resource-Based Industrial Zones should be allowed to accommodate conversions and/or an intensification of these uses and activities under the provisions contained in RCW 36.70A.070(5)(d)(iii).
Article VI-L. Remote Rural Overlay Districts for the West End Planning Area and the Brinnon Planning Area

18.15.455 Applicability – Intent.

The remote rural (RR) overlay district encompasses two distinct subareas of the county; the first is the area designated as “West Jefferson County” (hereafter, West End Planning Area or WEPA) on the Jefferson County Comprehensive Plan Land Use Map (the official map); and the second is Planning Area 11, known as the Brinnon Planning Area or BRPA in south Jefferson County. The BRPA is designated in the Brinnon Subarea Plan (see JCC 18.15.580). The specific provisions for regulating home business, cottage industry, and small-scale recreation and tourist uses in the WEPA and BRPA RR overlay districts are similar but not identical. Notation is made in the following sections where the provisions differ.

The intent of this designation is to allow for expanded rural-compatible employment opportunities in sparsely populated rural areas that are isolated and remotely located from commercial and urban growth areas. These areas are characterized by high unemployment, distressed traditional resource-based economies, low residential densities, and very limited projected 20-year population growth. [Ord. 8-06 § 1]

18.15.460 Home-based businesses.

In the RR overlay districts, home-based businesses shall be regulated according to the following provisions:

1. Home-based businesses in the WEPA RR overlay shall be exempt from the following provisions of Chapter 18.20 JCC, Performance and Use-Specific Standards:

   a. The number of nonresident employees permitted pursuant to the requirements of JCC 18.20.200;
   b. The types of on-site retail sales allowed pursuant to JCC 18.20.200;
   c. The hours of operation as specified in JCC 18.20.200;
   d. The expansion limitations of the home-based business as specified in JCC 18.20.200. Instead, home-based businesses in the WEPA RR overlay may be permitted conditionally at a nonresidential location under provisions of RCW 36.70A.070(5)(d)(iii), which relate to the siting of isolated small-scale businesses.

2. Home-based businesses in the BRPA RR overlay district shall be exempt from the following provisions of Chapter 18.20 JCC, Performance and Use-Specific Standards:

   a. The number of nonresident employees permitted pursuant to the requirements of JCC 18.20.200. Instead, the number of nonresident employees allowed is eight and a number exceeding eight may be allowed with a conditional use permit;
   b. The types of on-site retail sales allowed pursuant to JCC 18.20.200; provided, that on-site retail sales are not unreasonably disruptive to the use of adjacent properties (per subsection (3)(a) of this section);
   c. The hours of operation as specified in JCC 18.20.200.

3. Exemptions allowed under this section shall be regulated according to the following standard:

   a. The home-based businesses shall not be disruptive to the use of adjacent properties and no equipment or process shall be used in the home-based business which creates excessive noise, vibration, glare, fumes, odors, or electrical interference to the detriment of the quiet use and enjoyment of adjoining property.

4. Any public hearings associated with requirements under this section shall be held in the local area, close to the residents who may be affected. [Ord. 8-06 § 1]

18.15.465 Cottage industries.

In the RR overlay districts, cottage industries shall be regulated according to the following provisions:

1. Cottage industries in the WEPA RR overlay shall be exempt from the following provisions of Chapter 18.20 JCC, Performance and Use-Specific Standards:

   a. The number of nonresident employees permitted pursuant to the requirements of JCC 18.20.170;
   b. The prohibition on specific occupations named in JCC 18.20.170;
   c. The indoor use and retail sales provisions of JCC 18.20.170;
   d. The hours of operation as specified in JCC 18.20.170;
   e. The outdoor storage/parking provisions of JCC 18.20.170;
   f. The restrictions on expansion of a cottage industry as specified in JCC 18.20.170. Instead, cottage industries in the WEPA RR overlay may be permitted conditionally at a nonresidential location under provisions of RCW 36.70A.070(5)(d)(iii),
which relate to the siting of isolated cottage industries.

(2) Cottage industries in the BRPA RR overlay shall be exempt from the following provisions of Chapter 18.20 JCC, Performance and Use-Specific Standards:

(a) The number of nonresident employees permitted pursuant to the requirements of JCC 18.20.170. Instead, the number of nonresident employees allowed is four and a number exceeding four may be allowed through a new or revised conditional use permit;

(b) The prohibition on specific occupations named in JCC 18.20.170;

(c) The indoor use and retail sales provisions of JCC 18.20.170; provided, that on-site retail sales are not unreasonably disruptive to the use of adjacent properties (per subsection (3)(a) of this section);

(d) The hours of operation as specified in JCC 18.20.170;

(e) The outdoor storage/parking provisions of JCC 18.20.170;

(f) The restrictions on expansion of a cottage industry as specified in JCC 18.20.170. Instead, cottage industries in the BRPA RR overlay may be permitted conditionally under provisions of RCW 36.70A.070(5)(d)(iii), which relate to the siting of isolated cottage industries.

(3) Exemptions allowed under this section shall be regulated according to the following standard:

(a) The cottage industry shall not be disruptive to the use of adjacent properties and no equipment or process shall be used in the cottage industry which creates excessive noise, vibration, glare, fumes, odors, or electrical interference to the detriment of the quiet use and enjoyment of adjoining property.

(4) Any public hearings associated with requirements under this article shall be held in the local area close to the residents who may be affected. [Ord. 8-06 § 1]

18.15.470 Small-scale recreational and tourist uses.

In the WEPAA RR overlay only, small-scale recreation and tourist uses shall be regulated according to the following provisions:

(1) The list of illustrative small-scale recreation and tourist uses, as defined in Chapter 18.20 JCC, Performance and Use-Specific Standards, shall be interpreted to include the following additional uses in the West End only:

(a) Small-scale grocery, convenience or general stores and shops or offices that provide basic goods and/or personal and professional services to meet the needs of the local population. Buildings containing such uses shall not exceed 5,000 square feet of gross floor area and shall be subject to all performance standards required pursuant to JCC 18.20.140, Commercial Uses – Standards for site development, and the development standards contained in Chapter 18.30 JCC.

(b) The small-scale recreational and tourist uses specified in this section shall be regulated as conditional uses subject to the provisions of this code. Any public hearings associated with requirements under this section shall be held in the West End close to the residents who may be affected. [Ord. 8-06 § 1]

Article VI-M. Planned Rural Residential Developments (PRRIDs)

18.15.475 Purpose.

The purpose of this Article VI-M is to implement the Jefferson County Comprehensive Plan by promoting creativity in site layout and design, allowing flexibility in the application of the standards for residential development in rural residential and agricultural districts. This article provides performance criteria to encourage flexibility in the type and design of rural residential housing available to the public through the planned rural residential development (PRRD) process. More specifically, it is the purpose of this article to:

(1) Provide for residential development in rural areas in a way that maintains or enhances the county’s rural character;

(2) Allow development of land with physical constraints, while at the same time preserving the natural characteristics of the site, including topography, native vegetation, wildlife habitat, environmentally sensitive areas, and other natural amenities of value to the community;

(3) Retain large, undivided parcels of land that provide opportunities for compatible agricultural and other rural land uses;

(4) Facilitate the creation of open space corridors for recreation and aesthetic enjoyment;

(5) Permit developers to use innovative methods and approaches not available under conventional zoning methods to facilitate the construction of a variety of housing types and densities serving the diverse housing needs of Jefferson County residents; and

(6) Provide for the economical provision of infrastructure to new development by allowing choices in the layout of roads, provision of commu-
Master Permit Application

Project Description (include separate sheets as necessary):
Jefferson County's West End zoning: Change lands designated Rural Residential (RR 1:10 and RR 1:20) to RR 1:5

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Site Address and/or Directions to Property: n/a

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Mailing Address:

Applicant/Agent (if different from owner): Jefferson County Planning Commission

<table>
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<tr>
<td>360-379-4450</td>
<td>360-379-4451</td>
<td><a href="mailto:shoskins@co.jefferson.wa.us">shoskins@co.jefferson.wa.us</a></td>
</tr>
</tbody>
</table>

Mailing Address: 621 Sheridan St, Port Townsend, WA 98368

What kind of Permit? (Check each box that applies)

- Building
  - □ Demolition Permit
  - □ Single Family
  - □ Manufactured Home
  - □ Commercial *
  - □ Change of Use
  - □ Address
  - □ Home Business
  - □ Propane
  - □ Sign
- Allowed "Yes" Use Consistency Analysis
- Stormwater Management
- Site Plan Approval Advance Determination (SPAAD) *
- Temporary Use
- Wireless Telecommunication *
- Forest Practices Act/Release of Six-Year Moratorium
  - * May require a Pre-Application Conference
- □ Lot or Road Segregation
- □ Critical Areas Stewardship Plan
- □ Variance (Minor, Major or Reasonable Economic Use)
- □ Conditional Use [C(a), C(d), or C] **
- □ Discretionary "D" or Unnamed Use Classification
- □ Special Use (Essential Public Facilities) **
- □ Boundary Line Adjustment
- □ Short Plat **
- □ Binding Site Plan **
- □ Long Plat **
- □ Planned Rural Residential Development (PORD/Gross Amendments **
- □ Plat Vacation/Alteration **
- □ Shoreline Master Program Exemption/Permit Revisions **
- □ Shoreline Management Substantial Development **
- □ Shoreline Management Variance
- □ X Comprehensive Plan/UDC/Land Use District Map Amendment
- □ Jefferson County Shoreline Master Plan Amendment
- □ Tree Vegetation Request
  - ** Requires a Pre-Application Conference

Please identify any other local, state or federal permits required for this proposal, if known:

DESIGNATION OF AGENT

I hereby designate Stacie Hoskins or DCD Staff to act as my agent in matters relating to this application for permit(s).

OWNER SIGNATURE

Date: March 1, 2013

By signing this application form, the owner/agent attests that the information provided herein, and in any attachments, is true and correct to the best of his, her or its knowledge. Any material falsehood or any omission of a material fact made by the owner/agent 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. Staff's access and right of entry will be assumed unless the applicant informs the County in writing at the time of the application that he or she wants prior notice.

Signature

Date: March 1, 2013

The action or actions Applicant 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.

Signature

Date: March 1, 2013
Application for Suggested Comprehensive Plan / UDC Amendment

MLA # MLA13-00042
PROJECT/APPLICANT NAME: JEFFERSON COUNTY PLANNING COMMISSION

For Comprehensive Plan amendments, applications must be completed and submitted to the Department of Community Development by March 1 of the current calendar year in order to be considered during the annual amendment process. Completed applications that are received after March 1 will be placed on the preliminary docket for the following calendar year. Applications for suggested UDC amendments may be considered on a rolling basis. Applications that are incomplete (i.e., that do not include all of the information required below) will be returned to the applicant.

Submittal Requirements

1. A completed Master Permit Application. Representative authorization is required if application is not signed by applicant.

2. A completed and signed State Environmental Policy Act (SEPA) checklist.

3. Any additional information reasonably deemed necessary by the Administrator to evaluate the proposed amendment.

4. 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.

5. Please provide an explanation of why the amendment is being proposed. (Attach additional sheets, if necessary.) When the Planning Commission met on the West End in the summer of 2012, residents indicated a desire for smaller parcel size allowance on the West End so people working in the area could live closer to work. Most of the land on the West End is zoned Commercial Forest and large in size. Lands designated for residential use on the West End are 1:10 and 1:20. It is believed that if parcel sizes were smaller, parcel prices would be lower and housing could be more affordable in Western Jefferson County. Those employed in the area may work five days a week and use other services one or two days per month. This work/housing arrangement leads to long daily commutes, high fuel expenditures, greater emissions, vehicle maintenance expenses and impacts to the environment. This dynamic negatively impacted small businesses because people were not using the local convenience stores. For example, commuting from Forks to the correctional facility involves 27 miles and 45 minutes of travel each way. Other jobs in the area include logging and Forest Service jobs. See Exhibit D.

6. 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).

7. 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?

8. 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.

APPLICANT'S NAME

APPLICANT'S SIGNATURE

DATE
MARCH 1, 2013

1 See JCC Chapter 18.45.
Exhibit A

Please prepare and label as “Exhibit A,” a description of the proposed Plan/UDC amendment and any associated development proposal(s) if applicable.

There are no associated development proposals with this Comprehensive Plan Amendment request. Rezoning Rural Residential land to a higher density would allow for future subdivision of residential land.

Exhibit B

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).

Jefferson County Comprehensive Plan, Rural Land Use Element

LNP 3.3 Rural residential densities shown on the Land Use Map shall be designated by three (3) residential land use densities: one dwelling unit per five (5) acres, one dwelling unit per ten (10) acres, and one dwelling unit per twenty (20) acres in size and subject to the following criteria:

LNP 3.3.1 A residential land use designation of one dwelling unit per 5 acres (RR 1:5) shall be assigned to those areas throughout the County with:

a. an established pattern of the same or similar sized parcels (i.e., 5 acres) or smaller sized existing lots of record;

b. parcels of similar size (i.e., 5 acres) or pre-existing smaller parcels along the coastal areas;

c. parcels immediately adjacent to the boundaries of the Rural Village Centers; and

d. as an overlay to pre-existing developed “suburban” platted subdivisions.

e. parcels designated as Forest Transition Overlay.

f. parcels meeting the criteria for rural residential designation located on Jefferson County’s West End.

LNP 3.3.2 A rural residential land use designation of one dwelling unit per 10 acres (RR 1:10) shall be assigned to those areas throughout the County with:

a. an established pattern of the same or similar sized parcels (i.e., 10 acres);

b. parcels along the coastal area of similar size;

c. areas serving as a “transition” adjacent to Urban Growth Areas; and

d. critical area land parcels.

LNP 3.3.3 A rural residential land use designation of one dwelling unit per 20 acres (RR 1:20) shall be assigned to those areas throughout the County with:

a. an established pattern of the same or similar sized parcels (i.e., 20 acres) or larger;

b. parcels along the coastal area of similar size;

c. areas serving as a “transition” to Urban Growth Areas or the Port Ludlow Master Planned Resort;

d. critical land area parcels;

e. agriculture resource designated parcels;

f. publicly owned forest lands; and

g. lands adjacent to forest resource land.

LNP 3.3 Within Jefferson County’s isolated West End, allow the maximum rural residential density permissible in order to allow more affordable and geographically convenient housing options to meet the needs of the local population who often work in Jefferson County’s West End.

The map on the following page depicts the land uses on Jefferson County’s west end.
Exhibit C

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.)

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?

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?

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

Circumstances have changed since adoption of the Comprehensive Plan. Fuel prices have risen, the economy fell into a deep recession, jobs and businesses have disappeared, and unemployment has risen drastically. Jefferson County’s West End has always been isolated, but economic hardships and business closures impact this area greatly.

The Comprehensive Plan aimed to create additional allowances at the West End due to its geographic isolation, however continued economic hardship nationally has instigated a desire for more allowances than considered at time of Jefferson County Comprehensive Plan adoption and subsequent amendments.

The proposed amendment reflects the values of West End residents as portrayed anecdotally at a Planning Commission meeting held at Clearwater during August 2012. The process of Board consideration and possible amendment review with the Planning Commission and BOCC would tease out whether the amendment reflects current widely held values of the residents of Jefferson County.

Exhibit D

Exhibit D is a map depicting the location of the Olympic Corrections Facility at 11235 Hoh Mainline, Forks, WA 98331

Exhibit E

Exhibit E is a map depicting the pending permits on the West End with RR 1:10 and RR 1:20 zoning depicted.

Exhibit F

Exhibit E is a list of the pending permits on the West End.
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<td>UDC AMENDMENT TO JCC 18.30.150 &amp; 18.18.100 SIGN CODE</td>
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<td>Bio fuels &amp; salvage 369.7 acres</td>
<td>RAYONIER TMLBLND OPER CO L P</td>
<td>21,022,849.1</td>
<td>8300 - FOREST LAND (designated)</td>
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<td>Exhibit F</td>
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<td>FPA0213737</td>
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<td><strong>This proposal is for an even-aged harvest on 35 acres (100% volume removal) and uneven-aged harvest on 12 acres (30% volume removal) with the intent of converting to agricultural use.</strong></td>
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<td><strong>412293001</strong></td>
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<td><strong>1100 - HOUSES (single units, non-farm)</strong></td>
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<td><strong>G +/- Acre clearcut harvest. Type 4 stream to have 50' no cut buffer. All wetlands have buffer zone.</strong></td>
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<td>4.5 acre harvest, 10,133 ft rd construction, 3 stream crossings</td>
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<td>400 ft rd construction, 9 stream crossings.</td>
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<td>8.1 acre timber harvest, 4,257 ft road construction.</td>
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<td>11 acres of timber harvest &amp; 100 feet of road construction</td>
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<td>3 Culvert removals and 2,000 feet of road abandonment</td>
<td>PETERSON</td>
<td>1,217,869.0</td>
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<td>513042000</td>
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<td>205 acres of timber harvest and 1618 feet of road construction. Please see attached documentation for altering the proposed expansion of Pistol Pit.</td>
<td>BARBER</td>
<td>739,951.8</td>
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<td>883 acres of timber harvest, 9700 feet of road construction and 2 stream crossings</td>
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<td>1,986,726.6</td>
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<td>883 acres of timber harvest, 9700 feet of road construction and 2 stream crossings</td>
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<td>612031001</td>
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<td>883 acres of timber harvest, 9700 feet of road construction and 2 stream crossings</td>
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<td>76.1 acres of timber harvest, 2 stream crossings, 7380 feet of road construction</td>
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<td>303 acres of timber harvest, 3655 feet of road construction, and 2 stream crossings.</td>
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<td>86.4 acre timber harvest, 860 sf road construction.</td>
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<td>Salvage, harvest 87 acres</td>
<td>LILIAS TRUSTEE</td>
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<td>4 stream crossings and spoils area</td>
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<td>712310000</td>
<td>FPA</td>
<td>1 stream crossing and culvert replacement</td>
<td>STATE OF WASHINGTON-NAT RESOUR</td>
<td>27,632,679.6</td>
<td>9720 - STATE TIMBERLANDS</td>
<td></td>
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<tr>
<td>714031000</td>
<td>FPA</td>
<td>81.1 acre timber harvest &amp; 400 feet of road construction</td>
<td>STATE OF WASHINGTON-NAT RESOUR</td>
<td>29,521,726.1</td>
<td>8300 - FOREST LAND (designated)</td>
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<tr>
<td>612272001</td>
<td>FPA</td>
<td>RENEWAL: 10/4/11 - 10/4/13 175.5 acre timber harvest and install 3 culverts</td>
<td>STATE OF WASHINGTON-NAT RESOUR</td>
<td>27,464,517.2</td>
<td>8300 - FOREST LAND (designated)</td>
<td></td>
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<tr>
<td>612341000</td>
<td>FPA</td>
<td>8.1 acre timber harvest</td>
<td>RAYONIER TMBLND OPER CO L P</td>
<td>30,042,876.8</td>
<td>8300 - FOREST LAND (designated)</td>
<td></td>
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<tr>
<td>512102000</td>
<td>FPA</td>
<td>0.8 acre rock pit harvest</td>
<td>RAYONIER TMBLND OPER CO L P</td>
<td>13,961.9</td>
<td>9720 - STATE TIMBERLANDS</td>
<td></td>
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<tr>
<td>511010000</td>
<td>FPA</td>
<td>2 spoils areas: remove culverts and install Fords.</td>
<td>RAYONIER TMBLND OPER CO L P</td>
<td>21,075,955.0</td>
<td>9720 - STATE TIMBERLANDS</td>
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<tr>
<td>613101003</td>
<td>FPA</td>
<td>21 acre timber harvest and 950 feet of road abandonment.</td>
<td>STATE OF WASHINGTON-NAT RESOUR</td>
<td>14,041,176.2</td>
<td>8300 - FOREST LAND (designated)</td>
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<tr>
<td>412091000</td>
<td>FPA</td>
<td>57 acre timber harvest and 1850 feet of road construction</td>
<td>FRUIT GROWERS SUPPLY COMPANY</td>
<td>3,317,103.3</td>
<td>8300 - FOREST LAND (designated)</td>
<td></td>
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</tr>
<tr>
<td>512223000</td>
<td>FPA</td>
<td>18 acre timber harvest.</td>
<td>FRUIT GROWERS SUPPLY COMPANY</td>
<td>10,471,299.8</td>
<td>8300 - FOREST LAND (designated)</td>
<td></td>
<td></td>
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<tr>
<td>613261001</td>
<td>FPA</td>
<td>37.65 acre spray.</td>
<td>RAYONIER TMBLND OPER CO L P</td>
<td>27,553,429.0</td>
<td>8300 - FOREST LAND (designated)</td>
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<tr>
<td>613254001</td>
<td>FPA</td>
<td>143.35 acre spray.</td>
<td>FRUIT GROWERS SUPPLY COMPANY</td>
<td>5,318,166.9</td>
<td>8300 - FOREST LAND (designated)</td>
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<tr>
<td>612073002</td>
<td>FPA</td>
<td>7 acre timber harvest.</td>
<td>RAYONIER TMBLND OPER CO L P</td>
<td>19,329,504.8</td>
<td>1101 - MOBILE HOMES (owns mobile &amp; land)</td>
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<tr>
<td>ID</td>
<td>Project Name</td>
<td>Description</td>
<td>Recipient</td>
<td>Amount</td>
<td>Code</td>
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<tr>
<td>613213001</td>
<td>FPA2611694</td>
<td>30-acre timber harvest. (Mix of valuable density thinning and small patch cuts to release a 27-year-old stand and to open up canopy for the under story. Harvest will take 33% of stems. Snags and under wood will be increased.)</td>
<td>RAYONIER TIMBLND OPER CO LP</td>
<td>26,567,811.9</td>
<td>8300 - FOREST LAND (designated)</td>
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<tr>
<td>712032000</td>
<td>FPA2611926</td>
<td>One culvert installation.</td>
<td>HDH RIVER TRUST</td>
<td>2,460,177.4</td>
<td>9700 - EXEMPT</td>
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<tr>
<td>513352000</td>
<td>FPA2611973</td>
<td>108.7-acre even-age timber harvest and 8509 feet of road construction.</td>
<td>UNITED STATES DEPT OF INTERIOR</td>
<td>738,760.3</td>
<td>8300 - FOREST LAND (designated)</td>
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<tr>
<td>513101000</td>
<td>FPA2611986</td>
<td>Bridge removal.</td>
<td>UNITED STATES DEPT OF INTERIOR</td>
<td>591,099.8</td>
<td>8300 - FOREST LAND (designated)</td>
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<tr>
<td>711282001</td>
<td>FPA2612029</td>
<td>1-acre salvage.</td>
<td>RAYONIER TIMBLND OPER CO LP</td>
<td>7,037,793.0</td>
<td>9720 - STATE TIMBERLANDS</td>
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<tr>
<td>412292001</td>
<td>FPA2612139</td>
<td>Two culvert replacements; 184&quot; x 76&quot; and 144&quot; x 76&quot;. (Culvert# T24R12W-11 is located within an area of reclassified habitat that is not currently designated for release. The activity is for RMAP work to replace an existing fish barrier with a fish pas*)</td>
<td>RAYONIER TIMBLND OPER CO LP</td>
<td>27,484,200.4</td>
<td>9720 - STATE TIMBERLANDS</td>
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<tr>
<td>611010000</td>
<td>FPA2612158</td>
<td>Stream crossing for bridge replacement (16 feet x 16 feet).</td>
<td>STATE OF WASHINGTON NAT RESOUR</td>
<td>170,393.4</td>
<td>9720 - STATE TIMBERLANDS</td>
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<tr>
<td>512223000</td>
<td>FPA2612169</td>
<td>35.5-acre even-aged &amp; salvage timber harvest.</td>
<td>STATE OF WASHINGTON DNR</td>
<td>5,902,256.4</td>
<td>8300 - FOREST LAND (designated)</td>
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<tr>
<td>512133000</td>
<td>FPA2612170</td>
<td>78-acre even-age/salvage timber harvest and two culvert removals.</td>
<td>STATE OF WASHINGTON DNR</td>
<td>2,829,074.2</td>
<td>8300 - FOREST LAND (designated)</td>
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<tr>
<td>612281000</td>
<td>FPA2612173</td>
<td>50.5-acre even-age/salvage timber harvest, 3365 feet of road construction, and 3 culvert replacements and 2 culvert installations.</td>
<td>FRUIT GROWERS SUPPLY COMPANY</td>
<td>95,251.7</td>
<td>8300 - FOREST LAND (designated)</td>
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<td>FPA</td>
<td>PPA</td>
<td>Description</td>
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<tr>
<td>611010000</td>
<td>PPA262178</td>
<td>208 acre uneven-aged timber harvest, 2,900 feet cordwood harvest, and two culvert removals.</td>
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<tr>
<td>412292001</td>
<td>PPA262179</td>
<td>60' long 8' foot long culvert replacement.</td>
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<tr>
<td>510100000</td>
<td>PPA262183</td>
<td>One concrete bridge replacement with a 70' long 8.5' foot long, 9' foot long, and 3' foot long.</td>
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<td>712200000</td>
<td>PPA905002</td>
<td>3,102,469.6720 - STATE TIMBERLANDS</td>
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<td>5,902,256.49720 - STATE TIMBERLANDS</td>
<td>5,902,256.49720 - STATE TIMBERLANDS</td>
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<tr>
<td>170,303.49720 - STATE TIMBERLANDS</td>
<td>170,303.49720 - STATE TIMBERLANDS</td>
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<tr>
<td>14,044,176.2</td>
<td>8,930 - FOREST LAND (designated)</td>
<td>8,930 - FOREST LAND (designated)</td>
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Exhibit F
WAC 197-11-960 ENVIRONMENTAL CHECKLIST

MLA13-00042: Comprehensive Plan Amendment to change lands designated Rural Residential (RR 1:10 and RR 1:20) to RR 1:5. Approximately 1,907 acres of land are zoned RR 1:10 and 23,983 acres are zoned RR 1:20.

Purpose of Checklist:
The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help identify impacts from a proposal (and to avoid impacts from the proposal, if it can be done) and to help decide whether an EIS is required.

Use of Checklist for non-project proposals:
This checklist is for nonproject proposals, even though questions may be answered "does not apply." For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" will read as "proposal," "proposer," and "County jurisdictional area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

   Comprehensive Plan Amendment to rezone rural residential parcels (RR 1:10 and RR 1:20) on Jefferson County's West End to with a higher density of RR 1:5

Name of applicant:

   Jefferson County Planning Commission

2. Address and phone number of applicant and contact person:

   Applicant & Contact:
   Jefferson County, WA
   Stacie Hoskins, Planning Manager
   Department of Community Development
   621 Sheridan Street
   Port Townsend, WA 98368
   Phone: (360)379-4450

3. Date checklist prepared:

   February 28, 2013
4. Agency requesting checklist:

Jefferson County

5. Proposed timing or schedule (including phasing, if applicable):

Suggested amendments on the 2013 Docket are scheduled for review during the 2013 Comprehensive Plan amendment cycle and placed on the Final Docket at the Board of County Commissioners’ (BOCC or Board) discretion. The Board considers the preliminary 2013 Docket no later than May 13, 2013. The Board may hold a possible BOCC public hearing on suggested amendments no later than July 1, 2012, and the Board would take action on whether to place the suggested amendment on the Final Docket soon after. If this suggested amendment is placed on the Final Docket, the Board would take action on this amendment with the rest of the items on the Final Docket no later than December 9, 2013.

6. Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain.

No development plans are associated with this amendment. This Comprehensive Plan amendment could cause future development proposals on Jefferson County’s West End. Future developments would be subject to plans and development regulations in place at the time of application for subdivision or development permits.

7. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Environmental review was completed for adoption of the Comprehensive Plan and Unified Development Code and amendments to said documents:

- 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, dated February 24, 1997 and May 27, 1998, respectively, examined the potential cumulative environmental impacts of adopting alternative versions of the Comprehensive Plan;
- The Integrated Staff Report and SEPA Addendum prepared for the 2002 Comprehensive Plan Amendment Docket by the Department of Community Development, issued on August 21, 2002;
- The Integrated Staff Report and SEPA Addendum prepared for the 2003 Comprehensive Plan Amendment Docket by the Department of Community Development, issued on August 6, 2003;
- The Integrated Staff Report and SEPA Addendum prepared for the 2004 Comprehensive Plan Amendment Docket by the Department of Community Development, issued on September 22, 2004;
- The Integrated Staff Report and SEPA Addendum prepared for the 2005 Comprehensive Plan Amendment Docket by the Department of Community Development, issued on August 3, 2005;
- The Integrated Staff Report and SEPA Addendum prepared for the 2006 Comprehensive Plan Amendment Docket by the Department of Community Development, issued on July 19, 2006;
- The Integrated Staff Report and SEPA Addendum prepared for the 2007 Comprehensive Plan Amendment Docket by the Department of Community Development, issued on September 5, 2007;
- The Integrated Staff Report and SEPA Addendum prepared for the 2008 Comprehensive Plan Amendment Docket by the Department of Community Development, issued on September 3, 2008;
- The Integrated Staff Report and SEPA Addendum prepared for the 2009 Comprehensive Plan Amendment Docket by the Department of Community Development, issued on September 2, 2009;
- The Integrated Staff Report and SEPA Addendum prepared for the 2010 Comprehensive Plan Amendment Docket by the Department of Community Development, issued on September 1, 2010.

8. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
There are many pending permits for forestry and a few for other development. See attached Exhibit E for a map of pending cases. The breakdown is as follows:

80 - Forest Practices
4 - Water service review (USR case type)
3 - County code updates (SMP, Sign code & Water system plan review
2 - Building cases (1- Stormwater management permit, 1-Shop remodel)
1 - OTH case from 1994 - water review -likely needs case cleanup
1 - Septic case
1 - Address

9. List any government approvals or permits that will be needed for your proposal, if known.

If placed on the 2013 Final Docket, the proposal will be reviewed by the Jefferson County Planning Commission and would need to be adopted by the Jefferson County Board of Commissioners to become effective. Any appeal of the adoption of this proposed amendment would be heard by the Growth Management Hearings Board.

10. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site.

Jefferson County’s West End zoning: Change lands designated Rural Residential (RR 1:10 and RR 1:20) to RR 1:5. Approximately 1,907 acres of land are zoned RR 1:10 and 23,983 acres are zoned RR 1:20.

B. ENVIRONMENTAL ELEMENTS

Note: proposal is a Non – project action and not site-specific; responses below are general for all of Jefferson County

1. Earth
   a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other...

   Jefferson County is located on a peninsula that has been shaped by the interplay of geologic, climatic and oceanographic processes tied to plate tectonics, producing an array of landscapes that are flat, rolling, hilly, steep and/or mountainous. As a result of these geological processes, the County has steep marine bluffs composed of glacially-deposited sediments and with varying levels of stability. Some of these bluffs are developed with individual residences, although the bluffs remain largely intact. Other areas remain relatively untouched and are in excellent ecological condition, especially as compared to more densely populated areas around Puget Sound.

   Watersheds in the west are largely dominated by the Olympic Mountains, while in the east some are sourced in the upper snow zone and rain-on-snow zone, others in the rain zone of the foothills and a few in the low elevation coastal areas.

   b. What is the steepest slope on the site (approximate percent slope)?

   The landscape of Jefferson County is generally hilly in the west but rises dramatically to the east in the Olympic Mountains. Although the Olympic Mountains are not particularly high (Mt. Olympus is the tallest peak at 7,969 feet above sea level), these mountains are rugged and composed of relatively recent metamorphic rock. The broad, hilly country between the Olympic Mountains and the Pacific Ocean has not been glaciated for at least the past 17,000 year.
c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

The Jefferson County Final Shoreline Inventory & Characterization Report (November 2008) states that there are several soil series of bedrock geology and unconsolidated deposits including basalt, sandstone, glacial till, glaciofluvial gravel, sand and silt, non-glacial fluvial, peat and lacustrine sediments.

d. Are there surface indications or history or unstable soils in the immediate vicinity?
If so describe.

Yes, many Jefferson County bluffs are quite susceptible to coastal landslides as a result of wave exposure. Undercutting of the toe of the bluff is usually the long-term “driver” of bluff recession (Keuler, 1988). Lands along the Hoh River are susceptible to channel migration.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

The proposal would apply to development within the unincorporated areas of Jefferson County; Non-project action.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion control would be addressed on a project level basis per the County’s adopted stormwater management standards and through the application of related environmental protection policies and regulations of the SMP.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

No impervious surfaces are proposed as a direct result of this proposal. The proposal involves a County-wide non-project legislative action.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

No erosion issues are proposed as a direct result of this proposal. The proposal involves a County-wide non-project legislative action.

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

No emissions issues are proposed as a direct result of this proposal. The proposal involves a County-wide non-project legislative action.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
No emissions issues are proposed as a direct result of this proposal. The proposal involves a County-wide non-project legislative action.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

In general, emissions are primarily regulated under state and federal law. No emissions issues are proposed as a direct result of this proposal. The proposal involves a County-wide non-project legislative action. All future project actions that may result in emissions or other impacts to air would be reviewed under SEPA.

3. Water

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Wetlands, Type S, F, Np, Ns, and U streams, wetlands, floodplains, channel migration zones and Shorelines of the State occur throughout Jefferson County.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No construction is proposed as a direct result of this proposal. The proposal involves a County-wide non-project legislative action.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No fill and dredge issues are proposed as a direct result of this proposal. The proposal involves a County-wide non-project legislative action.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No water source issues are proposed as a direct result of this proposal. The proposal involves a County-wide non-project legislative action.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No floodplain issues are proposed as a direct result of this proposal. The proposal involves a County-wide non-project legislative action.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No waste discharge issues are proposed as a direct result of this proposal. The proposal involves a County-wide non-project legislative action.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

None. The proposal involves a County-wide non-project legislative action.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A

c. Water runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

No stormwater or waste water issues are proposed as a direct result of this proposal. The proposal involves a County-wide non-project legislative action.

2) Could waste materials enter ground or surface waters? If so, generally describe.

N/A

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

N/A

4. Plants

a. Check or circle types of vegetation found on the site:

- [x] deciduous tree: alder, maple, aspen, other
- [x] evergreen tree: fir, cedar, pine, other
- [x] shrubs
- [x] grass
- [x] pasture
- [x] crop or grain
- [x] wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- [x] water plants: water lily, eelgrass, milfoil, other
- [x] other types of vegetation
b. What kind and amount of vegetation will be removed or altered?

No vegetation removal issues are proposed as a direct result of this proposal. The proposal involves a County-wide non-project legislative action.

c. List threatened or endangered species known to be on or near the site

No threatened or endangered plant species known to be present in Jefferson County.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

No landscaping or vegetation enhancement issues are proposed as a direct result of this proposal. The proposal involves a County-wide non-project legislative action.

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, songbirds, other:
Mammals: deer, bear, elk, beaver, other:
Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

Listed animal species are known to occur in Jefferson County as documented in the Jefferson County Final Shoreline Inventory & Characterization Report:

"Table 1. Listed, Proposed, and Candidate Threatened and Endangered Species Occurring in Jefferson County"

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<th>Common Name</th>
<th>Scientific Name</th>
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<td>Birds</td>
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<td>Bald eagle</td>
<td>Haliaeetus leucocephalus</td>
<td>Threatened</td>
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<td>Brown pelican</td>
<td>Pelecanus occidentalis</td>
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<td>Marbled murrelet</td>
<td>Brachyramphus marmoratus</td>
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<td>Northern spotted owl</td>
<td>Strix occidentalis caurina</td>
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<td>Short-tailed albatross</td>
<td>Phoebastria albatrus</td>
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<td>West Coast DPS fisher</td>
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<td>Southern resident killer whale</td>
<td>Orcinus orca</td>
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<td>Humpback whale</td>
<td>Megaptera novaeangliae</td>
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<tr>
<td>Steller sea lion</td>
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<td>Fin whale</td>
<td>Balaenoptera physalus</td>
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<td>Sei whale</td>
<td>Balaenoptera borealis</td>
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<td>Physeter macrocephalus</td>
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<td>Endangered</td>
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<td>None</td>
<td>Endangered</td>
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<td>Fish</td>
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<tr>
<td>Puget Sound ESU Chinook salmon</td>
<td>Oncorhynchus tsawytscha</td>
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<td>Candidate</td>
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<td>Oncorhynchus keta</td>
<td>Threatened</td>
<td>Candidate</td>
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<td>Candidate</td>
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<td>Olympic mudminnow</td>
<td>Novumbra hubbsi</td>
<td>None</td>
<td>Threatened</td>
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<td>Reptiles</td>
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<td>Leatherback sea turtle</td>
<td>Dermochelys coriacea</td>
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<td>Green sea turtle</td>
<td>Chelonia mydas</td>
<td>Endangered</td>
<td>Threatened</td>
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<tr>
<td>Loggerhead sea turtle</td>
<td>Caretta caretta</td>
<td>Threatened</td>
<td>Threatened</td>
</tr>
<tr>
<td>Olive ridley sea turtle</td>
<td>Lepidochelys olivacea</td>
<td>Endangered</td>
<td>None</td>
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DPS = distinct population segment
ESU = evolutionarily significant unit

a Federal status under the Endangered Species Act (ESA) of 1973 as amended.

While there have been occasional, unconfirmed sightings of fishers, there are no known populations in Washington. There is currently a proposal to reintroduce them to the ONP (ONP, 2006).
Listed marine mammals and sea turtles occur primarily off the Pacific coast, although Southern Resident killer whales, humpback whales, and Steller sea lions are known to occur in Puget Sound. NOAA Fisheries has proposed critical habitat for Southern Resident killer whales in marine waters of eastern Jefferson County, including areas deeper than 20 feet along Puget Sound (Area 2) and the Strait of Juan de Fuca (Area 3). Hood Canal was not proposed as part of killer whale critical habitat due to lack of confirmed sightings there, and a large area of Admiralty Inlet north of the Quinomper Peninsula (Area 3) was excluded for national security reasons (Federal Register, 2006).

Species of special concern under the Washington Department of Fish and Wildlife (WDFW) endangered, threatened, sensitive, candidate, and monitor species programs potentially found in Jefferson County include great blue heron (Ardea herodias), pileated woodpecker (Dryocopus pileatus), purple martin (Progne subis), Vaux's swift (Chaetura vauxi), and western bluebird (Sialia mexicana). Candidate and threatened mammals may include western gray squirrel (Sciurus griseus) along with western pond turtle (Clemmys marmorata). Many of these remaining species can be found in close proximity to developed areas, although most need undisturbed vegetated areas large enough to maintain viable habitat (Jefferson County, 2002)."  

c. Is the site part of a migration route? (If so, explain.)

Many animal species have migration routes in Jefferson County.

d. Proposed measure to preserve or enhance wildlife, if any:

No wildlife enhancement issues are proposed as a direct result of this proposal. The proposal involves a County-wide non-project legislative action. Other sections of the Unified Development Code ensure adequate protection of priority species, environmentally sensitive habitats, shoreline functions and processes, and other wildlife resources.

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project’s energy needs? Describe whether it will be used for heating, manufacturing, etc.

No energy usage issues are anticipated as a direct result of this proposal. The proposal involves a County-wide non-project legislative action.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

N/A

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

No energy conservation issues are anticipated as a direct result of this proposal. The proposal involves a County-wide non-project legislative action.

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
No environmental health issues are anticipated as a direct result of this proposal. The proposal involves a County-wide non-project legislative action.

1) Describe special emergency services that might be required.

Not Applicable. No development is specifically proposed. The proposal involves a County-wide non-project legislative action.

2) Proposed measures to reduce or control environmental health hazards, if any:

Not Applicable. No development is specifically proposed. The proposal involves a County-wide non-project legislative action.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Not Applicable. No development is specifically proposed. The proposal involves a County-wide non-project legislative action.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Not Applicable. No development is specifically proposed. The proposal involves a County-wide non-project legislative action.

3) Proposed measures to reduce or control noise impacts, if any:

Noise related to future development under these regulations would be subject to review under the State Environmental Policy Act as applicable and state and local noise regulations.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties?

Jefferson County has various land uses on properties zoned rural residential. Typical uses on the West End residential lands are residential and forestry.

b. Has the site been used for agriculture? If so, describe.

Certain lands in Jefferson County have been used for agricultural purposes.

c. Describe any structures on the site.

Not Applicable. No specific development is associated with this proposal. The proposal involves a County-wide non-project legislative action.
d. Will any structures be demolished? If so, what?
None. The proposal involves a County-wide non-project legislative action.

e. What is the current zoning classification of the site?
Rural Residential 1:10 and 1:20

f. What is the current comprehensive plan designation of the site?
Rural Residential 1:10 and 1:20

g. If applicable, what is the current shoreline master program designation of the site?
The proposal involves a County-wide non-project legislative action. Shoreline environment designations would not be changed by this proposal. Shoreline Environment Designations are identified in JCC 18.25 as Conservancy (JCC 18.25.130). The geographic assignments of these designations are described in JCC 18.25.700.

h. Has any part of the site been classified as an “environmentally sensitive” area? If so, specify.
The proposal involves a County-wide non-project legislative action. Environmentally sensitive areas exist throughout Jefferson County including wetlands, frequently flooded areas, geological hazardous areas, critical aquifer recharge areas, and fish & wildlife habitat conservation areas.

i. Approximately how many people would reside or work in the completed project?
N/A. No development is specifically proposed. The proposal involves a County-wide non-project legislative action.

j. Approximately how many people would the completed project displace?
N/A. No development is specifically proposed. The proposal involves a County-wide non-project legislative action.

k. Proposed measures to avoid or reduce displacement impacts, if any:
N/A. No development is specifically proposed. The proposal involves a County-wide non-project legislative action.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
N/A. No development is specifically proposed. The proposal involves a County-wide non-project legislative action.
1. Housing
   a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
      N/A. No development is specifically proposed. The proposal involves a County-wide non-project legislative action.
   b. Approximately how many units, if any, would be eliminated? Indicate whether high middle, or low-income housing.
      N/A. No development is specifically proposed. The proposal involves a County-wide non-project legislative action.
   c. Proposed measures to reduce or control housing impacts, if any:
      N/A. No development is specifically proposed. The proposal involves a County-wide non-project legislative action.

2. Aesthetics
   a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior material(s) proposed?
      N/A. No development is specifically proposed. The proposal involves a County-wide non-project legislative action.
   b. What views in the immediate vicinity would be altered or obstructed?
      N/A. No development is specifically proposed. The proposal involves a County-wide non-project legislative action.
   c. Proposed measures to reduce or control aesthetic impacts, if any:
      N/A. No development is specifically proposed. The proposal involves a County-wide non-project legislative action.

3. Light and glare
   a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
      N/A. No development is specifically proposed. The proposal involves a County-wide non-project legislative action.
   b. Could light or glare from the finished project be a safety hazard or interfere with views?
      N/A. No development is specifically proposed. The proposal involves a County-wide non-project legislative action.
   c. What existing off-site sources of light or glare may affect your proposal?
N/A. No development is specifically proposed. The proposal involves a County-wide non-project legislative action.

d. Proposed measures to reduce or control light and glare impacts, if any:

N/A. No development is specifically proposed. The proposal involves a County-wide non-project legislative action.

4. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

There are numerous public parks, access facilities, and other private recreational opportunities throughout Jefferson County.

b. Would the proposed project displace any existing recreational uses? If so, describe.

N/A. No development is specifically proposed. The proposal involves a County-wide non-project legislative action.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A. No development is specifically proposed. The proposal involves a County-wide non-project legislative action.

5. Historic and cultural preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

The proposal involves a County-wide non-project legislative action. Many historical and cultural resources are known throughout the County, with additional such resources unknown. There is considerable evidence that indigenous Native Americans heavily and regularly utilized shorelines and shoreline resources for food, shelter, spiritual, recreation, commerce and other purposes. In addition, there are sites and structures that remain as evidence of US history including western pioneers, natural resource industry, and military operations.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

There are sites listed with the Department of Archaeology and Historic Preservation as archaeological, scientific or cultural importance on the West End. No site is specifically proposed. The proposal involves a County-wide non-project legislative action.

c. Proposed measures to reduce or control impacts, if any:

N/A. No development is specifically proposed. The proposal involves a County-wide non-project legislative action.
6. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The proposal involves a County-wide non-project legislative action. Public streets and highways within Jefferson County are known and adequately mapped.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No development is specifically proposed. The proposal involves a County-wide non-project legislative action. Jefferson Transit serves most of the Jefferson County area. Washington State Ferries makes trips back and forth across the Puget Sound and from Whidbey Island there is a ferry that has a route directly to downtown Port Townsend, in Northeast Jefferson County. The Hood Canal Bridge connects Jefferson County to Kitsap County and Puget Sound metropolitan areas.

c. How many parking spaces would the completed project have? How many would the project eliminate?

None. No development is specifically proposed. The proposal involves a County-wide non-project legislative action that will not change the number of parking spaces that new or modified development is required to provide.

d. Will the proposal require any new roads or streets, or improvements to exiting roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No. No development is specifically proposed. The proposal involves a County-wide non-project legislative action.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

N/A. No development is specifically proposed. The proposal involves a County-wide non-project legislative action.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

N/A. No development is specifically proposed. The opportunity for additional vehicular trips exists at time of . The proposal involves a County-wide non-project legislative action.

g. Proposed measures to reduce or control transportation impacts, if any:

N/A. No development is specifically proposed. The proposal involves a County-wide non-project legislative action.

7. Public services

a. Would the project result in an increased need for public services (for example; fire protection, police protection, health care, schools, other)? If so, generally describe.
N/A. No development is specifically proposed. The proposal involves a County-wide non-project legislative action.

b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A. No development is specifically proposed. The proposal involves a County-wide non-project legislative action.

8. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Utilities available in Jefferson County include electricity, water, propane, solid waste service, telephone, internet, sanitary sewer, and septic systems.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

None. No development is specifically proposed. The proposal involves a County-wide non-project legislative action.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand and that the lead agency is relying on them to make its decision.

Signature: ________________________________ Date Submitted: March 1, 2013
C. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; productions, storage, or release of toxic or hazardous substances; or production of noise?
The proposal will not increase these; new land use and development proposals will need to meet existing requirements to adequately manage such impacts.

   Proposed measures to avoid or reduce increases are:
   Existing federal, state, and local requirements provide a variety of protections for surface water, air and other natural resources from such impacts.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?
The proposal will not directly affect these; new land use and development proposals will need to meet existing requirements to adequately manage such impacts.

   Proposed measures to protect or conserve plants, animals, fish, or marine life are:
   Existing federal, state, and local requirements provide a variety of protections for wildlife, habitat and other natural resources from adverse impacts.

3. How would the proposal be likely to deplete energy or natural resources?
The proposal will not deplete energy or natural resources; new land use and development proposals will need to meet existing requirements to adequately manage such impacts.

   Proposed measures to protect or conserve energy and natural resources are:
   Existing federal, state, and local requirements provide a variety of protections for energy sources and natural resources from adverse impacts.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?
The proposal will not directly affect critical areas, parks, wilderness, wild & scenic rivers, T&E species, habitat, wetlands, floodplains or prime farmland; new land use and development proposals will need to meet existing requirements to adequately manage any impacts to such resources.

   Proposed measures to protect such resources or to avoid or reduce impacts are:
   Existing federal, state, and local requirements provide a variety of protections for such resources from adverse impacts.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?
Some of the parcels zoned rural residential in Jefferson County’s West End occur along the shoreline. All development is subject to the Shoreline Master Program and Jefferson County’s development regulations. The proposal will not directly affect shoreline functions & processes.

**Proposed measures to avoid or reduce shoreline and land use impacts are:**
The County’s Shoreline Master Program (SMP) addresses commercial, recreational, and scientific/educational use and development with policies and performance standards that require coordination with the Washington State Department of Archaeology and Historic Preservation, minimal disturbance to natural features, and protection and restoration of historic/cultural features.

6. **How would the proposal be likely to increase demands on transportation or public services and utilities?**
The proposal will not directly increase demands on transportation or public services/utilities; new land use and development proposals will need to meet existing requirements to adequately manage such impacts.

**Proposed measures to reduce or respond to such demand(s) are:**
The proposal is not expected to result in a significant increase in the demand on transportation or utilities, therefore no specific mitigation measures are proposed. Specific project proposals would be addressed under the regulations contained in the JCC and SEPA.

7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**
The proposal does not conflict with local, state, or federal laws or requirements for the protection of the environment.
Jefferson County Planning Commission Periodic Update Survey

1. In what area of the county do you live?
   Port Hadlock
   Port Ludlow
   Port Townsend (Unincorporated area)
   Chimacum
   Shine
   Coyle
   Quilcene
   Brinnon
   Gardiner
   Marrowstone
   West End
   Other (please specify) ________________________________

2. What is your preferred method for receiving notices and information on future Planning Commission meetings?
   Newspaper Announcement
   Email
   Flyer at community center
   Flyer at post office
   Flyer at store
   Notice in local paper/newsletter/email group
   Other (please specify) ________________________________

3. How familiar are you with the Jefferson County Comprehensive Plan?
   Very Familiar
   Somewhat Familiar
   Know it exists
   Never heard of it

4. Please rank these goals in importance to you, personally on a scale of 1-6, one being the most important? (1=highest)
   1. Maintain and encourage a small town rural atmosphere
   2. Promote, encourage, and reinforce a sense of community identity
   3. Maintain a balanced community that continues to provide for and encourage a diversity of activities, interests, and lifestyles
   4. Protect and enhance the natural environment
   5. Maintain and encourage economic growth and stability
   6. Ensure and protect property owners' rights
   7. Other (please specify) ________________________________
5. The Comprehensive Plan governs how land is used in the county; how many, what type, and where we place business, homes, farms, etc. This affects privacy, noise, congestion, appearance, shopping opportunities, tourism, and your enjoyment of your home. Considering the six goals listed in question 4, how satisfied are you with the current land use in your area?
   Very Happy
   So-So
   Unhappy
   Comments? ________________________________

6. What is the best thing about your area? ________________________________

7. What is the first thing you would fix in your area? ________________________________

8. What does your area need the most right now? Please rank them with number 1 being the most important.
   1. Multi-family housing
   2. Senior housing
   3. Affordable Housing
   4. More local businesses
   5. Jobs
   6. Better public transportation
   7. Environmental Protection
   8. More aquaculture
   9. More local farms
   10. More small residential sites
   11. Open the hotel
   12. More business zoning
   13. More Public Recreation spaces
   14. Other (please specify) ________________________________

8. Optional: Provide your name and email address if you would like to be added to the Planning Commission email list.
   Name: ____________________________________________
   Email: ____________________________________________
   Date of response: ________________________________

Please return this survey to:
   Jefferson County DCD
   621 Sheridan St
   Port Townsend, WA 98368

   Or email to: PlanComm@co.jefferson.wa.us
REGULAR MEETING
Meeting Minutes for May 21, 2014
Call to Order: 6:32 pm

ROLL CALL

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P=Present, X=Vacant, AE=Absent Excused, AU=Absent Unexcused

Jefferson County Staff Present:
- Carl Smith, DCD Director
- David Johnson, Associate Planner
- Stacie Hoskins, Planning Manager
- Elizabeth Williams, Planning Clerk

Public in Attendance: 2

STAFF UPDATES

Kevin Coker:
6:33 pm
Moves to approve minutes for: 04/16/14 joint workshop, 05/07/14 joint workshop, and
05/07/14 regular meeting. Seconded by Lorna Smith. 9 for, 0 against, 0 abstained.

Stacie Hoskins:
6:37 pm
Next meeting: 06/04 at 1:30 pm at Queets-Clearwater School, south of Forks.
Patricia Farmer stated she would not be in attendance at the June 4th meeting.
Tom Giske stated he would not be in attendance at the June 18th meeting.

Carl Smith:
Sign Code Public Hearing to be continued at 06/18 meeting.

Matt Sircely joined the meeting at 6:41 pm.

Stacie Hoskins:
6:42 pm
Iron Mountain Quarry accepted settlement agreement with Jefferson County.

David Johnson:
6:47 pm
Pleasant Harbor SEIS, Phase 2:
Still waiting for: Water system plan, sewer system plan, and economic data.
Draft to include development agreement.
Draft release target date: 06/30.

Thorndike Pit-to-Pier EIS:
Proposed public hearing: 07/16 in Brinnon.
Expected to be released within the month.
Proposed project to be considered by: Jefferson County Hearings Board, Dept. of Ecology,
and the Army Corp of Engineers.
Thorndike project is included in GMHB appeals consolidation.

PUBLIC COMMENT

Terry Umbright:
6:55 pm
Has been a Port Ludlow resident since 1999, permanent resident since 2007.
Appreciates David Johnson's presence at meetings.
Public hearing re: Olympic Water & Sewer surcharge on 05/29.

Dr. Larry Nobles:
Considers Jim Burnett, Iron Mountain Quarry, a very respectable corporate businessman.
Would like to see severance tax for quarry.
DISCUSSION

Tom Giske: Has been receiving complaints from residents re: geoduck harvesting on tidelands in Shine area.

ELECTION OF CHAIR/VICE CHAIR

Kevin Coker: Moves to approve Chair as Kevin Coker and Vice Chair as Richard Hull. 9 for, 0 against, 0 abstained.

COMPREHENSIVE PLAN UPDATE


Tom Giske: Possibly create new section to include marijuana growing/processing.

Matt Sircely: Encourage outreach to citizens intimidated by government.

Dr. Larry Nobles: Jefferson County Comp Plan is only 1 of 2 in the state that includes an MPR section. In favor of continuing current restrictions included in Chapter 3’s Goals and Policies: (LNP 23.3) No development surrounding Port Ludlow MPR, and (LNP23.4) 2,250 residential units cap in Port Ludlow MPR

Carl Smith: No private CPA applications this year.

Tom Brotherton: Would like to form committees to provide assistance in Comp Plan update.

Stacie Hoskins: No quoroms may be present at committees. Any formal subcommittee of the Planning Commission would be subject to all noticing and open meeting act requirements.

Adjourned at 8:37 pm

Approval of Minutes

These meeting minutes were approved this ________ day of ____________________, 2014.

________________________________________  __________________________________
Kevin Coker, Chair                           Elizabeth Williams, PC Secretary/Plan Clerk