Jefferson County Planning Commission

MEETING AGENDA

Brinnon Community Center
December 3, 2014

<table>
<thead>
<tr>
<th>Time</th>
<th>Item</th>
</tr>
</thead>
<tbody>
<tr>
<td>6:30 pm</td>
<td><strong>OPENING BUSINESS</strong></td>
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<tr>
<td></td>
<td>Call to Order</td>
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<tr>
<td></td>
<td>Roll Call</td>
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<tr>
<td></td>
<td>Approval of Agenda</td>
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<tr>
<td></td>
<td>Staff Updates</td>
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<td>Commissioner Announcements</td>
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<tr>
<td>6:45 pm</td>
<td><strong>PRESENTATION</strong></td>
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<tr>
<td></td>
<td><strong>Topic</strong></td>
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<tr>
<td></td>
<td>Pleasant Harbor Master Planned Resort</td>
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<tr>
<td>7:15 pm</td>
<td><strong>OBSERVER COMMENT</strong></td>
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<td></td>
<td><em>When the Chair recognizes you to speak, please begin by stating your name and address.</em></td>
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<td></td>
<td><em>Please be aware that the observer comment period is:</em></td>
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<tr>
<td></td>
<td>• An optional time period dedicated to listening to the public, not a question and answer session.</td>
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<tr>
<td></td>
<td>• The Planning Commission is not required to provide response;</td>
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<td></td>
<td>• Offered at the Chair’s discretion when there’s time;</td>
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<tr>
<td></td>
<td>• Not a public hearing – comments made during this time will not be part of any hearing record;</td>
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<td></td>
<td>• May be structured with a three-minute per person time limit.</td>
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<tr>
<td>7:45 pm</td>
<td><strong>DISCUSSION</strong></td>
</tr>
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<td></td>
<td>Pleasant Harbor Master Planned Resort</td>
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<tr>
<td>8:15 pm</td>
<td><strong>CLOSING BUSINESS</strong></td>
</tr>
<tr>
<td></td>
<td>Follow-up action items</td>
</tr>
<tr>
<td></td>
<td>Agenda Items for 01/14 meeting at 6:30 pm at the Tri-Area Community Center</td>
</tr>
<tr>
<td>8:30 pm</td>
<td><strong>ADJOURNMENT</strong></td>
</tr>
</tbody>
</table>
TO: Planning Commission  
FROM: David Wayne Johnson, Associate Planner  
DATE: November 24, 2014  
RE: Pleasant Harbor Draft Supplemental Environmental Impact Statement (DSEIS)

At long last the Pleasant Harbor DSEIS is available for review and comment. Part of that review by the Planning Commission (PC) is understanding what role you play in the process. To that end I have attached several documents designed to help break down the approval process into manageable steps.

The first document is a two page outline of the Phase 2 SEIS Approval Process. We will use this as an outline for Staff’s presentation during the meeting. It provides some background information on the project, then breaks down the core elements in the approval process so you may better understand what they are, and why they are necessary to approval. The outline then details what the Planning Commission’s role is in the process. And lastly, a concise summary of the actions and steps necessary to approve Phase 2.

The next document is a matrix of the overall MPR approval process by phases. The first page is a summary of all the phases necessary to build the resort. Notice the little arrow pointing down to Phase 2 – that’s where we are today with Phase 1 completed in January 2008. The remaining five pages are the detail of each Phase. This process matrix is helpful to see the “big picture” of the approval process, what’s involve and why it takes so long. It also shows who has decision making authority, when the Public has an opportunity to comment.

The last document is the Phase 2 SEIS Process & Timeline. It breaks down the Phase 2 process into individual steps by chronological order in who, what, why and when format with associate dates for those listed actions. For example, step 7 is the release of the DSEIS and that occurred on November 19, 2014. Step 11 is when the Planning Commission would likely hold their official public hearing on the request to amend the Jefferson County Code. Code cites are also included to help you reference those sections that are relevant.

If you have questions on any of this, you should probably save them for the meeting where I can answer them for the benefit of everyone. We will also have our applicant’s representative, Craig Peck and our SEIS Consultants EA Engineering in attendance to present aspects of the project and answer any questions you may have.

We look forward to seeing you and discussing this very important project at the December 3rd Planning Commission meeting.
Pleasant Harbor Phase 2 SEIS Approval Process
December 3, 2014 Planning Commission Meeting

Background: What’s been done so far?
- Project initiated in 2005
- Pre-application conference in January 2006
- Comprehensive Plan map change approval and 30 BoCC Conditions on further development January 2008 – Phase I of approval process
- Request for UDC Text Amendment and Development Agreement April 2008 – triggers SEIS
- Today – review of DSEIS, Development Agreement and Development Regulations

Three parts to the Phase 2 Approval Process:
- Supplemental Environmental Impact Statement
  - What is it?
    - Draft (as opposed to Final) SEIS– project level EIS
  - Why is it important?
    - Required under Comp Plan approval – ensures no Probable Significant Adverse Impacts through mitigation or current regulation
  - What role does it play in the approval process?
    - Informs the decision makers about Environmental Impacts – ensures consistency with prior approval and current regulations.
    - Becomes in essence, the “Resort Plan”
  - Development Agreement
    - What is it?
      - A contract with the County similar to Port Ludlow – authorized under RCW 36.70B.170 – 210. Appendix S to DSEIS.
    - Why is it important?
      - Contract on how the Resort shall be built, vesting for developer, vesting, phasing, MOUs, etc.
    - What role does it play in the approval process?
      - Required for any MPR under JCC 18.15.126(2)
  - Development Regulations
• What is it?
  • Determines standards for development and includes zoning, setbacks, density, etc. to be codified as Title 17 Article II - Appendix S to DSEIS.

• What role does it play in the approval process?
  • Resort cannot be built as proposed since current underlying zoning is residential – must have resort zoning and standards for development.

• What’s the Planning Commission’s role?
  o Hold Public Hearing in April or May
    ▪ Occurs after release of Final SEIS
    ▪ Hear applicant’s presentation, staff’s report and take public testimony
  o Study & Deliberation
    ▪ Occurs after public hearing per PC schedule
  o Board of County Commissioner Recommendation
    ▪ Required under JCC 18.45.090 – Amendments to GMA implementing regulations – UDC Title 17 Article II of the JCC
    ▪ Includes the customary “growth indicators.”
    ▪ Recommend either approval, approval with conditions or denial.

• What’s the timeline?
  o See Attachment – Phase 2 SEIS Process and Timeline

Summary
  ▪ PC receives a Draft SEIS that includes the DA, DR and compliance with 30 BoCC Conditions.
  ▪ PC Holds public hearing to present project, staff report and hear public testimony.
  ▪ PC Studies, deliberates and makes a recommendation to the BoCC – satisfies 18.45.090 & GMA to amendment JCC.
  ▪ BoCC with either accept PC recommendation or hold public hearing – must hold public hearing for DA.
Phase 1
Type V (Legislative) Review
Planning Agency advises
BoCC decision (January 14, 2008)

Comprehensive Plan (CP)

Policy Guidance
Conceptual Master Plan

Change CP Land Use Map to one color for BMPR

Draft Environmental Impact Statement (DEIS)
Final Environmental Impact Statement (FEIS)
-Chapter 5: Mitigations
  • Shellfish
  • Water resources
  • Transportation
  • Rural character
  • Public services
  • Critical areas
Phase 2
Supplement Environmental Impact Statement (SEIS)
Type V (Legislative)
UDC Amendment Review
PC Recommendation & BoCC Decision

• Zoning Regulations
  – Zones (including open space and natural areas)
  – Bulk and dimension
  – Setbacks
  – Height
  – Impervious surfaces
  – Uses
  – Development standards
  – Zoning map (denoting zones with colors within BMPR)

• Development Agreement
  – Requirement to have MOUs
  – Land use and density
  – Goals and Objectives
  – Standards for review
  – SEPA
  – Vesting
  – Phasing
  – Amenities
  – Disputes

Must be consistent with CP, Land Use Map, and Adopting Ordinance
Applications for Development Permits

Pre-application Conferences
Plat/Binding Site Plan (BSP) Preliminary Approval
Forest Practice Class IV General “Conversion to another use” Permit
Shoreline Permits
Stormwater Permits
  • Entire site
  • Habitat plan
Water System Plan Approval (DOE and DOH)
Sewer Plan (DOE)
Resort Plan Approval w/ construction-level detail
  • Buffers
  • Open space
Mitigations
Phase 4
Type IV Review (Administrative Oversight with Legislative on Consent Agenda)

Final Plat/ Binding Site Plan approved by BoCC & recorded

Phase 1 of Resort build-out starts

Infrastructure Construction
  • Roads
  • Sewer
  • Water
  • Sewer treatment plant
Phase 5
Type I (Administrative) Review

Building Permits

Construct Buildings

Open for Business!
<table>
<thead>
<tr>
<th>STEP</th>
<th>WHO</th>
<th>WHAT</th>
<th>WHY</th>
<th>WHEN</th>
</tr>
</thead>
<tbody>
<tr>
<td>*1</td>
<td>Applicant</td>
<td>All Final Reports to Consultant</td>
<td>For Production of Preliminary Draft SEIS</td>
<td>October 20\textsuperscript{th}</td>
</tr>
<tr>
<td>*2</td>
<td>Consultant</td>
<td>Preliminary/Working Draft SEIS to County</td>
<td>For County &amp; Applicant Review and comment</td>
<td>October 27\textsuperscript{th} (1 week)</td>
</tr>
<tr>
<td>*3</td>
<td>County</td>
<td>Staff Review &amp; comment due back to Consultant</td>
<td>Ensure accuracy and readability</td>
<td>November 10\textsuperscript{th} (2 week)</td>
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<tr>
<td>*4</td>
<td>Consultant</td>
<td>Produce Final Draft</td>
<td>Incorporate staff &amp; applicant comments</td>
<td>November 17\textsuperscript{th} (1 weeks)</td>
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<tr>
<td>*5</td>
<td>County</td>
<td>PC meeting &amp; BoCC Afternoon Briefing</td>
<td>Opportunity to inform of upcoming release, requirements, work schedule...</td>
<td>Completed</td>
</tr>
<tr>
<td>*6</td>
<td>County</td>
<td>Notice of Availability, Press Release and Notice of Public Hearing</td>
<td>To inform the public of availability</td>
<td>Concurrent with Draft SEIS release – Step 7</td>
</tr>
<tr>
<td>*7</td>
<td>County &amp; Consultant</td>
<td>Publish Final Draft and release to public</td>
<td>Public review for 45 day public comment period</td>
<td>November 19\textsuperscript{th} (1.5 weeks)</td>
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<tr>
<td>8</td>
<td>County &amp; Consultant</td>
<td>Open House (Brinnon School Gym) and PC Public Meeting on Draft SEIS – after release of the Draft but before end of comment period</td>
<td>Present Project, Staff Report &amp; Take Public verbal and written comments</td>
<td>December 3\textsuperscript{rd}</td>
</tr>
<tr>
<td>9</td>
<td>County &amp; Consultant</td>
<td>Staff Review of public &amp; agency comments</td>
<td>Compile comments to address in Final SEIS</td>
<td>45 days after release of Draft SEIS January 5\textsuperscript{th}</td>
</tr>
<tr>
<td>10</td>
<td>County &amp; Consultant</td>
<td>Incorporate staff, agency and public comment from Draft – Produce Final SEIS</td>
<td>Release to public - seven days before BoCC action. 60 day notice to Commerce – intent to amend UDC prior to BoCC decision</td>
<td>Approx. March 30\textsuperscript{th} 2015 (12 weeks)</td>
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<tr>
<td>11</td>
<td>County</td>
<td>PC holds Public Hearing, Deliberates &amp; makes Recommendation to BoCC</td>
<td>Required per JCC 18.45.090(3)</td>
<td>April 1\textsuperscript{st} or May 6\textsuperscript{th} 2015</td>
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<tr>
<td>12</td>
<td>County</td>
<td>BoCC considers PC recommendation on UDC Amendment &amp; schedules Public Hearing on Development Agreement</td>
<td>Required per JCC 18.45.090(4) &amp; 18.40.850(5)</td>
<td>TBD</td>
</tr>
<tr>
<td>13</td>
<td>County</td>
<td>BoCC holds Public Hearing on Development Agreement</td>
<td>Required per JCC 18.40.850(5)</td>
<td>TBD</td>
</tr>
<tr>
<td>14</td>
<td>County</td>
<td>BoCC decision to adopt Development Agreement &amp; regulations by resolution</td>
<td>Required per JCC 18.45.090(4) &amp; 18.40.850(5)</td>
<td>TBD</td>
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</tbody>
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PC = Planning Commission  
BoCC = Board of County Commissioners  
* = Completed