

PRE10-00025
Pre-Application Conference
Mount Townsend Creamery Dairy - Creamery

Attendees: Jim Pearson DPW; Randy Marx EH; Frank Benskin BLD;
David Wayne Johnson DRD

9:30am, October 14, 2010

Applicant: Mount Townsend Creamery – Jefferson Land Trust
338 Sherman St
Port Townsend, WA 98368
360-379-0895

Representative: ISE Consultants
Sam Gibboney
PO Box 138
Port Townsend, WA 98368
360.379.4831

Property Owner: Gloria Brown
PO Box 343
Chimacum, WA 98325

Description of Proposal: Renovate dairy farm on existing and ongoing agricultural land and construct new cheese making facility, restaurant or bed and breakfast.

ENVIRONMENTAL HEALTH (Septic) Randy Marx

- Get a “commitment of water service” from the PUD
- Check with the USDA regarding design and process for septic
- Food service permits required

PUBLIC WORKS (Roads & Stormwater) Jim Pearson

- Meet with Terry Duff and Jim Pearson to discuss multiple accesses off Center Road
- Need traffic generation information for building or discretionary use permits

BUILDING DIVISION Frank Benskin

- Possible Ag exemption for some structures
- More detailed building plans required for further analysis

DEVELOPMENT REVIEW DIVISION – LAND USE David Wayne Johnson

- Zoned – Agricultural & NC
- JCC 18.20.030(2) Agricultural activities
 - Existing and ongoing agriculture is exempt from standard stream and wetland buffers*
- JCC 18.20.030(2)(b)(iii) Agricultural BMPs (Best Management Practices):
 - Livestock and dairy operations must be conducted so as not to contribute any wastes or sediments into a natural or modified natural stream in violation of adopted state water quality standards.
- JCC 18.20.030(3) Accessory Uses
 - Dairy permitted as a matter of right – building permits and standards under JCC 18.20.030(3)(d) required

- Cheese making facility (Creamery) permitted as a matter of right – building permits and standards under JCC 18.20.030(3)(d) required
 - Anaerobic Digester permitted as a matter of right but must be nonhazardous and biodegradable
 - The Creamery is not dependent upon the Dairy for operation but must use 50 percent of product raised or produced from Jefferson County parcels
- Restaurant requires a Type II Discretionary “D” Use permit under JCC 18.20.030(3)(e)(ii)(D) and standards under JCC 18.20.350(10):
 - Rural Restaurants. Rural restaurants may be allowed as small-scale recreational and tourist uses, subject to the following standards:
 - (a) Only when associated with and subordinate to a primary recreational or tourist use;
 - (b) Indoor dining facilities shall not exceed a total of 50 seats, including outdoor seating, unless it can be demonstrated that a larger capacity facility is needed to serve the demand generated by the primary recreational or tourist use;
 - (c) The structure shall constitute no greater than 5,000 square feet of gross floor area;
 - (d) Drive-through food service is prohibited. This does not include espresso stands.
- Lodging requires a Type II Discretionary “D” Use permit under JCC 18.20.030(3)(e)(ii)(G) and standards under JCC 18.20.350(9):
 - Rural Recreational Lodging or Cabins for Overnight Rental and Recreational Cultural or Religious Conference Center/Retreat Facilities. Rural recreational lodging or cabins for overnight rental and conference retreat facilities are subject to the following standards:
 - (a) Minimum parcel size is 10 acres;
 - (b) Fifteen built cabins or bedrooms for overnight lodging comprising up to 6,000 square feet of gross floor area are allowed for every 10 acres of parcel size, up to a maximum of 30 rooms or cabins comprising no more than 12,000 square feet of total building area over the entire site, excluding a caretaker's or manager's residence;
 - (c) Lodging operators may not allow any person to occupy overnight lodging on the premises for more than three months in any year;
 - (d) New residential development shall not be permitted. New residential development includes the subdivision or sale of land for year-round or second-home residential housing that is owner-occupied or rented;
 - (e) An on-site caretaker or manager's residence is allowed;

(f) A conditional use permit subject to a Type III approval process, which includes a public hearing, shall be required.

- Bed & Breakfast Inns (4 to 6 rooms) & Bed and Breakfast Residences (1 to 3 rooms) are an allowed use in the Ag zone and require compliance with standards under JCC 18.20.210(1) & (2) and require change of use building permits
- Single Family Residences are an allowed use in the Ag zone
- Development Standards JCC 18.30
 - Stormwater
 - Parking
 - Landscaping
 - Signs
- Minimum building setbacks are 30 feet from Center Road
- Check with State for business license requirements

Environmentally Sensitive Areas (ESA):

- Susceptible Aquifer Recharge Area N/A
- Conservancy Shoreline & Type "F" Stream N/A*
- Wetlands N/A*
- Seismic Hazard N/A
- Flood Zone N/A

Application & Fees:

- Complete Application Includes:
 - Master Permit Application - Building & Discretionary "D" Use Permit Application(s)
 - Site Plan depicting required elements under JCC 18.40.100
 - Stormwater Calculations and plans
 - Discretionary "D" Use fee: \$514.00 for each use
 - Building permit fees based upon valuation.