



JEFFERSON COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

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**NOTICE OF INTENT TO AMEND THE COMPREHENSIVE PLAN
AND
NOTICE OF AVAILABILITY OF ADDENDUM AND ADOPTION OF EXISTING ENVIRONMENTAL
DOCUMENTS UNDER THE STATE ENVIRONMENTAL POLICY ACT
AND
NOTICE OF PUBLIC HEARING BEFORE JEFFERSON COUNTY PLANNING COMMISSION
ON PROPOSED COMPREHENSIVE PLAN AMENDMENTS RELATED TO
THE IRONDALE/HADLOCK URBAN GROWTH AREA**

Pursuant to the Washington State Growth Management Act (GMA) and State Environmental Policy Act (SEPA), Jefferson County is issuing a SEPA threshold determination together with notice of a proposal to adopt Comprehensive Plan amendments related to the Irondale and Port Hadlock Urban Growth Area (UGA). Among the proposed amendments are a UGA Comprehensive Plan Element, other Comprehensive Plan amendments that correspond with the new Element, changes to land use maps related to the UGA, and adoption of a General Sewer Plan, Stormwater Plan, and Transportation Plan in reference to the UGA. Jefferson County has determined that it is the appropriate SEPA lead agency for the proposal. Adoption of any amendments to the Comprehensive Plan would be a non-project action under SEPA, Chapter 43.21C RCW.

The Master Land Use Application (MLA) numbers this proposal is MLA04-29. The objective of this application is to adopt urban standards and levels of service for the Irondale and Port Hadlock UGA. Development regulations for placement in the Unified Development Code will be established through a follow-up action under MLA04-30.

GMA Notice: This document serves as the 60-day notice of intent to amend the Jefferson County Comprehensive Plan and is being circulated per WAC 365-195-620 to State agencies on the list provided by the Washington State Office of Community Development (OCD) of agency representatives responsible for reviewing proposed amendments to development regulations. Jefferson County may invoke RCW 36.70A.106 in this case and request expedited review from OCD.

Notice of Availability of SEPA Addendum and Adoption of Existing Environmental Documents: The document also serves as a notice of availability of a SEPA addendum and adoption of existing environmental documents, pursuant to SEPA rules (Chapter 197-11 WAC). After review of the non-project action application and associated environmental information, the SEPA Responsible Official at the Department of Community Development (DCD) has determined that probable environmental impacts resulting from adoption of these legislative proposals have been previously analyzed. An addendum has been prepared which supplements existing environmental documents. The MLA packet includes environmental analysis integrated with general planning analysis. DCD and the Planning Commission are accepting comments on the general merits and potential environmental impacts of the proposed Comprehensive Plan amendments as detailed below.

The following existing environmental documents are being adopted:

- Land Use Inventory Report dated January 26, 1999
- Regional Economic Analysis and Forecast dated January 26, 1999
- Draft Supplemental Environmental Impact Statement dated June 1999

- Final Supplemental Environmental Impact Statement dated August 1999
- Glen Cove/Tri Area Special Study Final Decision Document dated June 11, 2001
- Tri-Area UGA Capital Facilities Special Study dated November 2001
- Tri Area & Glen Cove Special Study Implementation Plan dated November 28, 2001
- 2002 Comprehensive Plan Amendment Docket Integrated Supplemental Environmental Impact Statement and DCD Staff Report dated August 21 and November 25, 2002

Planning Commission Public Hearing: NOTICE IS HEREBY GIVEN that the Jefferson County Planning Commission will hold a public hearing to take comment on the proposed Comprehensive Plan amendments related to the Irondale/Hadlock UGA. Oral and/or written comment will be accepted as detailed below. The public hearing will occur on **Wednesday, June 2, 2004** beginning at **6:30 PM** at the **WSU Community Learning Center**, Shold Business Park, 201 W Patison, Port Hadlock.

Public Comment Period: The Planning Commission and DCD will accept written comments on the general merits and potential environmental impacts of the proposal until the conclusion of the public hearing before the Planning Commission on **June 2** (detailed above). Oral comment may be made at the Planning Commission public hearing. Any comments submitted after June 2 will be forwarded to the Board of County Commissioners (BOCC) for consideration in their legislative decision. The BOCC may hold a public hearing before taking action (formal notice would appear in the newspaper of record). Written comments on the proposals may be submitted to DCD at 621 Sheridan Street, Port Townsend WA 98368 or via email to <planning@co.jefferson.wa.us>. Information on appeals and procedures related to legislative amendments is located in UDC Section 8.

Availability of Documents: For more information or to inspect or request copies of the MLA packet for the proposed amendments, the adopted existing environmental documents, or other related information, contact DCD Long-Range Planning at the mail or email addresses above, by phone at (360) 379-4450, or visit the DCD website, where documents and notices are posted in PDF: www.co.jefferson.wa.us/commdevelopment/. Use the “Issue Links” portal to find the Irondale and Hadlock UGA planning page.