



JEFFERSON COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

621 Sheridan Street • Port Townsend • Washington 98368
360/379-4450 • 800/831-2678 • 360/379-4451 Fax
<http://www.co.jefferson.wa.us/commdevelopment/>

TO: Washington State Agencies and Other Interested Parties
FROM: Jefferson County Department of Community Development (DCD)
DATE: November 25, 2002
SUBJECT: **COMPLETION OF 2002 COMPREHENSIVE PLAN AMENDMENT CYCLE**

**NOTICE OF AVAILABILITY OF
FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT
AND
NOTICE OF PUBLIC HEARINGS
BEFORE JEFFERSON COUNTY BOARD OF COMMISSIONERS
RE: 2002 COMPREHENSIVE PLAN AMENDMENT DOCKET**

Pursuant to the Washington State Growth Management Act (GMA) and State Environmental Policy Act (SEPA), Jefferson County is issuing an integrated GMA/SEPA document in relation to the nineteen (19) proposed amendments to the Jefferson County Comprehensive Plan that constitute the final docket of the 2002 annual Comprehensive Plan amendment cycle. Adoption of any Comprehensive Plan amendment and associated Unified Development Code (UDC) amendments on the 2002 docket would be a non-project action under SEPA, Chapter 43.21C RCW.

Notice of Availability of FSEIS: A 2002 Comprehensive Plan Amendment Docket Final Supplemental Environmental Impact Statement (FSEIS) is available for inspection or copying at cost at the Department of Community Development (DCD), at 621 Sheridan St, Port Townsend, and for inspection at the County Library in Hadlock. The FSEIS and other documents can be accessed on this website: <http://www.co.jefferson.wa.us/commdevelopment/Annual%20Comprehensive%20Plan%20Amendment%20Cycle%202002.htm>. Other supporting information is available at DCD, including the environmental documents supplemented by the FSEIS. The FSEIS contains the final staff environmental analysis and staff recommendations for the 19 proposals on the 2002 Docket, as well as the recommendations of the Jefferson County Planning Commission. DCD also prepared a Draft SEIS (DSEIS) dated August 21, 2002.

BOCC Public Hearings: The Board of County Commissioners (BOCC) for Jefferson County will hold two public hearings to take testimony on six (6) of the proposed Comprehensive Plan and associated UDC amendments on the 2002 Docket. The first public hearing will occur on **Thursday, December 5, 6:00 PM to conclusion, Oscar Erickson Building, Jefferson County Fairgrounds (49th and Landes)**, Port Townsend, regarding the following application:

- MLA02-235; Fred Hill Materials, Inc.; location: south of SR 104 in Shine/Thorndyke area; to designate a Mineral Resource Lands (MRL) overlay district for approx. 6,240 acres with an underlying Commercial Forest (CF) land use district. The Planning Commission has recommended the designation of approximately 690 acres as an MRL overlay, subject to conditions, as recommended by DCD on November 6.

The second public hearing will occur on **Friday, December 6, 6:00 PM to conclusion, Superior Court, Jefferson County Courthouse**, 1821 Jefferson St, Port Townsend, regarding the following applications at approximately the following times (potentially later but not before):

- 6:00 PM. MLA02-36; Michael Regan; parcel 961808901; re-designation for approx. 12,225 sq. ft. from RR 1:5 to a Rural Commercial land use district. The Planning Commission has recommended approval of this application. DCD recommended denial.
- 6:15 PM. MLA02-232; J. Frank Schmidt & Son Company Profit Sharing Trust; adoption of a “Forest Transition Overlay” district in the Comprehensive Plan and UDC to create a residential transition zone between Forest Lands and adjacent high-density pre-platted lots. Planning Commission recommended adoption of the November 6 revised DCD recommendation.
- 6:30 PM. MLA02-239; Jefferson County; update Comprehensive Plan language in Chapter 2 (Implementation) based on recent GMA amendments related to statutory timelines and eliminate Plan references to outdated application deadlines. Planning Commission recommended adoption of annual amendment timelines three months earlier in the annual cycle, beginning in 2004. Comprehensive Plan amendment applications would be due February 1 of each year.
- 6:45 PM. MLA02-241; Jefferson County; revisit boundary established for the Glen Cove Industrial Area Light Industrial/Commercial Zone consistent with Comprehensive Plan Land Use Policy 1.4 and the GMA; adopt associated bulk and dimensional standards as development regulations. The Planning Commission has recommended a different boundary than that recommended by DCD. The Planning Commission has concurred with DCD’s November 6 revised recommendation regarding bulk and dimensional standards.
- 7:15 PM. MLA02-242; Jefferson County; adopt an Urban Growth Area boundary in the Tri-Area and portray it on the land use map consistent with analysis conducted through the Special Study and the requirements of the Growth Management Act (GMA). The Planning Commission recommended adoption of an Urban Growth Area boundary that encompasses more land than that recommended by DCD.

Public Comment Period: The Board of County Commissioners (BOCC) will accept oral comment on each proposal on the scheduled day. Oral comment concerning MLA02-235, Fred Hill Materials MRL overlay is reserved for Thursday, December 5 only, while oral comment on the other five (5) proposals is reserved for Friday, December 6 only. The BOCC will accept written comments on any of the proposals listed above until the close of the public hearing on Friday, December 6. Written comments on the proposals may be submitted to DCD at 621 Sheridan Street, Port Townsend WA 98368, via email to planning@co.jefferson.wa.us, or delivered to the BOCC at the public hearings.

Legislative Decision: The BOCC is expected to approve, approve with conditions or modifications, or deny each of the 19 proposed amendments on the 2002 Docket during the regular agenda on Monday, December 9, 2002, beginning at 2:00 PM in the BOCC Chambers, Jefferson County Courthouse.

Thank you for participating in this process.

Regards,

Al Scalf
Director of Community Development and SEPA Responsible Official