



JEFFERSON COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

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TO: Washington State Agencies and Other Interested Parties
FROM: Jefferson County Department of Community Development
DATE: August 1, 2002
SUBJECT: ***INTEGRATED GMA/SEPA DOCUMENT & NOTICE OF HEARING***

**NOTICE OF INTENT TO AMEND COMPREHENSIVE PLAN
AND DEVELOPMENT REGULATIONS
AND
DETERMINATION OF SIGNIFICANCE AND
NOTICE OF ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENTS
AND
NOTICE OF PUBLIC HEARING BEFORE THE JEFFERSON COUNTY PLANNING
COMMISSION ON 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 per WAC 197-11-210 through 197-11-235 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. Jefferson County has determined that it is the appropriate SEPA lead agency for the proposal. 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.

Following are brief descriptions of each of the proposed amendments to the Comprehensive Plan and UDC. Each case has a Master Land Use Application (MLA) for reference. There are nine (9) site-specific applications and ten (10) suggested amendments. The site-specific applications are:

1. MLA01-446; W.E. Seton; parcels 001172001 and 001172004; amend the land use map to designate a Mineral Resource Lands (MRL) overlay district for approx. 20 acres with an underlying Rural Residential (RR) one dwelling unit per 10 acres (1:10) land use district.
2. MLA01-580; Robert and Georgia Madden; parcel 001174001; land use map re-designation for approx. 33 acres from RR 1:20 to RR 1:5.
3. MLA01-613; Elaine Thornberg; parcel 921301003; re-designation for approx. 22 acres from RR 1:20 to RR 1:5.
4. 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.
5. MLA02-76; Jefferson County; parcels 947800001, 002, 003, 004, 006 and 007; re-designation for approx. 8 acres known as Eastview Industrial Plat from RR 1:5 to Rural Light Industrial.
6. MLA02-182; David Poll; parcel 601323003; re-designation for approx. 25 acres from RR 1:20 to RR 1:5.
7. MLA02-190; Pamela Pepper-Lins; parcels 001332009 and 001333017; re-designation for approx. 12 acres from RR 1:10 to a Rural Commercial district.
8. MLA02-216; J. Frank Schmidt & Son Profit Sharing Trust; parcels 502212001, 502204001, 502203001; re-designation for approx. 279 acres from Commercial Forest to a Rural Residential land use district.

9. MLA02-235; Fred Hill Materials, Inc.; location: south of S.R. 104 in Shine/Thorndyke area; designate an MRL overlay district for approx. 6,240 acres with an underlying Commercial Forest (CF) land use district.

The suggested amendments are:

10. MLA02-232; J. Frank Schmidt & Son Company Profit Sharing Trust; re-definition of criteria for Forest Land designation and/or the adoption of a "Forest Land Buffer Overlay District" to create a residential transition zone between Forest Lands and adjacent high-density pre-platted lots.
11. MLA02-234; Jefferson County; update Comprehensive Plan language in Chapter 6 (Open Space, Parks and Recreation, and Historic Preservation) to reflect consideration of updated 2002 *Parks, Recreation & Open Space Plan*.
12. MLA02-238; Jefferson County; update Comprehensive Plan language in Chapter 6 (Open Space, Parks and Recreation, and Historic Preservation) and Chapter 10 (Transportation) to reflect consideration of the Jefferson County *Non-Motorized Transportation Plan*.
13. MLA02-239; Jefferson County; update Comprehensive Plan language in Chapter 2 (Implementation) based on recent Growth Management Act (GMA) amendments related to statutory timelines and eliminate Plan references to outdated application deadlines.
14. 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.
15. MLA02-242; Jefferson County; adopt a Provisional 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 GMA.
16. MLA02-243; Jefferson County; revisit boundary established for the Chimacum Neighborhood/Visitor Crossroad Interim Commercial Zone consistent with Land Use Policy 1.4 and the GMA.
17. MLA02-244; Jefferson County; revisit boundary established for the Discovery Bay Neighborhood/Visitor Crossroad Interim Commercial Zone consistent with Land Use Policy 1.4 and the GMA.
18. MLA02-245; Jefferson County; revisit boundary established for the Four Corners Neighborhood/Visitor Crossroad Interim Commercial Zone consistent with Land Use Policy 1.4 and the GMA.
19. MLA02-246; Jefferson County; review May 1, 2002 draft *Brinnon Subarea Plan* and associated Comprehensive Plan and UDC amendments through the Comprehensive Plan amendment cycle.

GMA Notice: This document serves as the 60-day notice of intent to amend the Jefferson County Comprehensive Plan and UDC and is being circulated per WAC 365-195-620 to State agencies on the list provided by the Washington State Office of Community Development of agency representatives responsible for reviewing proposed amendments to comprehensive plans and development regulations. State agency notice for the Glen Cove amendment (MLA02-241) was issued on June 20, 2002.

SEPA Threshold Determination, Adoption of Existing Environmental Documents, and Expected Issue

Date of DSEIS: The document also serves as a threshold determination of significance and notice of adoption of existing environmental documents per SEPA rules (Chapter 197-11 WAC). After review of the docket and other information on file with Department of Community Development (DCD), the SEPA Responsible Official has determined that when considered cumulatively, these proposals may have a significant adverse impact on the environment. An EIS is required under RCW 43.21C.030(2)(c) and is being prepared under the direction of the County pursuant to WAC 197-11-442 and 197-11-620, which outline the contents of a non-project EIS and SEIS, respectively. The EIS will supplement adopted environmental documents and will be entitled the 2002 Comprehensive Plan Amendment Docket Department of Community Development (DCD) Staff Report and Draft Supplemental Environmental

Impact Statement (DSEIS). The DSEIS, a companion integrated GMA/SEPA document to be issued on or around August 21, will essentially follow the “Plan/EIS document” format described in WAC 197-11-235(4) through (8) and combine environmental analysis with a Staff Report offering recommended action on each proposed Comprehensive Plan amendment. The Staff Report and DSEIS will compare three alternatives: the proposed action (adoption of all 19 proposed amendments), the “no action” alternative (no amendments adopted), and the staff recommendation alternative (adoption of select proposals as presented or with recommended modifications; denial of select proposals).

The following existing environmental documents are being adopted:

- 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 are dated February 24, 1997 and May 27, 1998, respectively, and examined the potential cumulative environmental impacts of adopting alternative versions of the Comprehensive Plan.
- Draft and Final Supplemental EIS (DSEIS/FSEIS) and addenda for the Comprehensive Plan 1999 Amendments, also known as Tasks III and IV of the Tri-Area / Glen Cove Special Study. The DSEIS and FSEIS are dated June 30, 1999 and August 18, 1999, respectively, and examined the potential environmental impacts of adopting one of the identified planning alternatives for the Tri-Area of Chimacum-Port Hadlock-Irondale and the Glen Cove mixed use area.

Other information may be incorporated by reference in the combined Staff Report and DSEIS.

There are special circumstances with regard to SEPA review and two of the 19 amendments. The Glen Cove area boundary amendment and associated UDC amendments are being considered under an expedited process. SEPA review for the Glen Cove amendment (MLA02-241) was addressed in a Notice of Adoption of Existing Environmental Documents issued February 27, 2002. A SEPA threshold determination was issued December 12, 2001 with regard to an earlier draft of the Brinnon Subarea Plan. MLA02-246 consists of a modified draft (May 1, 2002) of the Brinnon Subarea Plan together with associated Comprehensive Plan and UDC amendments. This notice also serves to formally withdraw the previously issued threshold determination per WAC 197-11-340. The proposed Brinnon Subarea Plan package is undergoing environmental review in conjunction with review of the entire Docket of proposals in the 2002 Comprehensive Plan amendment cycle.

“Scoping” for an SEIS is optional (WAC 197-11-620). Jefferson County did not utilize a formal scoping period for this process, but invites agencies, affected tribes, and members of the public to comment on the Draft SEIS (DSEIS) in coordination with the public comment period associated with Planning Commission review of the 2002 Comprehensive Plan amendment cycle final docket. The 2002 Comprehensive Plan Amendment Docket DCD Staff Report and DSEIS is scheduled to be issued on or around August 21 and will be available to agencies and interested parties pursuant to GMA and SEPA rules. At least a 30-day comment period shall follow the release of the DSEIS, pursuant to WAC 197-11-502(5). The County will not act on the proposal prior to seven days after issuance of the Final SEIS (FSEIS), pursuant to WAC 197-11-460(5). Comments on the merits of the proposals, as well as SEPA-specific comments on the potential environmental impacts of the proposals and the environmental analysis contained in the EIS, shall be accepted as outlined below.

Planning Commission Public Hearings: NOTICE IS HEREBY GIVEN that the Jefferson County Planning Commission will hold two public hearings to take testimony on the proposed Comprehensive Plan and associated UDC amendments. The first public hearing will be on the **site-specific applications** and occur on **Wednesday, August 21, 2002** beginning at **7:00 PM** at the **Chimacum High School Auditorium**, 91 W Valley Rd, Chimacum. In anticipation of the August 21 hearing, a Preliminary Staff Report on the 2002 Site-Specific Comprehensive Plan Amendment Applications will be available on or around August 7, 2002 at DCD for inspection or copying at cost and in Portable Document Format (PDF)

on the DCD website for the 2002 Comprehensive Plan amendment cycle (URL below). The second public hearing will be on the **suggested amendments** and occur on **Wednesday, September 4, 2002** at the **WSU Community Learning Center**, Shold Business Park, 201 W Patison, Port Hadlock. The combined Staff Report and DSEIS will be available at DCD and on the DCD web pages prior to the public hearing on the suggested amendments.

Integrated GMA/SEPA Public Comment Period: The Planning Commission will accept oral testimony on the proposals at the public hearings noticed above and at any extended Planning Commission hearings on the matter. A likely date for an extended public hearing, if necessary, is Wednesday, September 18. DCD and the Planning Commission will accept written comments on the proposals until **4:30 PM, October 1, 2002**. Any comments submitted after October 1 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 on the final docket (formal notice would appear in the newspaper of record). In the Final SEIS, DCD will address issues raised in the written comments submitted during the integrated GMA/SEPA comment period that are related to the content of the DSEIS and the potential environmental impacts of adopting any of the proposed amendments. All comments will be part of the case record, though SEPA-specific comments submitted after October 1 may or may not be addressed in the FSEIS. 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.

Availability of Documents: For more information or to inspect or request copies of the original applications 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 2002 Comprehensive Plan amendment cycle website, where the Preliminary Staff Report on the 2002 Site-Specific Comprehensive Plan Amendment Applications will be available in PDF on or around August 7 and the 2002 Comprehensive Plan Amendment Docket DCD Staff Report and DSEIS will be available on or around August 21. The URL for the website is: <http://www.co.jefferson.wa.us/commdevelopment/Annual%20Comprehensive%20Plan%20Amendment%20Cycle%202002.htm>.

Signed by Al Scalf, Director of Community Development and SEPA Responsible Official.