




**JEFFERSON COUNTY**  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**

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**MEMORANDUM**

**TO:** Al Scalf, Director of Community Development  
Board of County Commissioners  
Jefferson County Planning Commission

**FROM:** Brent Butler, Long-Range Planning-Lead 

**DATE:** March 5, 2007

**RE: Preliminary Docket of 2007 Comprehensive Plan Amendments**

Applications submitted on or before March 1, 2007 to the Department of Community Development (DCD) to amend the Comprehensive Plan are considered during that year's amendment process in accordance with Title 18, the Unified Development Code 18.45.040. The timely submissions of these applications, either Formal Site-Specific or Suggested Amendments, establish the Preliminary Docket. Under direction of the Administrator, Long-Range Planning, a division of the Department of Community Development, stewards the process of review leading up to the final legislative decision by the Board of County Commissioners in accordance with the following schedule:

- 1) The BoCC shall review and consider the planning commissions recommendations to establish the final docket by the second regular meeting of the Board of County Commissioners (BoCC) in May of each year, 18.45.060(4) (a); and
- 2) The BoCC shall adopt any amendments to the Jefferson County Comprehensive Plan by the second regular meeting in December of each year, 18.45.080(2) (d).

Following are brief descriptions of each of the twelve (12) proposed amendments to the Comprehensive Plan that are on the preliminary docket for 2007. These include nine (9) Formal Site-Specific Amendments and three (3) Suggested Amendments.

**Suggested Amendments:**

1. **MLA07-66** proposed by the Planning Commission, requesting the following: 1) Identify inconsistencies between the Comprehensive Plan and the Unified Development Code, 2) Propose alternative language to rectify the inconsistencies.
2. **MLA07-67** proposed by the Planning Commission, requesting the following: 1) Identify inconsistencies between the County-wide Planning Policies and the Jefferson County Comprehensive Plan and the Unified Development Code. 2) Propose alternative language to rectify the inconsistencies.
3. **MLA07-104** proposed by Jefferson County, requesting the following: The designation of an Industrial Land Bank, a provision of the Growth Management Act under RCW 36.70.A.367 to provide additional employment opportunities for citizens.

Formal Site-Specific Amendments:

1. **MLA07-70** proposed by Tukey Investment LLC., requesting the following: 1) Change the current land use designation for 921-182-003, a 20 acre parcel located at Oak Bay Road, Port Townsend, Washington 98368; 2) Current land use designation is Rural Residential 1:20; 3) Amendment proposal seeks to rezone from the current land use designation to Rural Residential 1:5.
2. **MLA07-79** proposed by Janet Lynn Gillanders, requesting the following: 1) Change the current land use designation for 702-113-002, a 20 acre parcel located at 204 Wildwood Road, Quilcene, Washington 98376; 2) Current land use designation is Rural Residential 1:20; 3) Amendment proposal seeks to rezone from the current land use designation to Rural Residential 1:5.
3. **MLA07-90** proposed by Richard Broders, requesting the following: 1) Create a Mineral Resource Land (MRL) overlay on parcels 902-124-002 and 902-121-002 for an area approximately 398 acres; 2) Current land use designation is commercial forest CF1:80.
4. **MLA07-93** proposed by Rayonier Forest Resources, L.P., through Terra Pointe Services, requesting the following: 1) Change the current land use designation for 412-182-004, a 42 acre parcel located at Section 18, Township 24, Range 12, on Clearwater Road in Eastern Jefferson County, Washington; 2) Current land use designation is Commercial Forest (CF); 3) Amendment proposal seeks to rezone from the current land use designation to Rural Residential.
5. **MLA07-94** proposed by Rayonier Forest Resources, L.P., through Terra Pointe Services, requesting the following: 1) Change the current land use designation for 921-321-004 and 921-322-002, a 120 acre parcel located at Section 32, Township 29, Range 1E and the east half of the northwest quarter of Section 32, Township 29, Range 1E, West of Oak Bay Road and North of Mats Beach Road; 2) Current land use designation is Commercial Forest (CF); 3) Amendment proposal seeks to rezone from the current land use designation to Rural Residential.
6. **MLA07-96** proposed by Security Services Northwest, Inc., on behalf of Hill Timber and Bay Mountain Timber, requesting the following: 1) Change the current land use of Tax Parcels 902-112-001, 902-114-001, 902-142-002, 902-112-004, 902-111-008, 902-142-003, a total of 40 acres on Highway 101, mile marker 278; 2) Current land use designation is Rural Residential 1:20; 3) Amendment proposal seeks to rezone from the current land use to Commercial Forest (CF).
7. **MLA07-99** proposed by Sharon McCarthy, requesting the following: 1) Change the current land use of Tax Parcel 001-081-005, a 20 acre parcel located at 770 South Jacob Miller Road, Port Townsend, WA 98368; 2) Current land use is Rural Residential 1:20; 3) Amendment proposal seeks to rezone from the current land use designation to Rural Residential 1:5.
8. **MLA07-100** proposed by Sharon McCarthy, requesting the following: 1) Change the current land use of Tax Parcel 001-081-001, a 20 acre parcel located at 770 South Jacob Miller Road, Port Townsend, WA 98368; 2) Current land use is Rural Residential 1:20; 3) Amendment proposal seeks to rezone from the current land use designation to Rural Residential 1:5.
9. **MLA06-87** proposed by the Statesman Group of Companies, LTD, and Black Point Properties, LLC, , requesting the following: 1) Change of the current land use of Tax Parcels 502-153-002, 003, 023, 022, 021 and 502-154-002 and 502-152-005, 012, 013, 014, 015, and 016, composing 252.64 acres; 2) Current zoning is Rural Residential; 3) Amendment proposal seeks to rezone these tax parcels into a Master Planned Resort, which according to RCW 36.70A.360 is self-contained and fully integrated planned unit development, in a setting of significant natural amenities, with primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreational facilities.