



**JEFFERSON COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA REQUEST – AFTERNOON SESSION

TO: Board of County Commissioners (BoCC)
Philip Morley, County Administrator

FROM: Carl Smith, Director of Community Development (DCD) 
Stacie Hoskins, Planning Manager 
David Wayne Johnson, Project Planner

DATE: March 17, 2014

SUBJECT: Pleasant Harbor Master Planned Resort Phase II Approval Process

STATEMENT OF ISSUE: With the anticipated release of the Pleasant Harbor MPR SEIS, DCD staff would like the opportunity to brief the Commissioners on the approval process for Phase II of the Resort permitting process.

ATTACHMENTS:

- Pleasant Harbor MPR Project Phases
- Pleasant Harbor SEIS Process & Timeline

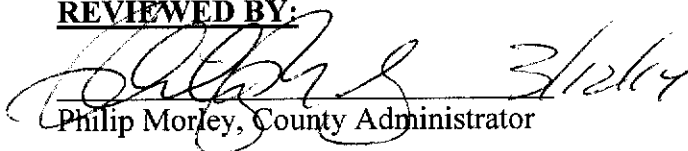
ANALYSIS: Due to the complexity of the approval process, DCD wants to ensure the BoCC understands its role in the process and provide them an update of the status as well as an opportunity to ask questions and get clarification before they are asked to make a decision.

ALTERNATIVES: The briefing is not mandatory and can be cancelled.

FISCAL IMPACT/COST BENEFIT ANALYSIS: There is no identifiable fiscal impact related to this request for final plat approval.

RECOMMENDATION: Allow DCD staff 30 minutes of time to present a status update and approval process for Phase II of the Pleasant Harbor Master Planned Resort.

REVIEWED BY:

 3/12/14
Philip Morley, County Administrator

**Pleasant Harbor
MPR
Project Phases**

**Programmatic
EIS**
WAC 197-11-192

Today



1

**Non-project
SEPA EIS**

BoCC
Legislative

**Comprehensive
Plan
Amendment
MPR Boundary
30 conditions**

2

Project-level SEPA SEIS

BoCC
Legislative

**Draft & Final
SEIS**

**Zoning
Amends JCC
Title 19?
(Development
Regulations)**

**Development
Agreement
(Contract with
Proponent)**

3

Administrative and
Quasi-judicial

**Pre-application
Conferences for
Development
Permits**

**Applications for
Development
Permits – Plat or
Binding Site
Plan**

4

Administrative Oversight
(with Legislative on
Consent Agenda)

**Build
Infrastructure and
Complete Plat or
BSP**

5

Administrative

**Building
Permits**

**Project Level
EIS**

PLEASANT HARBOR SEIS PROCESS & TIMELINE

(contingent upon accuracy of step 1 date)

2014

STEP	WHO	WHAT	WHY	WHEN
1	Applicant	All Final Reports to Consultant	For Production of Preliminary Draft SEIS	March 17 th
2	Consultant Phase II	Preliminary/Working Draft SEIS to County	For County & Applicant Review and comment	March 24 th
3	County	Staff Review & comment due back to Consultant	Ensure accuracy and readability	April 7 th
4	Consultant Phase III	Produce Final Draft	Incorporate staff & peer review comments	April 21 st
5	County	PC meeting & BoCC Afternoon Briefing	Opportunity to inform of upcoming release, requirements, work schedule and requirements	PC Meeting February 19 th BoCC - Monday Afternoons in March 17 th
6	County	Notice of Availability, Press Release and Notice of Public Hearing	To inform the public of availability	Concurrent with Draft SEIS release - Step 7
7	County & Consultant	Publish Final Draft and release to public	Public review for 45 day public comment period	May 5 th
8	County & Consultant	Open House in Brinnon (Schoolhouse)	To inform and allow open public comment	Week of May 12 th
9	County & Consultant	PC Public Hearing – after release of the Draft but before end of comment period	Present Project, Staff Report & Take Public Testimony and written comments	May 21 st or June 4 th
10	County	Staff Review of public & agency comments	Compile comments to address in Final SEIS	45 days after release of Draft SEIS June 16 th
11	Consultant Phase IV	Produce Final SEIS	Incorporate staff, agency and public comment – release to public - seven days before BoCC action. 60 day notice to Commerce – intent to amend UDC prior to BoCC decision	Sept 15 th
12	County	PC Recommendation to BoCC	Required per JCC 18.45.090	TBD
13	County	BoCC deliberations to accept PC recommendation or hold Public Hearing	Required per JCC 18.45.090	TBD
14	County	BoCC Public Hearing or instruct staff to draft ordinance	Required per JCC 18.45.090	TBD
15	County	BoCC decision to adopt Development Agreement & regulations	Required per JCC 18.45.090	TBD

PC = Planning Commission BoCC = Board of County Commissioners * = Completed

Prepared by Project Planner, David Wayne Johnson