



DEPARTMENT OF COMMUNITY DEVELOPMENT

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RELEASE OF MORATORIUM FOR A SINGLE-FAMILY HOME (Subject to Forest Practices Act)

Purpose

A property owner subject to the 6-year moratorium provisions of the Forest Practices Act can wait until the required time period expires for the forest conversion application, or apply to have the development moratorium released. The moratorium may be lifted only if the person requesting the release did not attempt to avoid County review or restrictions of a conversion forest practices application as evidenced by a transfer of property.

The Administrator of the Jefferson County Department of Community Development may “Release” the Development Moratorium for the construction of one (1) single-family residence (including an accessory dwelling unit, where allowed) and related accessory buildings on a legal lot of record. Applicants for a “Release” from the moratorium must fill out a Master Permit Application form in addition to the supplemental moratorium release application form in this handout.

The Jefferson County Code can be accessed at www.co.jefferson.wa.us/commdevelopment.

Process

At least ten (10) days prior to taking action on an application for Release from Moratorium, and following a Type II procedure, the Administrator shall solicit comments from the following:

- a. Property owners of record within three hundred (300) feet of the subject property within an urban growth area or within five hundred (500) feet of the subject property if outside of an urban growth area;
- b. Appropriate state departments such as Ecology, Natural Resources and Fish and Wildlife; and
- c. Appropriate tribal governments; and
- d. Other interested parties requesting such permit information.

Criteria

The Administrator may authorize, conditionally authorize, or deny a release application. A Release of a Development Moratorium is subject to the following findings:

- a. The person requesting the release did not attempt to avoid the County review or restrictions of a conversion forest practices application;
- b. Environmentally sensitive areas and their buffers, and shoreline area as set forth in the Jefferson County Jefferson County Code (JCC) and Shoreline Master Program were not damaged in the forest practice operation, or that any such damage is repairable with restoration; and
- c. Corrective action can be undertaken to provide for compliance with applicable conversion standards established by the JCC.

Upon request of the property owner, the moratorium may be rescinded by the Administrator if an approved forest practices application has been either withdrawn or expired, and no harvest in reliance upon such approval has taken place. Evidence that the harvest has not taken place, in the form of a letter from the Department of Natural Resources, shall be submitted by the applicant before release of moratorium

Vicinity Map

- Locate the property on a large-scale map or the appropriate page or portion of a county map.

Harvested Area Map (APPLICANT TO CHECK OFF AS COMPLETED)

- North arrow.
- Map scale which shall be no larger than fifty (50) feet to the inch and not less than two hundred (200) feet to the inch using a standard interval engineer scale.
- Existing forested areas and areas harvested.
- Areas which were stumped and graded.
- Existing roads, proposed roads and landings, and any structures.
- Forested blocks for future harvest(s) or conversions.
- Environmentally Sensitive Areas (i.e., wetlands, ponds, streams, seasonal drainages, steep slopes, marine bluffs, and special habitats).
- Shoreline Areas (i.e., within 200 feet of a marine or river shoreline).
- Contiguous property also owned by the property owner or applicant.
- Area of the site in acres; area of harvesting in acres.

*Lines shall be drawn with a straightedge and features shall be to scale.
Drawing shall be sufficiently clear to see footprint of structures and other features described above.*