

**JEFFERSON COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
621 Sheridan Street
Port Townsend, WA 98368
(360) 379 -4465
NOTICE OF AVAILABILITY OF
FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT (FSEIS)
AND
NOTICE OF PLANNING COMMISSION PUBLIC HEARING
AND
NOTICE OF INTENT TO AMEND UNIFIED DEVELOPMENT CODE (UDC)
FOR
PLEASANT HARBOR MARINA AND GOLF RESORT LLC
MASTER PLANNED RESORT
CASE NO'S: MLA08-00188, ZON08-00056**

Application Received: April 16, 2008

Application Substantially Complete: May 22, 2008

Notice of Scoping for Preparation of SEIS: October 14, 2009

Public Notice and Comment Requirement: JCC 18.40.780 – WAC 197-11-455 & 510

Date of Availability: December 9, 2015

Proponent: Pleasant Harbor Marina and Golf Resort, LLC, c/o Pleasant Harbor Marina 308913 Highway 101, Brinnon, WA 98320

Location of Proposal: Pleasant Harbor, south of Brinnon at the intersection of Black Point Road with US Highway 101 in Jefferson County, Washington. Parcel Numbers 502153002, 003, 023, 022, 021 & 020; APN 502154002; APN 502152005, 012, 013, 014, 015, & 016 in Sections 15 & 22, Township 25, Range 02 West, WM, located in Brinnon, WA 98320.

SEPA Lead Agency: Jefferson County Department of Community Development (DCD)

SEPA Responsible Official: David Goldsmith, Interim Director and Acting SEPA Responsible Official

SEIS contact person: David Wayne Johnson, Associate Planner

SEIS Required: A supplement environmental impact statement (SEIS) is required under Jefferson County Ordinance No. 01-0128-08 to be prepared under Chapter 43.21C RCW State Environmental Policy and Chapter 197-11 WAC SEPA rules, with a final SEIS to be issued pursuant to WAC 197-11-460.

Other Relevant/Important Documents: a Draft Development Agreement between the County and Applicant, and Draft Development Regulations and Zoning in Appendix S. These documents will be finalized prior to approval by the Board of County Commissioners.

Description of Proposal & Alternatives: The FSEIS evaluates potential impacts resulting from the proposed project-level development. The following are alternatives evaluated within the SEIS:

- Alternative 1, consists of an 18-hole golf course, 890 residential units, 49,772 square feet of commercial space and resort related amenities on a 231 acre site, with 33 acres of natural area preserved and 2.2 million cubic yards of earthwork required for golf course grading;
- Alternative 2, consists of 18 hole golf course, 890 residential units, 56,608 square feet of commercial space with resort related amenities and 80 acres of natural area preserved with 1 million cubic yards of earthwork for golf course grading;
- Alternative 3 (Preferred Alternative) includes a 9 hole golf course (with associated 3 hole practice course), 890 residential units, 56,608 square feet of commercial space with resort related amenities and 103 acres of natural area preserved with 1 million cubic yards of earthwork for golf course grading;

- A No Action Alternative (environmental impacts to the site if no resort were built)

The 300 slip Marina at Pleasant Harbor, although within the Master Planned Resort boundary, is not included in this SEIS analysis since it has been re-developed under an existing, vested Binding Site Plan.

Actions required for approval of the proposed project include:

- Jefferson County SEPA Responsible Official: Completion and publication of a final SEIS, following the SEIS process set forth in WAC 197-11-600(4)(d)(ii) and 620 pursuant to WAC 197-11-460.
- Jefferson County Planning Commission: Consideration of the MPR proposal in the context of proposed amendments to the GMA implementing regulations (UDC) and recommendation to the Jefferson County Board of County Commissioners (JCC 18.45.090(3)) using site specific criteria set forth in JCC 18.45.080(1)(b) and (1)(c).
- Jefferson County Board of County Commissioners: Consideration of the MPR proposal in the context of compliance with BoCC conditions set forth in Ordinance No. 01-0128-08, consideration of proposed amendments to the GMA implementing regulations (UDC) and Planning Commission Recommendation; consideration of the proposed Development Agreement subsequent to final SEIS issuance; and a required Public Hearing prior to approval of the Development Agreement to be adopted by resolution or ordinance (JCC 18.40.850(5) & 18.45.090(4)).

Planning Commission Public Hearing: A public hearing has been scheduled for the Planning Commission to hear the proposal, take public testimony, deliberated and make a recommendation to the Board of County Commissioners. The public hearing will be held on **January 6th, 2016** at the Brinnon School Gym, 46 Schoolhouse Road, Brinnon, WA 98320 starting at **6:30pm**.

Intent to Amend GMA Implementing Regulations (UDC): the proposal includes an amendment to UDC Chapter 17, and sections 18.15.025, .115 & .138. This notice is being provided along with a copy of the proposed amendments to the Washington State Department of Commerce 60 days prior to final Board of County Commissioner's action as required under JCC 18.45.090(5).

WHERE TO VIEW THE DSEIS OR OBTAIN A COPY:

Electronic copies of the FSEIS are available for viewing and downloading in PDF format at:

http://www.co.jefferson.wa.us/commdevelopment/Brinnon_MPR.htm

CDs of the FSEIS will be available at DCD and the Planning Commission Public Hearing on January 6th, 2016 for \$4.00. Hard copies can be viewed at DCD, 621 Sheridan St., Port Townsend; the Jefferson County Library, 620 Cedar Ave, Port Hadlock; and the Brinnon Fire Hall, 272 Schoolhouse Road, Brinnon.

The official case files for this application are located at the Jefferson County DCD, 621 Sheridan St. Port Townsend, WA. Copies of all or any part of a document may be requested pursuant to the Washington State Open Records Act; a charge for requested copies will apply.

OTHER INFORMATION:

Jefferson County DCD maintains a website which contains materials pertaining to this application for public review, inspection and/or download. Visit the Jefferson County Pleasant Harbor webpage at http://www.co.jefferson.wa.us/commdevelopment/Brinnon_MPR.htm