

## Comprehensive Plan Annual Amendment Cycle: Calendar Year 2007

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This page contains information about the 2007 Comprehensive Plan annual amendment cycle. For general information about the process for amending the Comprehensive Plan, including how to apply for an amendment, [click here](#).

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### New Items

**January 14, 2008** - The BoCC deliberated and made final decisions on the 2007 Comprehensive Plan Amendment cycle applications. To read the Adoption Ordinances, please click [here](#) for the Brinnon MPR, and click [here](#) for the ordinance containing the other five applications that were approved. (**Warning:** these Adoption Ordinance files are large; **4 MB** and **10 MB** respectively.)

#### Introduction

The [Comprehensive Plan](#) annual amendment cycle is coordinated by the Department of Community Development ([DCD](#)). Public participation is directed through review by the citizen volunteer [Planning Commission](#) and the elected Board of County Commissioners ([BoCC](#)). Visit this page for updated [information](#) on the 2007 amendment cycle.

The [Docket](#) is the set of proposals to be considered. See the [Process](#) section below for information about the review process. See [Documents](#) below for links to press releases, legal notices, memoranda, staff reports, and other documents, when available.

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### Docket

Pursuant to Chapter 18.45 of the Unified Development Code ([UDC](#))--Title 18 of the Jefferson County Code ([JCC](#)), Jefferson County is conducting an annual [Comprehensive Plan](#) amendment process. Consistent with the State Environmental Policy Act ("SEPA" at RCW 43.21C), the Growth Management Act ("GMA" at RCW 36.70A), and the Jefferson County Comprehensive Plan, this amendment process involves concurrent analysis of all proposals to review the potential for cumulative impacts.

In general, Comprehensive Plan amendment proposals in Jefferson County fall into one of two (2) categories:

- **Formal Site-Specific Amendments** are proposals submitted by property owners requesting a change in either Comprehensive plan land use designation or density.
- **Suggested Amendments** are generally limited to proposals that broadly apply to the goals, policies and implementation strategies of the Comprehensive Plan. In order to ensure cumulative impact review, suggested amendments that could potentially result in re-designation of groups of parcels are analyzed using the same criteria required for formal site-specific amendments.

#### Preliminary Docket

The Preliminary Docket (posted in [Documents](#) below as a PDF file) is composed of twelve (12) proposed amendments to the Comprehensive Plan. The nine (9) site-specific applications are automatically included on the Final Docket (see *Final Docket* next). Following are brief descriptions of the three (3) **suggested amendments** that are considered in the Preliminary Docket process. Each has a Master Land Use Application (MLA) number for reference.

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.

### *Final Docket*

The Final Docket is established by the BoCC. See the [Process](#) section below. The Final Docket automatically includes any site-specific amendment proposals on the Preliminary Docket. The Board established the Final Docket on **June 18**. The Final Docket includes the nine site-specific amendments listed below and includes one of the three suggested amendments, **MLA07-104**, from the Preliminary Docket.

### 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) designate 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 in the Pleasant Harbor/Black Point area of Brinnon, as a Master Planned Resort (MPR)—called the Pleasant Harbor Marina and Golf Resort—consisting of a marina with 290 slips; a planned maritime village with ~180 units and a 10,000 square-foot new commercial village replacing current facilities; an 18-hole golf course with conference, food service, and meeting capability; and ~1,090 residential units designed to serve the visiting public through a “condotel” program with individual units privately owned but managed as a resort. The MPR designation process involves a site-specific Comprehensive Plan amendment, review of an associated Master Plan through a public process involving the Planning Commission and the BoCC, and eventual execution of a Development Agreement between the develop and the BoCC.

*Webpage dedicated to MLA06-87: Proposed Brinnon MPR*

Suggested Amendments:

1. **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.



### Process

Applications for Comprehensive Plan amendments were due **March 1**. There are twelve (12) proposed Comprehensive Plan amendments on the 2007 Preliminary Docket, three (3) suggested amendments and nine (9) site-specific applications. The Board of County Commissioners (BoCC) with guidance from the Department of Community Development (DCD) and the Planning Commission sets the Final Docket. The nine site-specific applications automatically go on the Final Docket.

See the Docket section above for descriptions of the amendment proposals and Documents below for press releases with additional information on the amendment cycle process.

The Planning Commission held a public hearing **April 18, 2007** concerning the question of whether to include the three suggested amendments on the Final Docket. The Planning Commission recommended that all three suggested amendments be docketed for consideration this year. See Documents below for a legal notice, DCD staff report and related documents.

The BoCC held a public hearing on **June 18** on the subject of establishing the Final Docket for the 2007 Comprehensive Plan Amendment Cycle. See Documents below for the legal notice. The Board established the **Final Docket** by motion. Only one of the three suggested amendments was docketed. The Docket therefore contains one suggested amendment and the nine site-specific amendment applications.

Once the Final Docket is established, the next steps in reviewing the Docket include staff analysis of the proposals and the public review process coordinated through the Planning Commission. See Review Schedule below.

The Planning Commission holds a public hearing (or hearings) concerning proposals on the Comprehensive Plan Amendment Docket. DCD releases a staff report prior to the public hearing. A legal notice in the newspaper of record, The Port Townsend & Jefferson County Leader, initiates a public comment period in preparation for the Planning Commission public hearing. See Documents below for notices and reports.

Following the public hearing or hearings, the Planning Commission completes a recommendation to the BoCC on the 2007 Comprehensive Plan Amendment Docket. See Documents below for the formal memoranda. A County staff recommendation accompanies the Planning Commission recommendation for each item.

The BoCC takes action on the 2007 Docket after reviewing the Planning Commission and staff recommendations. The BoCC may also hold a public hearing or hearings before taking action. See [Results](#) below for information on the BoCC decisions and [Documents](#) below for the adopted ordinances.

*Review Schedule for 2007*

**March 1** - Proposals due.

**April 4** - Joint Planning Commission-BoCC workshop to see presentations from proponents of site-specific amendment proposals and to begin discussion on suggested amendments.

**April 18** - Planning Commission hearing on Preliminary Docket.

**June 18** - Final Docket set by BoCC.

**September 5** - The *Integrated Staff Report and SEPA Addendum* and the *Brinnon MPR Draft EIS and Final EIS* for the 2007 Comprehensive Plan Amendment cycle became available. Download and view documents [below](#) or view copies at the DCD main office and County Library.

**September 19** - On this date the Jefferson County Planning Commission held a public hearing on the 2007 Comprehensive Plan Amendment cycle, with the exception of MLA06-87, the proposed Master Planned Resort (MPR) in Brinnon.

**October 3** - On this date the Jefferson County Planning Commission held a public hearing on MLA06-87, the proposed MPR in Brinnon.

**November 26** - On this date the BoCC held a public hearing on the 2007 Comprehensive Plan Amendment cycle (with the exception of MLA06-87, the proposed Master Planned Resort (MPR) in Brinnon). The public hearing was held in the Superior Courtroom at the Jefferson County Courthouse.

**December 3** - On this date the BoCC held a public hearing on MLA06-87, the proposed MPR in Brinnon. The public hearing was held in the Superior Courtroom at the Jefferson County Courthouse.

**December 6** - Due to poor traveling conditions caused by a storm event in Jefferson County on December 3rd, the public hearing on MLA06-87 (the proposed MPR in Brinnon) was continued on this date in the Superior Courtroom at the Jefferson County Courthouse in Port Townsend.

**December 10** - Originally anticipated as the date the BoCC would hold deliberations and make final decisions on the 2007 Comprehensive Plan Amendment applications, instead the BoCC extended via resolution the timeframe for the legislative decision on the proposed 2007 amendments. The resolution read in part, "...the County Commissioners find that it is in the public interest to extend the decision making time for the annual amendment docket...and hereby extend the decision date for the legislative decision to January 14, 2008." During the time originally scheduled for deliberations, the BoCC held a public meeting during which DCD staff and the Chairman of the Planning Commission reported on the ten (10) applications on the 2007 Comprehensive Plan Amendment docket in preparation for BoCC deliberations and final decisions.

**January 14** - Final deliberations and decisions by BoCC on 2007 Comprehensive Plan Amendment cycle.



## Results

In its legislative capacity for Jefferson County, the Board of County Commissioners ([BoCC](#)) approves, approves with conditions or modifications, or denies each of the proposed amendments on a Comprehensive Plan Amendment Docket. The BoCC takes action on each of the Docket items on or before the second regular BoCC meeting in December. Meeting minutes of BoCC meetings can be accessed from the County's [Minutes and Meetings page](#).

A legal notice of ordinance adoption appears in the *The Port Townsend & Jefferson County Leader* newspaper within 10 days after BoCC legislative action. PDF files of adopted ordinances and related documents are posted in the [Documents](#) section below. Replacement pages for the Comprehensive Plan are posted on the [Comprehensive Plan page](#).

Once BoCC has taken action, results will be posted here.



## Documents

- [March 5, 2007 Preliminary Docket Memo](#)
- [March 19, 2007 Legal Notice](#) for Joint Planning Commission - Board of County Commissioners meeting about the 2007 Amendment Cycle
- September 5, 2007:
  - The [Legal Notice](#) for intent to adopt, public hearing and comment period, and documents available.
  - The *Integrated Staff Report and SEPA Addendum* contains analysis of eight (8) site-specific proposals and one (1) suggested amendment. The report is provided here in sections for each chapter and appendix:

**(Files over 1 MB are noted)**

- [Cover Page through Table of Contents](#)
- [Chapter 1 - Environmental Summary Factsheet](#)
- [Chapter 2 - Concise Analysis](#)
- [Chapter 3 - Supporting Record](#)
- [Chapter 4 - Distribution List](#)
- Chapter 5 - Appendices
  - [Appendix A: Legal Notice](#)
  - [Appendix B: Location Map \(1.3 MB\)](#)
  - [Appendix B.1: MLA07-70 Tukey \(1.1 MB\)](#)
  - [Appendix B.2: MLA07-79 Gillanders](#)
  - [Appendix B.3: MLA07-90 Broders](#)
  - [Appendix B.4: MLA07-93 Rayonier/Clearwater \(1 MB\)](#)
  - [Appendix B.5: MLA07-94 Rayonier/Mats Mats \(1.2 MB\)](#)
  - [Appendix B.6: MLA07-96 Hill Timber/D'Amico \(1.1 MB\)](#)
  - [Appendix B.7: MLA07-99 McCarthy/West \(1 MB\)](#)
  - [Appendix B.8: MLA07-100 McCarthy/East \(1.1 MB\)](#)
  - [Appendix B.9: MLA06-87 Black Point/Statesman](#)
  - [MLA07-104 Jefferson County Industrial Land Bank, the one suggested amendment on the 2007 Final Docket is not mapped]
- The *Brinnon MPR Draft Environmental Impact Statement (DEIS)* and the *Final Environmental Impact Statement (FEIS)* contain analysis of the site-specific amendment proposed for the Pleasant Harbor Marina & Golf Resort in the Black Point area near Brinnon. The DEIS and FEIS documents & more information are available on the [Brinnon MPR](#) page.
- **February 1, 2008:** Please click on the links below to read the 2007 staff and Planning Commission recommendations to the BoCC on the 2007 Comprehensive Plan Amendment (CPA) Cycle applications. (**Note:** The Brinnon MPR (MLA-06-87) and the other site-specific amendments in the 2007 cycle were processed on

parallel but separate "tracks" during the year; therefore, please look carefully to ensure that you are reading the correct recommendation, report, notice of adoption, or ordinance with which you're concerned. We have attempted to be clear in our use of document titles, below.)

- [Final Staff and Planning Commission Recommendations - 2007 Comprehensive Plan Amendment Cycle](#)
- [Planning Commission Recommendations and Reports - 2007 Comprehensive Plan Amendment Cycle](#)
- [Final Staff Report - MLA06-87 \(proposed Brinnon MPR\)](#)
- [Legal Notice of Adoption - Brinnon MPR](#)
- [Legal Notice of Adoption - 2007 Comprehensive Plan Amendment Cycle](#)
- [Adoption Ordinance - Brinnon MPR \(4 MB\)](#)
- [Adoption Ordinance - 2007 Comprehensive Plan Amendment Cycle \(10 MB\)](#)



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