

## Comprehensive Plan Annual Amendment Cycle: Calendar Year 2006

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This page contains information about the 2006 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

**September 25** - The Board of County Commissioners (BoCC) received the Planning Commission and DCD staff recommendation on the four site-specific applications that were the subject of the August 2 Planning Commission public hearing.

**October 2** - The BoCC will consider adoption of an ordinance via the consent agenda that approves the four site-specific applications.

**October 4** - The BoCC adopted the four site-specific applications through Ordinance No. 10-1002-06.

#### *Planning Commission Public Hearing*

The [Planning Commission](#) held a **public hearing** at 6:30 PM on **August 2** concerning **four (4)** site-specific amendment proposals on the 2006 Comprehensive Plan Amendment Docket. The four proposals are files numbers **MLA06-01**, **MLA06-74**, **MLA06-77** and **MLA06-85**. See [Final Docket](#) below for a description of the proposals. See [Documents](#) below for legal notice and Staff Report.

**Note:** The August 2 public hearing did **not** address file number **MLA06-87**, the proposed **Master Planned Resort in Brinnon**. For that proposal, a Draft Environmental Impact Statement is in preparation. Updated information will be posted on this webpage and on the page dedicated to the proposed MPR (linked below).

#### *Proposed Master Planned Resort at Black Point in Brinnon*

- [Webpage dedicated to MLA06-87: Proposed Black Point MPR](#) - Background information on Master Planned Resorts (MPRs) and the Brinnon Subarea Plan - documents and maps

#### **Environmental Impact Statement (EIS) Scoping for Proposed MPR**

- [Scoping Notice: EIS for MLA06-87](#) published 4/19/06
- [Press Release: EIS Scoping for Proposed Brinnon MPR](#) 4/13/06

#### *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 2006 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.

See [Review Schedule](#) below for a two-part **video** of the joint BoCC-Planning Commission meeting **March 15**, when proponents of the site-specific Comprehensive Plan amendments on this year's Docket presented their proposals and answered questions.



## 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 seven (7) proposed amendments to the Comprehensive Plan. The five (5) site-specific applications are automatically included on the Final Docket (see *Final Docket* next). Following are brief descriptions of the two (2) **suggested amendments** that are considered in the Preliminary Docket process. Each has a Master Land Use Application (MLA) number for reference.

1. **MLA06-78** proposed by Planning Commission Member Dennis Schultz suggesting the following: 1) Where there is currently a combined land use and zoning map that resides in the Comprehensive Plan, create two distinct maps—the more general land use designations for the Comprehensive Plan and the more specific zoning classifications and associated development densities to reside in the UDC. The result would be that requests for change in zoning density within a land use designation (e.g., Rural Residential) could be processed outside of the annual Comprehensive Plan amendment cycle. Amendments to the UDC would continue to involve public review through the Planning Commission and a legislative decision by the BoCC.
2. **MLA06-86** proposed by Jefferson County DCD suggesting the following: 1) Changes to narrative and policy language in the Comprehensive Plan to support development of a Transfer of Development Rights (TDR) program for moving development rights from "sending" areas to "receiving" areas under procedures and criteria to be developed for the UDC. Additionally, changes to policy language concerning the annual review of applications for increased development densities for parcels designed Rural Residential, as well as a potential connection between these types of request and a TDR program.

### *Final Docket*

The Final Docket is established by the BoCC. See the [Process](#) section below. The Final Docket automatically includes the five site-specific amendment proposals on the Preliminary Docket. The Board established the Final Docket on **May 22**. The Final Docket includes the five site-specific amendments listed below and does not include either of the two suggested amendments on the Preliminary Docket.

Site-Specific Amendments:

1. **MLA06-01** proposed by Arthur D. Bell, on behalf of Jeanne M. Bell and Raymond Anibas, requesting the following: 1) Change the current land use designation of Parcel Number 001-201-

- 004, a 12.5-acre parcel located at 1530 Discovery Road, Port Townsend, from Rural Residential (RR) one dwelling unit per ten acres (1:10) to RR 1:5.
2. **MLA06-74** proposed by Drew Austin, on behalf of Cleo Austin, requesting the following: 1) Change the land use designation of 001-081-002, a 30-acre parcel located at 841 S. Jacob Miller Road in Port Townsend, from RR 1:20 to RR 1:5.
  3. **MLA06-77** proposed by Eugene Brown and DCD requesting the following: 1) Change the current land use designation for 961-803-402, a 0.72-acre parcel located at 731 Irondale Road in Port Hadlock, from RR to Convenience Crossroads, a rural commercial zone. This request was originally filed by the landowners in 2001 under MLA01-224 and suspended at that time in the context of ongoing Urban Growth Area planning.
  4. **MLA06-85** proposed by Port of Port Townsend requesting the following: 1) Change the current land use designation of 001-331-011, a 2.5-acre parcel located adjacent to the Jefferson County International Airport at the southwest corner of State Route 19 and Woodland Drive in Port Townsend, from Airport Essential Public Facility (AEPF) to RR.
  5. **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 Black Point MPR](#)



### Process

Applications for [Comprehensive Plan](#) amendments were due **March 1**. There are seven (7) proposed Comprehensive Plan amendments on the 2006 Preliminary Docket, two (2) suggested amendments and five (5) 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 five 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 5, 2006** concerning the question of whether to include two suggested amendments on the Final Docket. The Planning Commission has recommended that both 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 **May 22** on the subject of establishing the Final Docket for the 2006 Comprehensive Plan Amendment Cycle. See [Documents](#) below for the legal notice. The Board established the [Final Docket](#) by motion. Neither of the two suggested amendments was docketed. The Docket therefore contains only the five 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 2006 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 2006 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*

**March 1** - Proposals due.

**March 15** - Joint Planning Commission-BoCC workshop to see presentations from proponents of site-specific amendment proposals and to begin discussion on suggested amendments.

**Two-Part Video of the March 15 Planning Commission Meeting**

**April 5** - Planning Commission hearing on Preliminary Docket.

**May 22** - Final Docket set by BoCC.

**July 19** - Release of [DCD](#) integrated staff report and SEPA addendum for four (4) of the five (5) proposals on the 2006 Comprehensive Plan amendment cycle Final Docket.

**August 2** - Planning Commission public hearing on file numbers MLA06-01, MLA06-74, MLA06-77 and MLA06-85.

**September 25** - BoCC receives Planning Commission and DCD staff recommendation on the four site-specific applications that were the subject of the August 2 Planning Commission public hearing.

**October 2** - BoCC considers adoption of ordinance on consent agenda for four site-specific applications.

See [Results](#) below for a summary of the decisions.



**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.

**September 25** - BoCC receives Planning Commission and DCD staff recommendation on the four site-specific applications that were the subject of the August 2 Planning Commission public hearing.

**October 2** - BoCC considers adoption of ordinance on consent agenda for four site-specific applications.

**October 5** - The BoCC adopted the four site-specific applications through Ordinance No. 10-1002-06. Legal Notice appeared in the Leader on October 4, 2006.

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](#).

Meeting minutes of BoCC meetings can be accessed from the County's [Minutes and Meetings page](#).

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## Documents

- [Legal Notice -- Ordinance Adoption October 2, 2006](#) 10/4/06
  - [Ordinance No. 10-1002-06](#) 10/2/06
  - [Legal Notice re: Four Site-Specific Comprehensive Plan Amendments](#) published 7-19-06
    - Intent to Amend Comprehensive Plan
    - Determination under State Environmental Policy Act (SEPA)
    - Notice of Public Comment Period and Planning Commission Public Hearing
  - [DCD Staff Report and SEPA Addendum: Four \(4\) Proposals on 2006 Comprehensive Plan Amendment Docket](#) 1.8 MB 7-19-06
  
  - [Legal Notice for BoCC Public Hearing May 22, 2006 re: Final Docket](#) published 5/10/06
  - [Legal Notice: Planning Commission Public Hearing April 5, 2006 re: Whether to Place Two Suggested Amendments on Final Docket](#) 3/22/06
  - [DCD Review of Preliminary Docket and Recommendation for Final Docket](#) 3/22/06
    - *Attachments*
      - Item 1: [2006 Preliminary Docket](#), as established March 1, 2006
      - Item 2: [2006 Long-Range Planning List of Ongoing Programs and Projects](#)
  - [Press Release: Joint BoCC-Planning Commission Meeting March 15](#) 3/9/06
  - [Press Release: Comp Plan Amendment Application Deadline is March 1](#) 1/27/06
  - [Press Release: 2006 Comp Plan Amendment Cycle upcoming](#) 12/21/05
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