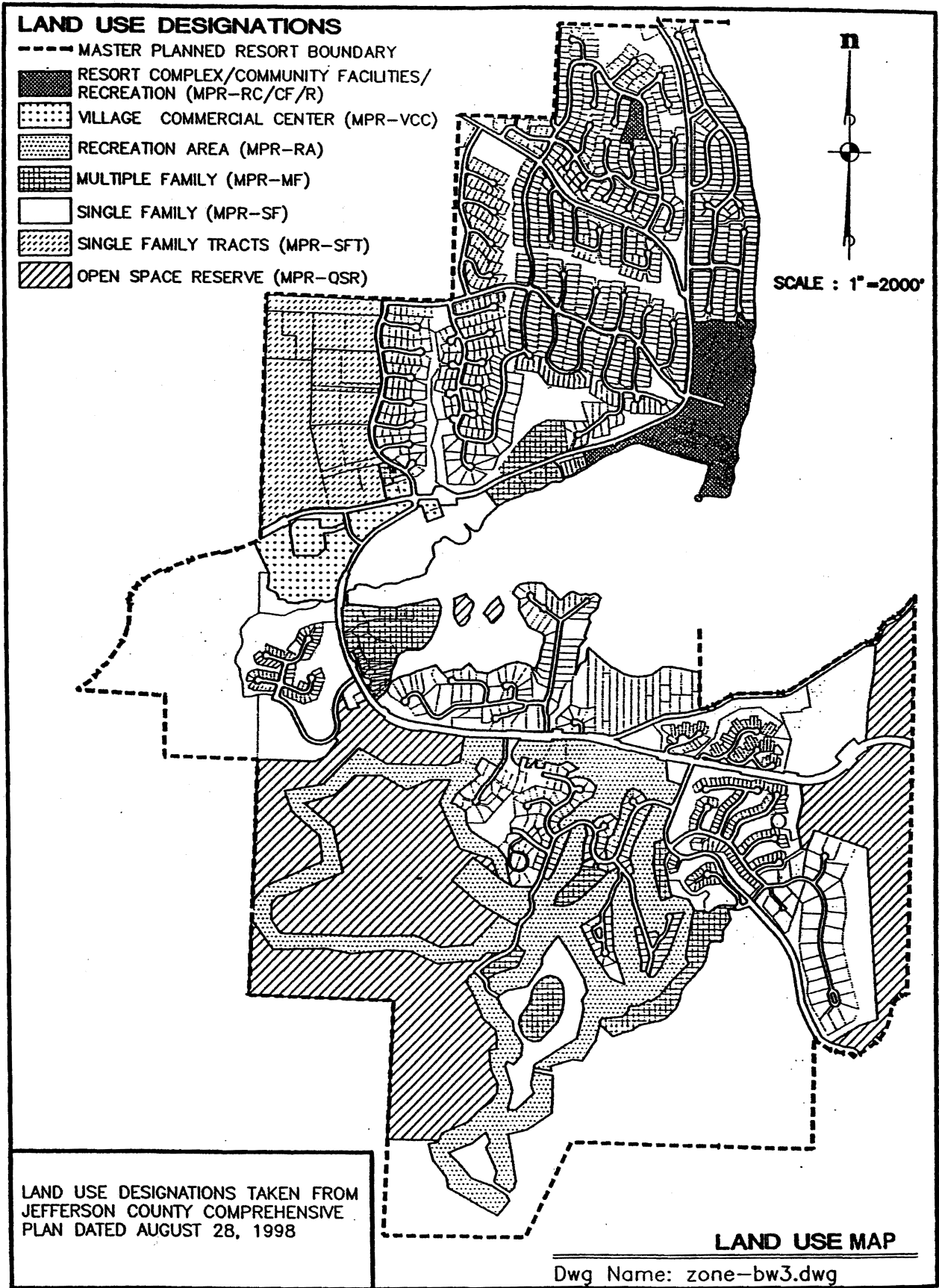


EXHIBIT "3"



**STATE OF WASHINGTON
COUNTY OF JEFFERSON**

IN THE MATTER OF A RESOLUTION, }
Creating a collaborative process to draft }
Proposed development regulations for the }
Port Ludlow Master Planned Resort }

Resolution No. 103-98

WHEREAS, The Board of County Commissioners (hereafter "the Board") adopted the Jefferson County Comprehensive Plan on August 28th, 1998, and

WHEREAS, the Jefferson County Comprehensive Plan stipulates that land use and development regulations which implement land use goals and policies of the Comprehensive Plan shall be prepared, reviewed by the community, and implemented, and

WHEREAS, the Board, on December 14, 1998, adopted Ordinance 10-1214-98, which amends Ordinance 06-0828-98, and implements interim development regulations for the Port Ludlow Master Planned Resort, and

WHEREAS, this ordinance (No. 10-1214-98) shall remain in effect until such time as final development regulations are developed and adopted, and

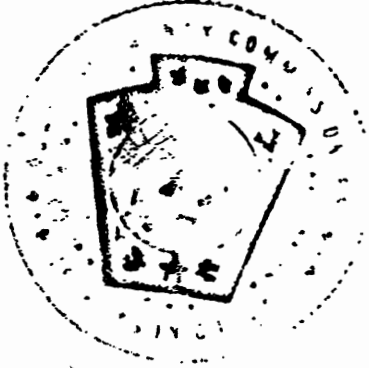
WHEREAS, the Board desires to create a collaborative process to draft final development regulations for the Port Ludlow Master Planned Resort.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS by the Jefferson County Board of Commissioners:

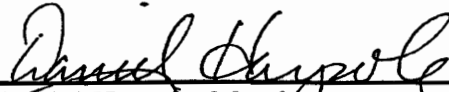
1. The Deputy Director of Public Services shall create and coordinate the collaborative process, in conjunction with the Director of the Department of Community Development and provide periodic progress reports to the Board.
2. All interested parties are eligible to participate in the collaborative process.
3. It is the intent of the Board that this collaborative process be expedited so that mediation may begin as soon as possible after January 1st, 1999.
4. Upon conclusion of the collaborative process, the Director of the Department of Community Development shall submit the proposed development regulations to the Jefferson County Planning Commission for review and request that the Planning Commission prepare a written recommendation within sixty (60) days for the Board of County Commissioners.

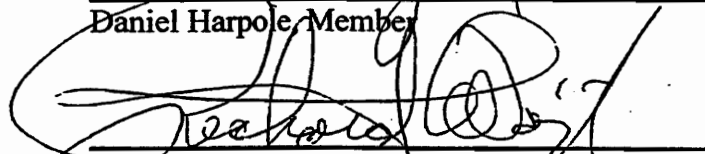
DATED THIS 15th DAY OF December, 1998

BOARD OF JEFFERSON COUNTY COMMISSIONERS

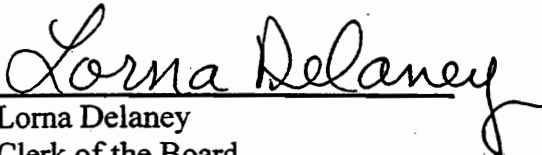




Glen Huntingford, Chairman

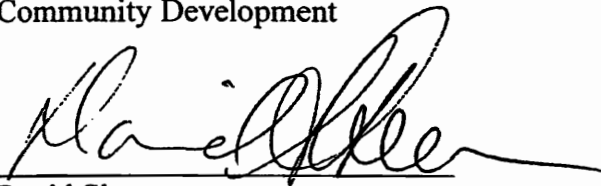

Daniel Harpole, Member


Richard Wojt, Member

ATTEST:


Lorna Delaney
Clerk of the Board


Al Scalf, Director,
Community Development


David Skeen,
Prosecuting Attorney

**STATE OF WASHINGTON
COUNTY OF JEFFERSON**

**IN THE MATTER OF amending the }
Interim Ordinance No. 06-0828-98 }
Sections 3.160, 4 and 11, under }
RCW 36.70A.390, regulating land use }
And development within the Port }
Ludlow Master Planned Resort }**

ORDINANCE NO. 10-1214-98

The Jefferson County Board of Commissioners enters the following findings:

1. Jefferson County is planning under the provisions of the Washington State Growth Management Act, codified as 36.70A. RCW.
2. Jefferson County adopted its 20-year comprehensive land use plan on August 28, 1998.
3. The Comprehensive Plan designates Port Ludlow as a Master Planned Resort, based on the provisions contained in RCW 36.70A.362.
4. The Jefferson County Board of Commissioners adopted the Emergency Interim Controls Ordinance ("EICO"), Ordinance No. 06-0828-98, concurrent with the adoption of the Comprehensive Plan to ensure that all future development within the County is consistent with the Comprehensive Plan.
5. The Emergency Interim Controls Ordinance contains provisions for development throughout the County but omitted development standards for several zoning districts within the Port Ludlow Master Planned Resort.
6. The BOCC directed planning staff and the Jefferson County Planning Commission to develop and adopt development standards for the Port Ludlow Master Planned Resort within sixty (60) days of the issuance of the EICO.
7. The Planning Commission held 4 public meetings, attended by a total of seventy-five (75) members of the public and representatives of Olympic Resource Management (ORM).
8. The Planning Commission, staff and members of the public toured areas of the Port Ludlow Master Planned Resort on September 23, 1998, at the invitation of ORM.
9. At the meeting of September 30, 1998, staff presented to the Planning Commission a review and comparison of the development limitations contained in the 1993 Port Ludlow FEIS.
10. At the public meeting of September 30, 1998, the Planning Commission requested to see a Master Plan for Port Ludlow.
11. Representatives of ORM responded that no new Master Plan had been finalized and that a resort redevelopment plan was in the process of being worked out with residents of the Port Ludlow community.

12. On October 7, 1998, ORM presented to the Planning Commission a conceptual rendering of a redevelopment plan for the resort complex area of the Master Plan Resort.
13. RCW 36.70A.362 contains provisions for the review of existing Master Planned Resorts.
14. The County has found that the existing plan is consistent with the development regulations established for critical areas and that on-site and off-site infrastructure impacts have been fully considered and mitigated.
15. The planning staff advised the Planning Commission that, without an adopted new master plan for Port Ludlow which addressed the environmental impacts of the proposed new development at Port Ludlow, development standards would have to be adopted that were consistent with the adopted 1993 Port Ludlow Final Environmental Impact Statement.
16. The Planning Commission, on October 7, 1998, voted (five in favor, none opposed and one abstention) to have staff develop standards and regulations which were consistent with the 1993 Port Ludlow Final Environmental Impact Statement.
17. The Planning Commission and staff, at the public meetings of September 30th, October 7th and October 14th, 1998, reviewed the proposed development regulations prepared by the planning staff and took public comment.
18. On October 14th, the Planning Commission voted, recommending forwarding this draft ordinance to the Jefferson County Board of County Commissioners.
19. This ordinance is consistent with the SEPA determination of August 17th, 1998.
20. This ordinance shall remain in effect until such time as final development regulations to implement the MPR designation are adopted.

NOW, THEREFORE, The Jefferson County Board of Commissioners amends the interim Ordinance No. 06-0828-98, Sections 3.160, 4 and 11, under RCW 36.70A.390, regulating land use and development within the Port Ludlow Master Planned Resort and ordains the following:

SECTION 1 STATEMENT OF AUTHORITY AND PURPOSE

Section 1.10 Statement of Authority: This ordinance is adopted pursuant to Chapter 36.70 RCW.

Section 1.20 Statement of Purpose and Intent: The purpose and intent of this ordinance is to accommodate development within the Port Ludlow Master Planned Resort consistent with the Jefferson County Comprehensive Plan and that identified in the 1993 FEIS. A new or revised Master Plan may be submitted for the entire area within the MPR boundary or for an entire zone within the MPR. All plans submitted shall comply with Section 3.90 of this ordinance.

Port Ludlow is the only Master Planned Resort (MPR) in Jefferson County. In accordance with the 1993 Port Ludlow FEIS Final Environmental Impact Statement and Jefferson County Resolution 17-96, which allocates population to Port Ludlow over the next 20-years, the MPR is limited to a total buildout of 2250 residential units including single-family detached, single-family attached, multi-family, assisted living and congregate care. The Comprehensive Plan lists seven categories of general uses within the MPR.

Section 1.30 Rules of Interpretation: The following rules shall be followed in making interpretation relating the terms and conditions contained herein.

1. For purposes of this Ordinance, all words used in the ordinance shall use normal and customary meanings, unless specifically defined otherwise in this ordinance.
2. Words used in the present tense include the future tense.
3. The plural includes the singular and vice-versa.
4. The words "will" and "shall" are mandatory.
5. The words "may" and "should" indicates that discretion is allowed.
6. The word "used" includes designed, intended, or arranged or intended to be used.
7. The masculine gender includes the feminine and vice-versa.

SECTION 2 SCOPE OF REGULATIONS

Sections:

- 2.10 Territorial Application of Regulations
- 2.20 Intent
- 2.30 Exemptions

Section 2.10 Territorial Application of Regulations. The provisions of this Ordinance shall apply to all land, all water areas and all structures within the boundary of the Master Planned Resort of Port Ludlow as depicted on the official land use map for Jefferson County, Washington.

Section 2.20 Intent. No structure shall hereafter be erected and no existing structure shall be moved, altered, added to or enlarged, nor shall any land or structure be used, or arranged to be used for any purpose other than that which is included among the uses listed in the following chapters as permitted in the zoning district in which the structure or land is located, nor shall any land or structure be used in any manner contrary to any other requirements specified in this Ordinance.

Section 2.30 Exemptions. The following structures and uses shall be exempt from the regulations of this Ordinance, but are subject to all other applicable Local, State and Federal regulations including, but not limited to, the County Building Ordinance, Interim Critical Areas Ordinance, the Shoreline Management Master Program and SEPA.

1. Wires, cables, conduits, vaults, pipes, mains, valves, tanks, or other similar equipment for the distribution to consumers of telephone or other communications, electricity, gas, or water or the collection of sewage, or surface or subsurface water operated or maintained by a governmental entity or a public or private utility or other County franchised utilities including customary meter pedestals, telephone pedestals, distribution transformers and temporary utility facilities required during building construction, whether any such facility is located underground, or above ground; but when only such facilities are located in a street right-of-way or in an easement.
2. Railroad tracks, signals, bridges and similar facilities and equipment located on a railroad right-of-way, and maintenance and repair work on such facilities and equipment.
3. Telephone booths and pedestals, underground utility equipment, mailboxes, bus shelters, informational kiosks, public bicycle shelters, or similar structure or device which is found by the Director of Community Development is obviously intended to be appropriately located in the public interest.
4. Agricultural buildings used to house livestock, store feed or farm equipment.
5. Minor construction activities, as defined by the UBC, Section 106.2 and structures exempt under Jefferson County Building Code Ordinance #03-0713-98 as amended.

Section 3
PORT LUDLOW MASTER PLANNED RESORT ZONING DISTRICTS

Sections:

- 3.10 Single Family (MPR-SF)
- 3.20 Single Family Tracts (MPR-SFT)
- 3.30 Multi-Family (MPR-MF)
- 3.40 Resort Complex/Community Facility (MPR-RC/CF)
- 3.50 Village Commercial Center (MPR-VC)
- 3.60 Recreation Areas (MPR-RA)
- 3.70 Open Space Reserve (MPR-OSR)
- 3.80 Additional Requirements
- 3.90 Master Plan Revisions

Section 3.10 Single Family Zone (MPR-SF)

Section 3.101 Purpose: This zone is intended to recognize, maintain and promote single family residential areas within the MPR, including opportunities for reasonably priced housing.

Section 3.102 Permitted Uses: The following uses are permitted within the MPR zone:

1. Single family detached dwelling units.
2. Home-based business.
3. Accessory buildings, such as garages, carports, storage buildings and similar structures supporting the residential environment. .
4. Trails, parks, open space and playgrounds approved through a platting process.
5. Minimum lot areas of 5,000 square feet approved through a platting process and not to exceed a density of four (4) dwelling units per acre. Existing subdivisions shall not be further subdivided.

Existing legal non-residential uses are valid land uses in all zones of the Master Planned Resort and shall comply with Comprehensive Plan policies LNP 8.1-8.11 on non-conforming uses.

Section 3.103 Conditional Uses: The following uses are permitted conditionally in the MPR-SF zone:

1. Trails, parks, open space and playgrounds if not part of a platting process.
2. Minimum lot areas of 3,500 square feet if approved through a platting process and not to exceed a density of four (4) dwelling units per acre. Existing subdivisions shall not be further subdivided.
3. Single family attached dwelling units including duplexes, triplexes and fourplexes as part of a new subdivision, not to exceed four (4) dwelling units per acre.

Section 3.104 Height Restrictions: No building or structure shall be erected, enlarged or structurally modified to exceed 35 feet in height.

Section 3.105 Bulk Requirements: The minimum lot requirements for detached dwelling shall be as provided in Tables MPR-SF below.

TABLE MPR-SF

Density	Minimum Lot Area	Minimum Lot Width	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Maximum Impervious Surface
4 DU/AC	5,000 sq.ft.	40'	20'	5'	5'	45%

Section 3.20 Single Family Tract Zone (MPR-SFT)

Section 3.201 Purpose: This zone is intended to recognize, maintain and promote larger, single family residential tracts within the MPR.

Section 3.202 Permitted Uses: The following uses are permitted within the MPR-SFT zone:

1. Single family detached dwelling units.
2. Accessory buildings, such as garages, carports, storage buildings and similar structures supporting the residential environment.
3. Accessory buildings, such as barns, stables and similar structures.
4. Home-based business.
5. Trails, parks, open space and playgrounds approved through a platting process.

Existing legal non-residential uses are valid land uses in all zones of the Master Planned Resort and shall comply with Comprehensive Plan policies LNP 8.1-8.11.

Section 3.203 Conditional Uses: The following uses are permitted conditionally within the MPR-SFT zone:

1. Trails, parks, open space and playgrounds if not part of a platting process.

Section 3.204 Height Restrictions: No building or structure shall be erected, enlarged or structurally modified to exceed 35 feet in height.

Section 3.205 Bulk Requirements: The minimum lot requirements shall be as provided in Table MPR-SFT below.

TABLE MPR-SFT

Density	Minimum Lot Area	Minimum Lot Width	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Maximum Impervious Surface
1 DU/2.5 AC	2.5 AC	100'	25'	25'	25'	20%

Section 3.30 Multi-Family Zone (MPR-MF)

Section 3.301 Purpose: This zone is intended to recognize, maintain and promote within the MPR multi-family housing opportunities, in part to provide lower-cost housing units.

Section 3.302 Permitted Uses: The following uses are permitted within the MPR-MF zone:

1. Multiple family dwelling units including condominiums.
2. Assisted-Living and long-term care facilities.
3. Accessory uses and structures supporting the residential environment such as garages, carports, storage buildings, pools, and recreation buildings.
4. Home-based business.
5. Trails, parks, open space and playgrounds approved through a platting process.

Existing legal non-residential uses are valid land uses in all zones of the Master Planned Resort and shall comply with Comprehensive Plan policies LNP 8.1-8.11.

Section 3.303 Conditional Uses: The following uses are permitted conditionally in the MPR-MF zone:

1. Trails, parks, open space and playgrounds if not part of a platting process.

Section 3.304 Height Restrictions: No building or structure shall be erected, enlarged or structurally modified to exceed 35 feet in height as measured by UBC standards.

Section 3.305 Bulk Requirements: The minimum lot requirements shall be as provided in Table MPR-MF below.

TABLE MPR-MF

Density	Minimum Lot Area	Minimum Lot Width	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Maximum Impervious Coverage
10 DU/AC	N/A	N/A	UBC	UBC	UBC	55%

Section 3.40 Resort Complex/Community Facilities Zone (MPR-RC/CF)

Section 3.401 Purpose: The MPR-RC/CF zone is intended to provide amenities and services associated with a destination resort. Uses in the RC/CF zone must be supportive of the recreational nature of the resort. In accordance with the 1993 Port Ludlow FEIS, the MPR-RC/CF zone is limited to a total development cap of 48,000 square feet of non-residential development in addition to those uses which existed prior to 1993. Until a new master plan is developed and is approved by the County, no new development is allowed except the redevelopment of those structures currently built or vested. For the interim, uses and structures which were in existence at the time of issuance of the FEIS shall be permitted to redevelop in kind (i.e. condominium units). Existing condominium units shall continue to be allowed in the resort zone. Retail commercial uses within this zone that are associated with the resort use are limited to a total of 2,500 square feet and are part of the 48,000 total square foot cap for the zone. Kehele Park is located to the north of the RC/CF zone and serves as a community park operated by the Ludlow Maintenance Commission.

Section 3.402 Permitted and Conditional Uses: For purposes of this ordinance, uses at the resort complex are limited to those uses which currently exist and those which are addressed in the 1993 Port Ludlow FEIS until the submittal and approval of a new plan for the redevelopment of the resort zone in accordance with Section 3.90 of this ordinance. The following uses are permitted within the MPR-RC/CF zone which are directly related to the resort facilities and/or operations.

USES	RC/CF	Kehele Park
Hotel (Inn) and appropriate associated uses	✓	
Conference Center/Banquet Facility	✓	
Parks and Trails as part of a platting process	✓	✓
Recreation Center/ Club	✓	
Restaurant/Lounge/Bar	✓	
Marina	✓	
Seaplane Dock	C	
Resort Related Retail Use	✓	
Library/Museum	C	
Interpretive and Informational Kiosks	✓	
Community Organization Activity Facilities, i.e. club house	✓	
Multifamily and Single Family Residential Structures (10 du/ac)	✓	
Tennis Courts	✓	✓

Those uses and activities which currently exist at the LMC-owned property (Ludlow Beach Club and Kehele Park) are recognized as valid uses and activities and may continue in accordance with the current use of the facilities.

Existing legal non-residential uses are valid land uses in all zones of the Master Planned Resort and shall comply with Comprehensive Plan policies LNP 8.1-8.11. Residential uses within the RC/CF zone are bound by the bulk and dimensional standards established in their respective residential zoning districts within this Ordinance (see Sections 3.10 and 3.30) and are limited to the overall 2250 residential unit cap for the MPR.

Section 3.403 Height Restrictions: No building or structure shall be erected, enlarged or structurally modified to exceed 35 feet in height, excluding roof projections, as measured by UBC standards, except for Hotels which shall not exceed 50 feet in height as measured by UBC standards.

Section 3.404 Bulk Requirements: Bulk and dimensional requirements for the MPR-RC/CF zone are contained in the table below.

TABLE MPR-RC/CF

Density	Minimum Lot Area	Minimum Lot Width	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Maximum Impervious Coverage
	N/A	N/A	UBC	UBC	UBC	50%

Section 3.50 Village Commercial Center Zone (MPR-VC)

Section 3.501 Purpose: The intent of the MPR-VC zone is to provide retail-commercial uses and other services to serve the needs of resort visitors and community residents. In addition to retail commercial uses or services, other uses such as government or community offices and facilities; long-term care facilities; and visitor services shall be permitted within this zone.

Section 3.502 Permitted Uses: The following uses are permitted in the MPR-VC zone:

Permitted Commercial Uses

- Bank and financial institutions
- Variety Stores
- Grocery Stores
- Hardware Store
- Pharmacy and Drug Stores
- Liquor Stores (state)
- Personal Medical Supply Stores
- Travel Consultant
- Post Office
- Dry cleaner/Laundry
- Florist Shops
- Specialty food stores
- Sporting Goods and related Stores
- Book and stationary Stores
- Jewelry Stores
- Photographic and Electronic Shops
- Computer and Office Equipment and Related Services
- Music Stores
- Farmer's Market
- Barber and Beauty shops
- Art Gallery
- Interior Shop
- General/Business Offices
- Professional Offices
- Real Estate
- Theater
- Food Service Establishments
- Day care Center
- Clinics (Medical, Dental, Mental Health, Chiropractic)
- Social Services
- Miscellaneous Health
- Home Health/Home Care
- Vehicle Repair and Gas Station
- Car wash
- Transportation Service
- Utility purveyor offices
- Recycling Drop-off facility
- Library
- Museum
- Community Center

- Public agency or utility offices
- Police facility
- Fire Station
- Post Office, mailing and packaging businesses
- Park

Residential Uses:

- Multi-family
- Assisted living
- Single family in association with retail/commercial uses (i.e. second story apartments)

Existing legal non-residential uses are valid land uses in all zones of the Master Planned Resort and shall comply with Comprehensive Plan policies LNP 8.1-8.11. Residential uses within the MPR-VC zone are bound by the bulk and dimensional standards established in their respective residential zoning districts within this Ordinance (see Sections 3.10 and 3.30) and are considered part of the overall 2250 residential unit cap for the MPR.

Section 3.503 Conditional Uses: The following uses are permitted conditionally within the MPR-VC zone:

- Parking Structure
- Meeting Facilities

Section 3.504 Height restrictions: No building or structure shall be erected, enlarged or structurally modified to exceed 35 feet in height, excluding roof projections, as measured by UBC standards.

Section 3.505 Bulk Dimension Requirements: The maximum square foot area per building allowed shall be 30,000 sq. feet.

MPR-VC

Density	Minimum Lot Area	Minimum Lot Width	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Maximum Impervious Coverage
	N/A	N/A	UBC	UBC	UBC	45%

Section 3.60 Recreation Area (MPR-RA)

Section 3.601 Purpose: The MPR-RA zone is intended to recognize, maintain, and promote the existing and future active recreation activities and areas within the Port Ludlow Master Planned Resort.

Section 3.602 Permitted Uses: The following uses are permitted within the MPR-RA zone:

1. Parks and Trails
2. Golf Shop/Club House/Snack Bar/Lounge
3. Interpretive Center, signage
4. Golf Course and Related Offices/Maintenance Buildings and Facilities
5. Indoor and Outdoor Recreation Club

Existing legal non-residential uses are valid land uses in all zones of the Master Planned Resort and shall comply with Comprehensive Plan policies LNP 8.1-8.11.

Section 3.603 Height Restrictions. No building or structure shall be erected, enlarged or structurally modified to exceed 35 feet in height, excluding roof projections, as measured by UBC standards.

Section 3.604 Bulk and Dimensional Requirements: The maximum square foot area for the MPR-RA shall be consistent with table 11-1 of the Emergency Interim Controls Ordinance (No. 06-0828-98).

MPR-RA

Density	Minimum Lot Area	Minimum Lot Width	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Maximum Coverage	Impervious
	N/A	N/A	UBC	UBC	UBC	Table 11-1	

Section 3.70 Open Space Zone (MPR-OSR)

Section 3.701 Purpose: The purpose of the Open Space zone is to preserve in perpetuity and enhance the natural amenities around Ludlow Bay, the Twin Islands and other natural areas within the MPR. Uses within the Open Space Area shall be low impact and serve to promote or enhance the aesthetic qualities of the Master Planned Resort. No residential or commercial development shall be permitted in the MPR-OSR zone.

Section 3.702 Permitted Uses: The following uses shall be permitted in the MPR-OSR zone:

1. Parks, trails, paths, bridges, benches, shelters, and restrooms
2. Directional and interpretative signage and kiosks.

Section 3.703 Conditional Uses: The following uses shall be permitted conditionally in the MPR-OSR zone:

1. Man-made water features or enhanced natural water features, such as ponds, wetlands, wetland buffer enhancements and storm water detention ponds.
2. Interpretive Center
3. Equestrian Facility

Existing legal non-residential uses are valid land uses in all zones of the Master Planned Resort and shall comply with Comprehensive Plan policies LNP 8.1-8.11.

Section 3.704 Height Restriction: No building or structure shall be erected, enlarged or structurally modified to exceed 35 feet in height, excluding roof projections, as measured by UBC standards.

Section 3.705 Bulk and Dimensional Requirements: The maximum square foot area per building allowed shall be 2000 sq. feet. Some utility facilities may exceed this cap.

Section 3.80 Additional Requirements

Refer to the following Ordinances for additional provisions or development standards which may qualify or supplement the regulations presented in this ordinance:

1. Ordinance No. 05-0509-94, Interim Critical Areas Ordinance.
2. Ordinance No. 10-1104-96, Stormwater Management Ordinance
3. Ordinance No. 04-0526-92, Subdivision Ordinance, as amended by this Ordinance
4. Chapter 246-272 WAC, On-Site Sewage Systems
5. Shoreline Management Master Program

6. Other local, state, and federal regulations as applicable, such as the 1993 Port Ludlow Final Environmental Impact Statement (FEIS). The provisions contained within this ordinance are intended to serve as emergency interim development standards and are consistent with the current development plan for Port Ludlow. Final development regulations for the Port Ludlow Master Planned Resort will be established upon completion of the Master Plan for the Port Ludlow MPR and will be consistent with the Master Plan, the Jefferson County Comprehensive Plan and all other pertinent documents.

Section 3.90 Master Plan Revisions

1. Applicability:

- A. A revision to an existing Master Plan or any sub-area or zone within the Master Planned Resort shall be submitted to the County for approval prior to the acceptance of any proposal that is inconsistent with the previously adopted Master Plan or FEIS. All subsequent development proposals shall be consistent with the revised Master Plan and development regulations as approved.
- B. The requirements of this section do not apply to any development for which a permit has been granted and for development that was vested prior to the adoption of this regulation.

2. Purpose:

To provide for the planning, development, and assessment of revisions to the Master Plan consistent with RCW 36.70A.362 and the specific policies contained within the Jefferson County Comprehensive Plan. When approving a revision to a Master Plan, the County shall make the following findings:

- a. The proposed revision does not create new urban or suburban land uses in the vicinity of the existing MPR;
- b. The revision to the Master Plan is consistent with the development regulations established for critical areas;
- c. On-site and off-site infrastructure (including, but not limited to, water, sewer, storm water or transportation facilities) impacts for the revised resort have been fully considered and mitigated.

3. Review Process:

Proposed revisions to a Master Plan shall be submitted to the Long-range Planning Department. The proposal will be reviewed against the provisions outlined in Sections 3.901 and 3.902 below and the DCD Director will make a determination as to whether the proposal constitutes a major or minor plan revision. Upon making a determination, the proposed revision shall follow the appropriate process for plan revisions as outlined in Sections 3.901 or 3.902.

Section 3.901 Major Revisions

Revisions to an adopted Master Plan that will result in a substantial change to the intent or purpose of the MPR designation including: increase in the intensity of use, scale, or density of development; revisions to the MPR boundaries or sub-area boundaries; or changes which are deemed to have a substantial impact on the environment beyond those which have been reviewed in previous environmental documents, are considered to be major revisions and will require the submission of a revised master plan, or sub-area or zone plan that addresses the proposed changes.

1. Application for a Revision to Master Plan or Sub-area Plan or Zone Plan.

A revision to the Master Planned Resort or any sub-area or zone shall be prepared describing the proposed revision in relation to the approved Master Plan and provide a framework for review, analysis and mitigation of the revised development activity proposed. The Master Plan revision proposal shall include the following information:

- A. A description of the setting and natural amenities in which the MPR is situated, the particular natural and recreational features that attract people to the area and resort and how the revised Master Plan or Sub-area Plan or Zone Plan fits within the overall approved master plan.
- B. A description of how the Master Plan revision complements the destination resort facilities of the MPR.
- C. A description of the design and functional features of the Master Plan revision, with supportive information, which provide for a unified development, integrated site design and protection of natural amenities; and which further the goals and policies of the Comprehensive Plan.
- D. A listing of proposed additional allowable uses and/or proposed maximum density and intensity of uses within the MPR and a discussion of how these changes and their distribution meet the needs of residents and patrons of the MPR. Additional proposed uses for review may include but not be limited to the following uses for the following zones:

MPR-RC/CF

- Short-term visitor accommodations and appropriate associated uses
- Marina and related facilities
- Youth activity center
- Emergency Helicopter pad

MPR-VC

- Garden store
- Antique store
- RV park

MPR-RA

- Restaurant
- Lounge

MPR-OSR

- Interpretive centers
- Equestrian facilities

Increased impervious surface ratios may also be allowed within the MPR-VC and MPR-CF zones only if the proponent clearly demonstrates in the plan document that adequate facilities will be developed to ensure adequate storm water management.

- E. A description and analysis of the environmental impacts associated with the proposed revision, including an analysis of the cumulative impacts of both the proposed revision and the approved Master Plan, and their effects on surrounding properties and/or public facilities.
- F. A description of how the proposed Master Plan revision is integrated with the overall MPR and any features, such as trail systems, natural systems or greenbelts, that have been established to retain and enhance the character of the overall MPR.
- G. A description of the intended phasing of development projects within the revised sub-area/zone, if any; and how this phasing relates to the overall phasing of development within the MPR.
- H. Maps, drawings, illustrations, or other materials necessary to assist in understanding and visualizing the design and operation of the completed proposed development, its facilities and services, and the protection of critical areas.

- I. A calculation of estimated new demands on capital facilities and services and their relationship to the existing MPR demands, including but not limited to: transportation, water, sewer and storm water facilities; and a demonstration that sufficient facilities and services to support the development are available or will be available at the time development permits are applied for.

2. Major Revision Process

The revised Master Plan or sub-area/zone plan will identify allowable uses, their locations and intensities, and the cumulative environmental impacts associated with the proposed development. Plan revisions will be submitted to the Jefferson County Long-Range Planning Department for review and an administrative determination of the type of Master Plan revision by the DCD Director. The DCD director shall make a determination of the Master Plan revision within 14 days of submission. Those revisions that are deemed to be major revisions will be reviewed as submitted by the Jefferson County Planning Commission for consistency with the provisions of the Comprehensive Plan and other supporting documents and regulations. The Planning Commission will then submit the Master Plan and a report of findings and recommendations to the Board of County Commissioners for review and final adoption as a sub-area amendment to the Comprehensive Plan within sixty (60) days of the major revision determination by the DCD Director. Revisions of Master Plan or sub-area/zone plans within an approved Master Plan Resort may occur outside the annual comprehensive plan amendment date. The adopted revision will also be reviewed by the SEPA Responsible Official to determine the level of environmental review required for the revised plan.

Section 3.902 Minor Revisions

It is recognized that a Master Planned Resort may require minor changes to facilities and services in response to changing conditions or market demand and that some degree of flexibility for the resort is needed. Minor revisions are those that do not result in a substantial change to the intent or purpose of the master plan in effect and which:

- a. Involve no more than a ten percent (10%) increase or decrease in the overall square footage of the floor area over that identified in the development plan (Master Plan or sub-area/zone plan).
- b. Will not have a significantly greater impact on the environment and/or facilities than that addressed in the development plan.
- c. Do not alter the boundaries of the approved plan.
- d. Do not propose uses that modify the recreational nature and intent of the Master Planned Resort.

1. Minor Revision Process:

Applications for plan revisions shall be submitted to, and reviewed by the Jefferson County Long-Range Planning Department to determine if the revisions are consistent with the existing MPR plan, the Jefferson County Comprehensive Plan and other pertinent documents. Those proposals that are determined to result in no major change in use, location, intensity or environmental impact and which satisfy the above-referenced criteria shall be deemed a minor plan revision and may be administratively approved by the Director of the Department of Community Development.

2. Requirements:

All minor revisions shall be evaluated to determine the anticipated environmental impacts associated with the minor revision and shall demonstrate that there are adequate services and infrastructure to support the proposed minor revision. Those revisions that do not comply with the provisions contained within this Section shall be deemed a major revision, subject to the provisions outlined in Section 3.901 above.

**SECTION 4
SEVERABILITY**

Severability: If any section, subsection, or other portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such section, subsection, or portion thereof shall be deemed a separate portion of this ordinance and such holding shall not affect the validity of the remaining portions of this Ordinance.

**SECTION 5
REPEALER**

Repealer: Effective immediately upon its adoption, this Ordinance repeals and replaces Sections 3.160, 4 and 11 of the Emergency Interim Controls Ordinance (Ordinance No. 06-0828-98).

**SECTION 6
EFFECTIVE PERIOD**

Effective Period: This ordinance shall become effective on the 14th Day of December, 1998 and shall remain in effect until such time as final development regulations to implement the MPR designation are adopted.

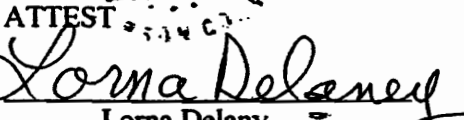
**Section 7
ADOPTION**

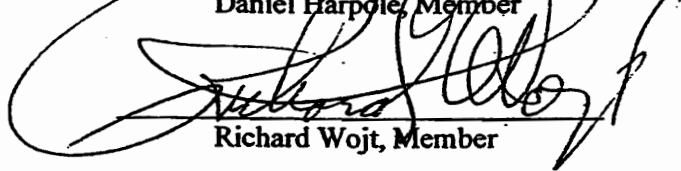
Adopted by the Jefferson County Board of Commissioners this 14th day of December, 1998.

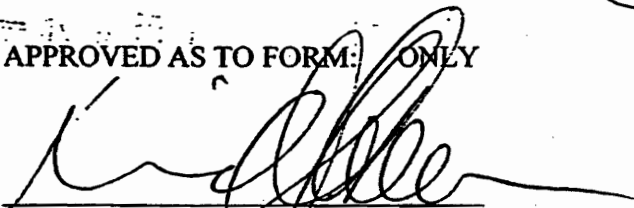


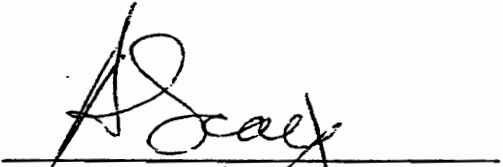
**JEFFERSON COUNTY
BOARD OF COMMISSIONERS**


Glen Huntingford, Chair

ATTEST

Lorna Delaney
Clerk of the Board


Daniel Harpole, Member

Richard Wojt, Member

APPROVED AS TO FORM: ONLY

David Skeen, Prosecuting Attorney


Al Scalf, Director,
Department of Community Development