

Port Ludlow Resort Plan Revision

Draft Supplemental Environmental Impact Statement



**Jefferson County
Department of Community Development**

April 2004

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Appendix List

Appendix A	Jefferson Co. Ordinance No. 08-1004-99 Port Ludlow Development Regulations
Appendix B	Plants and Animals – Port Ludlow Resort Regional Conditions, GeoEngineers, March 2004
Appendix C	Landscaping Plan, Port Ludlow Resort
Appendix D	Jefferson County Comprehensive Plan Parks and Recreation and Shoreline Comprehensive Plan Goals and Policies
Appendix E	Port Ludlow 2003 Resort Plan MERU Calculation
Appendix F	Year 2010 Background Traffic Volumes and LOS Base Conditions, GERALYN REINART, PE
Appendix G	Fire District No. 3 Correspondence
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FACT SHEET

Proposed Action:

The proposed action will be processed as a Major Revision to the Port Ludlow Resort Plan, consistent with Section 3.90 of Jefferson County Ordinance No. 08-1004-99/Development Regulations for the Port Ludlow Master Plan Resort (MPR). The Resort Plan identifies the type and size of facilities to be located within the Resort Complex/Community Facilities Zone within the MPR. The proposed revisions to the Resort Plan will decrease the size of the remaining facilities proposed to be located within the Resort area. The Resort will be oriented to serving the traveling public, rather than serving as destination conference facility for large groups. New facilities are proposed to include a new Harbor Master restaurant (relocated), a new recreation building, a new marina office and store (retail), PLA offices within the former conference building, a new maintenance building, 101 new residential units, a 100-slip expansion of the marina, a central receiving dock, a new shoreline boardwalk/esplanade, additional off-street parking, open space and trails, and associated infrastructure improvements. In 2002, a project-level Supplemental EIS (*Port Ludlow Marina Expansion* SEIS) was prepared to address the 100-slip expansion of the marina.

Location:

The Port Ludlow MPR is located adjacent to and surrounding Port Ludlow Bay, Jefferson County, Washington. Port Ludlow Bay is located on the west shore of Admiralty Inlet at the mouth of Hood Canal (portions of Sections 9 and 16, Township 28, Range 1E). Within the MPR, the Resort complex is located north of the marina, between Oak Bay Road and Port Ludlow Bay. The location of the project is shown in Figures 1 and 2.

Lead Agency:

Jefferson County Department of Community Development
621 Sheridan Street
Port Townsend, WA 98368

Project Proponent:

Port Ludlow Associates, LLC
70 Breaker Lane
Port Ludlow, WA 98365

Responsible Official:

Al Scalf, Director
Jefferson County Department of Community Development
621 Sheridan Street
Port Townsend, WA 98368

Contact Person:

Michelle Farfan, Associate Planner
Jefferson County Department of Community Development
621 Sheridan Street
Port Townsend, WA 98368

Jefferson County File No.:

SDP00-00014, Shoreline Primary Use Substantial Development Permit
(Application pending, to be processed after completion of EIS)

Adoption of Existing Environmental Document:

The following documents are adopted as part of this Supplemental EIS:

- *Final Environmental Impact Statement, Port Ludlow Development Program* (Jefferson County, 1993)
- *Final Environmental Impact Statement, Inn at Port Ludlow* (Jefferson County, 1993)
- *Final Environmental Impact Statement, Jefferson County Comprehensive Plan* (Jefferson County, 1998)
- *Final Environmental Impact Statement, Port Ludlow Marina Expansion* (Jefferson County, 2002)

Authors and Principal Contributors:

This Draft Supplemental Environmental Impact Statement (Draft SEIS) has been prepared under the direction of the Jefferson County Department of Community Development. Research and analysis was provided by:

Reid Middleton, Inc. Document Preparation and Marina Engineering
728 134th Street SW, Suite 200
Everett, WA 98204
(425) 741-3800

Pentec Environmental, Inc. Analysis of the Marine Environment
120 Third Avenue South, Suite 110
Edmonds, WA 98020
(425) 775-4682

GeoEngineers, Inc. Analysis of Upland Habitat and Artificial Lagoon
1550 Woodridge Drive SE
Port Orchard, WA 98366

Geralyn Reinart, P.E. Transportation Analysis
1319 Dexter Avenue North
Suite 103
Seattle, WA 98109

ESM, Inc.
720 South 348th St.
Federal Way, WA 98003

Upland Site Civil Engineering

Architectonics, Inc.
1018 Market Street
Kirkland, WA 98033

Upland Site Planning and Building Design

Required Permits and Approvals:

The proposed action is a Major Revision to the Port Ludlow Resort Plan, consistent with Section 3.90 of Jefferson County Ordinance No. 08-1004-99/Development Regulations for the Port Ludlow Master Plan Resort. The required permits and approvals are as follows:

Jefferson County

- Resort Plan Revision, Department of Community Development (Hearing Examiner)
- Construction Plan Approval, Department of Public Works
- Plat Alteration, Department of Community Development (Hearing Examiner)
- Shoreline Primary Use Substantial Development Permit – Department of Community Development
- Building Permit – Building Department

State of Washington

- 401 Water Quality Certification – Department of Ecology
- Coastal Zone Management Consistency Determination
- Hydraulic Project Approval – Department of Fish and Wildlife

Federal Government

- U.S. Army Corps of Engineers Section 10 Permit – Docks and Pilings

Date of Issue of Draft SEIS:

April 23, 2004

Date Comments are Due:

May 24, 2004

Location of Draft SEIS for Review:

Copies of this Draft SEIS are available at the following locations for review:

Jefferson County Department of Community Development
621 Sheridan Street
Port Townsend, WA 98368

Port Ludlow Bay Club
120 Spinnaker Place
Port Ludlow, WA 98365

Port Ludlow Beach Club
121 Marine Drive
Port Ludlow, WA 98365

Port Hadlock Branch, Jefferson County Public Library
Port Hadlock, WA 98339

Technical reports, background data, and other relevant information are available at the Jefferson County Department of Community Development.

Electronic copies of this DSEIS are available to download and print at the Jefferson County website. The URL for this site is <http://www.co.jefferson.wa.us/commdevelopment>

Copies of the DSEIS are also available for sale for \$22 at the Jefferson County Department of Community Development.

DISTRIBUTION LIST

Copies Distributed:

Applicant

Port Ludlow Associates LLC
Mark R. Dorsey, P.E.
70 Breaker Lane
Port Ludlow, WA 98365

Jefferson County Departments

Jefferson County Public Works
621 Sheridan Street
Port Townsend, WA 98368

Jefferson County Natural Resources
615 Sheridan Street
Port Townsend, WA 98368

State of Washington Agencies

Department of Ecology
SEPA Review
PO Box 47703
Olympia, WA 98504-7703

Department of Ecology
Shorelands SW Region
Jeffrey Stewart
300 Desmond Drive
Lacey, WA 98503

Department of Natural Resources
SEPA Review
Dave Deitzman
1111 Washington Street SE
Olympia, WA 98504-3135

Department of Natural Resources
Jeff Schreck
411 Tillicum Lane
Forks, WA 98331

Department of Fish & Wildlife
SEPA Review
1111 Washington Street SE
Olympia, WA 98504-3135

Tribal Government

Port Gamble S'Klallam Tribe
31974 Little Boston Road
Kingston, WA 98346

Jamestown S'Klallam Tribe
1033 Old Blyn Highway
Sequim, WA 98382

Point No Point Treaty Council
Environmental Review
7999 NE Salish Lane
Kingston, WA 98346

Utilities

Jefferson County Fire District 3
7650 Oak Bay Road
Port Ludlow, WA 98365

Port Ludlow Roster

LMC Governmental Affairs Com
Richard Smith
PO Box 65060
Port Ludlow, WA 98365

Port Ludlow Village Council
PO Box 65012
Port Ludlow, WA 98365
(2 Copies)

Local Organizations

Port of Port Townsend
333 Benedict Street
Port Townsend, WA 98368

Olympic Environmental Council
PO Box 1906
Port Townsend, WA 98368

Port Ludlow Bay Club
120 Spinnaker Place
Port Ludlow, WA 98365

Port Ludlow Beach Club
121 Marine Drive
Port Ludlow, WA 98365

Port Hadlock Branch,
Jefferson County Public Library
Port Hadlock, WA 98339

Notice of Availability:

US Army Corps of Engineers
Seattle Regulatory Branch
Attn: Susan Glenn

National Marine Fisheries Service
Attn: Shandra O'Haleck

U.S. Fish and Wildlife Service
Attn: Lou Ellyn Jones

Sally Smith

William G. Funke
Diggie Funke

Wendi Wrinkle

Ruth Altis

Roger Larson

Larry Lawson

Jack Morris
Alice Morris

Rae Belkin
Mats Mats Area Coalition

Bert Loomis
Loomis Properties

Paul Taylor Smith
Nancy Taylor Smith

Grant Colby
Lori Colby

William D. Weir

Peter A. Joseph
Jeanne M. Joseph

Fred P. Delmissier
Darlene J. Delmissier

Donald S. Clark
Anita J. Clark

Janet L. Kennedy

McCarry Family Trust

Alton K. Lanterman

Timothy J. Howard
Kazuko M. Howard

George C. Hill, Trustee
Barbara F. Hill, Trustee
G&B Hill Trust 8-18-75

Bernie J. Brown

William O. Master, Jr.
Judith L. Master

Colleen J. Ferris

Burke F. Gibson
Dolores Gibson

Theodora & Bill Clark

Vince Pace

Herman Voss

Lois & Clark Ruggles

Dennis Madson

Carol & Gerald Saber

Ronald R. Garton, PhD

Dale and Della Witt

Bonnie & Kenneth Miller

N. Robert Jorgensen

William Jackson
Riggan Shilstone

Arletha & Robert Berg

Diane & Ronald Campo

Jannet & Roger Wilcox

Marlene & Robert Black

Sherrillann & Karl Barden

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Marge & Thomas Carter

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Helen & Maurice Cotta

Esther M. Darrow

Victoria Jo & Oliver Gardner

Judith & Gary Hagen

Elizabeth & Lewis Hale

Joy & Douglas Herring

Lynne & Edward Jones

Patricia & Gregg Jordshaugen

Shirley & Hartmut Kempken

Doris & Anthony Monti

Barbara & Laurence Nobles

Wanda & Reinhold Pflugfelder

Heather & Richard Ullman

Elizabeth & John Van Zonnereald

Kori Ward

Diane & Dwayne Wilcox

Merilynn A. Wilson

Marilyn & Warren Wilson

Jefferson County Departments

Jefferson County Board of Commissioners

Jefferson County Prosecuting Attorney's Office

Jefferson County Health & Human Resources

Jefferson County Planning Commission

Local Organizations

Jefferson Transit

Washington Environmental Council

Jefferson County PUD #1

Chimacum School District #49

Foster Pepper & Shelfelman PLLC

Davis Wright Tremaine LLP

State of Washington Agencies

Office of Community Development: GMP

Department of Transportation, SEPA Review

Department of Fish & Wildlife

Randi Thurston

Puget Sound Water Quality Action Team

Tim Ransom

Parks & Recreation Commission

Utilities and Services

Olympic Water and Sewer Inc.

Port Ludlow Drainage District

News Media

Port Townsend Leader

Copy Editor – Hearing

Peninsula Daily News

The Voice