



PORT LUDLOW VOICE

Serving the Village of Port Ludlow Since 1998

Resort Plan Decision Announced

by Beverly Browne, Co-editor in Chief

Contents:

Arts and Entertainment	31
Bay Club	29
Beach Club	27
Editor's Keyboard	2
Golf News	38
Mariners' News	37
Port Ludlow Associates	36
Port Ludlow Village Council	24
Village Activities	22

Hearing Examiner Irv Berteig approved the proposal for the expansion of the Port Ludlow Master Plan Resort on Thursday, February 8. The decision follows an extensive review of the plan that began in January 2006 and included several public hearings and a site tour and produced volumes of records. According to Barbara Nightingale, Jefferson County Department of Community Development (CDC) planner, the approval and conditions were consistent with what the County proposed (also see "News from the County Administrator on page 14). It limits construction of new residential units to 42 in Ludlow Bay Village and 38 in Admiralty III. New moorage slips are limited to 64.

The approval added three new conditions to the existing 27. The first demands that the applicant provide amenities according to the Proposed Amenity Phasing Schedule. The second says that the CDC must notify residents on Gamble Lane when the building applications and plans are submitted for permit review. Residents there were concerned about building heights and view preservation. The third incorporated the conditions recommended by the Port Ludlow Village Council (PLVC).

The PLVC asked the Developer to redevelop the auxiliary exit to Oak Bay Road just north of the Conference Center to Jefferson County Public Works and Fire District 3 standards. They also asked that plans for placement of a retention pond or other dispersal of surface runoff be approved by the Port Ludlow Drainage District prior to construction of Admiralty III. Last, they asked that an alternative site for an emergency helipad, approved by Fire District 3, be provided. The helipad would be for emergency purposes only. Private helicopters would not be allowed.

The decision paves the way for build-out of the Resort and the Marina. Les Powers, a Yakima tax attorney who owns property in Port Ludlow, was expected to likely file an appeal. He indicated that he would seek a legal determination that will void Berteig's decision. At issue is whether Berteig had recused himself from continuing on the case in a letter to the Board of County Commissioners. Powers maintained that Berteig had no jurisdiction because he had indicated doubt in his ability to deliver a fair decision and should not be able to reinstate himself. According to Nightingale, appeals of the decision, accompanied by the \$709 filing fee, had to be received by the Board of County Commissioners by 4:30 p.m. on February 23.