

Acronyms: What Do They Mean in 2010?

By Beverly Browne , Editor

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Port Ludlow may be the acronym capital of the world. If you are sometimes dumbfounded by all the initials in our printed materials, the following list of definitions may help. We have included general terms used by the Jefferson County Development Office because they frequently appear in articles about issues affecting our community. This list may not be complete, but we hope it will be helpful.

- ACC** Architectural Control Committee under the North Bay LMC organization.
- ARC** Architectural Review Committee under the South Bay SBCA organization.
- BOCC** The Board of County Commissioners is the County's legislative authority. The three County Commissioners are elected to four-year terms; they are partisan and nominated in a primary election embracing only their particular district, and at the time of election, each Commissioner must live in and represent his/her district. All voters in the County are given an opportunity in the general election to select the Commissioners who will ultimately serve.
- CC&Rs** Covenants, Conditions and Restrictions are rules that dictate what home owners and condo owners can do to their properties. CC&Rs are deed restrictions that run with the land. Among other things, they regulate changes to the exterior of the home, landscaping, view maintenance and parking cars, trailers, and boats. Fines and liens can be imposed for CC&R violations. CC&Rs are recorded with the county but the county does not enforce them.
- CDC** The Community Development Committee of the PLVC was initiated in the year 2000. Larry Nobles was chairman of the 12 person committee. The purpose then, as now, was to provide knowledgeable analysis of building development in the Master Planned Resort. The committee advises the PLVC board as to a recommended position to convey to the community and to the proper departments of Jefferson County. The make up of the committee is shown on the PLVC website (PLVC.org).
- CEA** Community Enrichment Alliance is a non-profit, all-volunteer organization that strives to bring interesting and enriching programs and activities to the residents of Port Ludlow and the surrounding areas. Its main focus it to raise funds for other organizations, particularly educational institutions, including Chimacum High School Scholarship

Fund. It holds meetings on the first Tuesday of each month at the Bay or Beach Clubs.

County Administrator

The County Administrator serves as the chief administrative officer of the County with broad policy direction of the BOCC. The position serves as the chief executive for departments reporting to the Board and coordinates administrative functions that cross departmental lines; assists the Board in developing policy and directs its implementation through the continuing delivery of services to the community; carries overall responsibility and authority for the business and service delivery aspects of Jefferson County government; oversees the implementation and administration of Board-established policies; helps maintain good working relationships between the Board and other elected officials, and establishes team-based management processes to maximize collaboration in the County organization. The County Administrator also serves as the Director of Emergency Management for the County.

DA

The Port Ludlow Development Agreement is the legally binding contract that governs the MPR. It was negotiated in October 2000. It will expire in 2020.

DCD

Jefferson County Department of Community Development drafts and administers land use plans, laws, and regulations. It is composed of the divisions of Building Inspection, Development Review, and Long-Range Planning. It implements policies and regulations adopted by the Board of County commissioners. Current Director, Al Scalf, is aided by Senior Planner for Port Ludlow, David Wayne Johnson as of this writing.

DOE

The Washington Department of Ecology is Washington's principal environmental management agency. DOE issues opinions about environmental issues but does not have regulatory power.

DOT

The Washington Department of Transportation, established in 1905, is the state agency that governs, constructs, maintains and regulates the use of the state transportation system and infrastructure. Infrastructure includes rail lines, state highways, state ferries and state airports. It examines traffic conditions on state roadways and issues determinations about usage. In addition to its other functions DOT issues traffic advisories about roadways and conditions on and closures of the Hood Canal Bridge.

EIS

EIS stands for Environmental Impact Statement. State laws require that an EIS be prepared on proposals that have a probable significant adverse impact on the environment. DCD accepts written comments regarding the potential environmental impacts of development proposals.

- GMA** The Growth Management Act (1998) is a law passed by the Washington State Legislature. The intent of the Act is to encourage development growth within designated urban areas. The Act mandates that Counties adopt Comprehensive Plans consistent with the Washington State Growth Management Act. It lays the groundwork for land use planning in the county over the next 20 years.
- HCV** HCV Pacific Partners, LLCL, was formed in 1989 to combine the expertise and experience of a San Francisco-based real estate development company with the resources of HsinChong International Holdings Ltd, a diversified construction and real estate development company based in Hong Kong. HCV organized the investors that own Port Ludlow Associates, LLC.
- HOPL** The organization arranges the North Bay home owners' pot luck pot lucks. There is a fee for attendance, paid when the individual signs up at the Beach Club desk.
- IMQ** Iron Mountain Quarry is a mining company that has leased 142 acres adjacent to the MPR from Pope Resources and the Shine Quarry. It has been renamed the New Shine Quarry. Quarry owners want to mine basalt rock at the quarry site. The expected length of operation is 40 years. The quarry has been the subject of extensive legal action.
- JCCC** The Jefferson County Chamber of Commerce, based in Port Townsend, has incorporated the smaller local chambers including the Port Ludlow Chamber of Commerce. They promote business interests in the area.
- LMC** Ludlow Maintenance Commission is the governing body for lot, condominium, and homeowners in North Bay. Dues collected from each owner are used to operate and maintain the Beach Club, LMC green belts, LMC tennis courts, and Kehele Park. North Bay Condos, and Admiralty I and II are represented by the LMC. It is responsible for architectural control in North Bay.
- MERU** A Measurement Equivalent Residential Unit is assumed in the County Zoning Code to generate 200 gallons per day of sewer wastewater flow. Each single family dwelling, each multi-family dwelling, and each recorded, platted lot counts as one MERU. Each commercial development is assigned a MERU amount based on State Department of Ecology design standards.
- The 1999 MPR Code (Jefferson County Ordinance (No: 08-1004-99) and the 2000 Development Agreement between Pope Resources and Jefferson County set the total allowed development within the Port Ludlow MPR at 2,575 MERUs, with a residential unit maximum at 2,250. MERUs are

transferable between categories but the residential dwelling units cannot exceed 2,250. When PLA purchased the MPR from Pope Resources they also purchased the remaining MERUs.

MPR In 1990, the State of Washington passed the Growth Management Act, a law that mandated all counties in the State to identify growth boundaries where population would be directed for the next 20 years. The Master Planned Resort is one of the urban-type designations created by the law. 1998. Port Ludlow Village was designated as an MPR and has a specific geographic boundary defined by Jefferson County in 1998 and regulated by Jefferson County codes.

The entire Port Ludlow footprint (North Bay and South Bay) is included in the MPR. Within the MPR boundary there are seven specific zoning designations including open space, single-family homes, commercial, multi-family homes, single-family tracts, recreation and resort complex. There are properties in Port Ludlow that do not fall within boundary including the beach lots along Ludlow Bay Road. The areas around the Inn at Port Ludlow and the Ludlow Bay Marina are part of the MPR and are zoned Resort Complex/Community Facilities (RC/CF).

MPR CODE The MPR Code is the set of zoning regulations that guide land development within the Port Ludlow MPR boundary.

NBLOA The former LOA has recently adopted the name North Bay Lot Owners' Association (NBLOA) for clarification purposes. The NBLOA was established to serve as a communication channel representing the owners of lots (and homes) in the North Bay. It is funded only by donation but every lot owner is a member. The NBLOA Election Committee presents the LMC Board candidates to represent the Lot owners to the LMC Board. It publishes the "North Bay Bulletin" an electronic periodical that disseminates pertinent information in a timely manner electronically. The NBLOA is a main contributor and sponsor of a number of social activities and committees aimed at promoting a sense of community.

OPG Olympic Property Group is a wholly owned subsidiary of Pope Resources and is the development division of Pope Resources. It functions as the land development division of Pope Resources. OPG is developing real estate in the land surrounding the MPR and in Port Gamble.

ORED Olympic Real Estate Development is a wholly owned subsidiary of Pope Resources. It functioned as the home building division of Pope Resources.

ORM Olympic Resource Management is another wholly owned subsidiary of Pope Resources. ORM's function is to manage assets for various clients. For example, it manages the tree farms owned by timberland investors.

Pope Resources is an entirely separate company from Pope and Talbot with stock traded on the NASDAQ.

- OWSI** Olympic Water and Sewer Incorporated establishes and maintains the water and sewer systems serving Port Ludlow. OWSI is owned by PLA.
- PLA** Port Ludlow Associates is the developer and the current owner of the Resort at Port Ludlow and related properties having purchased them from Pope Resources in 2001. The Resort includes the Inn, Harbormaster, Marina, and the Golf Course. PLA is Port Ludlow's largest home builder and also owns the Village Center. Although HCV Pacific Partners organized the investors in PLA, it has no direct financial ownership in Port Ludlow Associates.
- PLAC** The Arts Council has existed in PL for nearly 20 years. It is responsible for selecting and contracting talent for Port Ludlow musical events. The organization has sponsored Music on the Green for more than a dozen years. They also support an outreach program in the Chimacum schools.
- PLCC** The Port Ludlow Computer Club offers training in computer use and technical support for users. The club meets on the second Monday of the month at the Bay Club.
- PLVC** Port Ludlow Village Council is a non-profit corporation organized to act as a liaison among Port Ludlow's Developer, Jefferson County, and the community. Its Board of Directors is an elected body that represents Port Ludlow property owners and provides a forum for community, business, Developer, County and State issues. It has no taxing or regulatory powers.
- PLYC** Port Ludlow Yacht Club is the boat owners' organization. The PLYC is headed by a Commodore serving a year-long term. The PLYC arranges cruises and social events for boat owners and other members. Non-boat owners, living in Port Ludlow, can join the Yacht Club by paying an initiation fee and dues. The PLYC produces the Jib Sheet.
- Pope Resources** Pope Resources, a publicly-traded limited partnership, was the "second owner" in Port Ludlow. Formed in 1985, it began development in South Bay in 1988. Its principle asset is an 110,000-acre tree farm but it has a number of wholly owned subsidiaries.
- Pope & Talbot** Pope & Talbot, formed in 1985, was the original owner and developer of Port Ludlow. Formed in the mid 1800s, it owned and operated the Port Ludlow lumber mill until it was closed in the 1930s. The company began development in North Bay in 1967. It sold all its timberland assets and development properties in Washington Stat, including Port Ludlow and Port Gamble to Pope Resources in 1985.

PSE/PUD Puget Sound Electric was responsible for maintaining electrical power to Port Ludlow. It is in the process of being replaced by a Public Utility District. The PUD will purchase PSE assets for a negotiated sum of \$103 million aided by rural utility service financing through the US Department of Agriculture. The PUD will receive discounted power rates through the Bonneville Power Administration.

SBCA South Bay Community Association is the organization responsible for architectural control and the operation and maintenance of the Bay Club and common properties in South Bay. Member South Bay Village Associations Bayview, Edgewood, Fairway, Fairwood, Greenview, Hidden Cove, Inner Harbor, Ludlow Point I, II, and III, Olympic Terrace I, Olympic Terrace II, Teal Lake, Timberton, and Woodridge. South Bay Board consists of 5-9 members who carry on the business of the SBCA. It is the court of last appeals on some issues, specifically the CC&Rs.

Some property owners can opt to join either the Beach Club (North Bay) or the Bay Club (South Bay). The property owners with this option dwell in Highland Greens, South Bay Estates, Ludlow Point, and Bay Side Short Plat. These property owners had titles before formation of the SBCA. In addition, property owners outside the MPR can become associate members with all privileges except the right to vote.

SEIS The Supplemental Environmental Impact Statement is a revision to an existing Environmental Impact Statement. It precedes the Final Environmental Impact Statement (FEIS).

SEPA The State Environmental Policy Act provides a procedure to identify and evaluate possible environmental impacts resulting from government decisions relating to permits for private projects, constructing public facilities, or adopting regulations, policies or plans. Information provided during the SEPA review process helps agency decision-makers and the public understand how a proposal will affect the environment.

SMA The Shoreline Management Act of 1971 applies to upland areas located within 200 feet of the Shoreline. All wetlands within the 100 year flood plain are protected by the legislation. The act regulates the Pacific Ocean shoreline, Puget Sound shoreline, the Strait of Juan de Fuca, rivers, streams and lakes above a certain size.

SMP The Shoreline Management Programs apply the Shoreline Management Act at local levels. The county SMP sets rules for development in shoreline areas in Jefferson County. Recently revised, the SMP has established 150 set backs (increased from 30 feet) for shoreline properties

and provided new rules for management of buffer areas. Local SMPs are subject to review by the Washington Department of Ecology.

UDC The Unified Development Code (adopted 12/8/2000) is the set of implementing regulations for the Jefferson County Comprehensive Plan. It covers zoning changes, land division, permit review processes, comprehensive plan amendment procedures and other land use activities.

WGA/MGA The women's and men's golf associations consist of 18-hole golfers who belong to the Port Ludlow Golf Course. They arrange weekly play and golf tournaments. The organizations have separate boards.