

**Appendix B:**

**Legal Notice**

**Published September 3, 2008**

**NOTICE OF INTENT TO AMEND COMPREHENSIVE PLAN  
AND  
NOTICE OF ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENTS AND AVAILABILITY OF  
SEPA ADDENDUM  
AND  
NOTICE OF INTENT TO AMEND THE UNIFIED DEVELOPMENT CODE  
AND  
NOTICE OF PUBLIC HEARING BEFORE THE JEFFERSON COUNTY PLANNING COMMISSION ON  
THE 2008 AMENDMENTS TO THE COMPREHENSIVE PLAN AND UNIFIED DEVELOPMENT CODE**

Pursuant to the Washington State Growth Management Act (GMA) and State Environmental Policy Act (SEPA), Jefferson County is issuing an integrated GMA/SEPA document per WAC 197-11-210 through 197-11-235 in relation to eight (8) site-specific amendments to the Jefferson County Comprehensive Plan that constitute all items on the final docket of the 2008 annual Comprehensive Plan amendment cycle and the one (1) Unified Development Code (UDC) amendment Jefferson County has determined that it is the appropriate SEPA lead agency for the proposals. Adoption of any Comprehensive Plan amendment on the 2008 docket and the UDC amendment is a non-project action under SEPA, Chapter 43.21C RCW.

Following are brief descriptions of each of the eight (8) proposed amendments to the Comprehensive Plan and the one (1) proposed amendment to the UDC that are the subject of this notice. Each case has a Master Land Use Application (MLA) file number and each site-specific amendment has an Assessor's Parcel Number (APN) for reference:

Site-Specific Comprehensive Plan Amendments:

1. **MLA08-32**; Dave Holland/Davos Capital LLC; corner of Hastings and Arabian Lane, Port Townsend; 14.02 acres (APN # 001064002); RR 1:10 to 1:5.
2. **MLA08-56**; BG Brown Residency Trust, Gloria Brown (David Goldsmith – authorized agent); one mile west of intersection of Eaglemount Road and Center Road, Chimacum; 116 acres (APN # 801091010, application under number 801-091-002); CF 1:80 to RF 1:40 for 80 acres; RR 1:20 (or AL 1:20) for 36 acres.
3. **MLA08-69**; Jeffrey and Tamara George; 472 South Edwards Road; 19.91 acres (APN # 001191002); RR 1:20 to RR 1:10.
4. **MLA08-73**; James Jackson, Chimacum Heights, LLC; half-mile from Oak Bay Road (via Oak Hills subdivision), half-mile from Port Hadlock Sheriff's Office, and half-mile from Chimacum Corners; 120 acres (APN # 901132002); CF 1:80 to RR 1:10.
5. **MLA08-84**; Richard A. Broders/CMR Partnership; 0.3 miles down Cleveland Street off Oak Bay Road; 38 acres (APN # 901121001); RR 1:20 to RR 1:5.
6. **MLA08-93**; James Burnett, Iron Mountain Quarry/Pope Resources; approximately three miles west of the Hood Canal Bridge, immediately north of SR 104; 142 acres (portions of APN #'s 821291002, 821302001, 821324002, and 821311001); CF 1:80 to Mineral Resource Land Overlay.
7. **MLA08-96**; Michael Holland; intersection of Highway 104 and Shine Road; 0.50 acres (APN # 821333001); RR 1:5 to Rural Commercial.
8. **MLA08-101**; Catherine Henty; approximately 4 acres (APN # 801102004) at 5411 Center Road, Chimacum; Resource-Based Industrial (RBIZ) to Light Industrial.

Unified Development Code Amendment:

1. **MLA08-389**: Removing specific identification of locations from Industrial zoning references and changes reflecting the re-designation of the Center Valley Resource Based Industrial Zone to Light Industrial.

**GMA Notice:** This document serves as the 60-day notice of intent to amend the Jefferson County Comprehensive Plan and the Unified Development Code and is being circulated per WAC 365-195-620 to State agencies on the list provided by the Washington State Office of Community Development of agency representatives responsible for reviewing proposed amendments to comprehensive plans and implementing regulations.

**Adoption of Existing Environmental Documents and Notice of Availability including SEPA Addendum:**

The document also serves as a final mitigated determination of non-significance (MDNS) notice of adoption of existing environmental documents, and notice of availability of a formal SEPA document, an Addendum, pursuant to SEPA rules (Chapter 197-11 WAC). After review of the docket and existing environmental documents, the SEPA Responsible Official at the Department of Community Development (DCD) has determined that existing environmental documents, augmented by the integrated SEPA Addendum, provide adequate environmental review to satisfy the requirements of WAC 197-11-600 with regard to consideration of the eight (8) amendment proposals on the 2008 Docket and the one (1) UDC amendment. A Staff Report, offering recommended action on these eight (8) Comprehensive Plan amendments and one (1) UDC amendment, has been integrated with a SEPA Addendum per WAC 197-11-235. In accordance with WAC 197-11-630, there is no new SEPA-specific public comment period in conjunction with this Comprehensive Plan amendment package. However, DCD and the Planning Commission are accepting general comments on the merits of these suggested amendments as detailed below.

The following existing environmental documents are being adopted:

- Draft and Final Environmental Impact Statements (DEIS/FEIS) and addenda prepared in anticipation of adoption of the Comprehensive Plan in 1998. The DEIS and FEIS are dated February 24, 1997 and May 27, 1998, respectively, and examined the potential cumulative environmental impacts of adopting alternative versions of the Comprehensive Plan.
- 2004 Comprehensive Plan Amendment Docket Department of Community Development Integrated Staff Report and SEPA Addendum issued September 22, 2004.

Other relevant documents have been incorporated by reference in the combined Staff Report and SEPA Addendum.

**Planning Commission Public Hearing: NOTICE IS HEREBY GIVEN** that the Jefferson County Planning Commission will hold a public hearing to take oral and written comments on the eight (8) site-specific Comprehensive Plan amendments comprising the 2008 final docket and the one (1) Unified Development Code amendment. The public hearing for these amendments will occur on **Wednesday, September 17, 2008**, beginning at **6:30 PM** at the Washington State University (WSU) Extension Office, Spruce Room, Port Hadlock, WA.

**Public Comment Period:** The Planning Commission and DCD will accept written comments on the merits of the proposed amendments through close of business on **Friday, October 3, 2008**. Any written comments on these suggested amendments submitted after the close of the public hearing will be forwarded to the Board of County Commissioners (BoCC) for consideration in its legislative decision. The BoCC may hold a public hearing before taking action on the final docket and UDC amendment. (Formal notice would appear in the newspaper of record at a later date.) Written comments on the proposals may be submitted to DCD at 621 Sheridan Street, Port Townsend WA 98368 or via email to [planning@co.jefferson.wa.us](mailto:planning@co.jefferson.wa.us).

**Availability of Documents:** For more information or to inspect or request copies of the original applications for the proposed amendments, the Integrated Staff Report and SEPA Addendum, the adopted existing environmental documents or other related information, contact DCD Long-Range Planning at the mail or email addresses above, by phone at (360) 379-4450, or visit the 2008 Comprehensive Plan amendment cycle webpage, where documents and notices are posted in Portable Document Format. The 2008 Docket webpage can be accessed through the Jefferson County homepage: <http://www.co.jefferson.wa.us>.

**Appendix C:**  
**MLA08-101 (Hendy)**  
**Comprehensive Plan**  
**Line-In/Line-Out Changes**

INDUSTRIAL		
<ul style="list-style-type: none"> <li>Heavy Industrial (HI)</li> <li>Light Industrial (LI)</li> <li>Light Industrial/Manufacturing (LI/M)</li> <li>Light Industrial/Commercial (LI/C)</li> <li>Forest Resource-Based Industrial Zones (RBIZ)</li> </ul>	<ul style="list-style-type: none"> <li>Port Townsend Paper Mill</li> <li><u>Glen Cove</u></li> <li><u>Center Valley</u></li> <li>Quilcene Industrial Area</li> <li>Eastview Industrial Plat</li> <li>Glen Cove Industrial Area</li> <li>Gardiner</li> <li>West End</li> </ul>	<p>Heavy Industrial Paper Mill and ancillary activities</p> <p><u>Light Industrial</u></p> <p>Light Industrial</p> <p>Light industrial and retail uses associated with an industrial use</p> <p>Forest resource-based industrial</p>
RESOURCE		
Resource Lands	Refer to the Natural Resource Element of the Comprehensive Plan for identification of criteria for designation of land as Resource Land.	Rural Resource Lands for agriculture, forestry, and mineral extraction
PUBLIC USE		
Public Facilities	Refer to the Capital Facilities, Essential Public Facilities, and Open Space, Parks & Recreation Elements for designation criteria for uses such as: solid waste, sewage treatment, utilities, energy facilities, educational institutions, medical facilities, public safety facilities, neighborhood and community parks, public trails, public open space.	Public Lands

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**RURAL RESIDENTIAL LANDS: ALLOCATION OF GROWTH**

Existing residential land use and ownership patterns are only one of several factors for determining future development patterns in Jefferson County. The allocation of future population must be considered when analyzing the overall need for the creation of additional residential lots and determining where those lots should be located to accommodate future growth. In order to develop a rural residential land use strategy

*Environment.* The commercial boundaries minimize the impacts on natural features and critical areas, especially those connected to the County's water and fish and wildlife resources. The County Development Review Department reviewed the boundaries for critical area concerns prior to their adoption.

*Citizen Participation.* Citizen participation is a cornerstone of Jefferson County's planning process. Comments and concerns expressed by the residents of Jefferson County have been seriously considered in the delineation of the county's commercial areas. While the County understands it cannot satisfy every resident, it can make balanced choices that provide for the greatest public benefit.

*Public Facilities and Services.* Review of the commercial area boundaries by the County's Public Works Department concluded that the areas as defined are consistent with the goals and policies contained in the Capital Facilities, Utilities, and Transportation Elements. Such goals and policies require that development not occur until it is determined that the facilities and services are either in place or programmed to be in place prior to development. Because the County's capital facilities Level of Service Standards are based on population forecasts, they are not affected by the designated boundaries.

A review of commercial boundaries by the Jefferson County Environmental Health Division for impacts on water quantity and quality, septic constraints, wellhead protection, and ground water recharge identified no significant issues. Because the designated commercial areas are existing areas, public services and facilities such as transportation, fire districts, and water supply are available. A lack of fire flow and public water requirements will restrict commercial development. Jefferson County ordinances prohibit approval of a building permit until an adequate water supply is shown to be available to support the proposed development.

Commercial development in both Chimacum and Four Corners Crossroads are currently served by the P.U.D. #1 of Jefferson County. Water purveyors issues are addressed within the context of the Coordinated Water System Plan for consistency with the Comprehensive Plan. Land-use patterns determine whether a utility is an urban or rural level of service. Any new commercial development will be required to demonstrate the availability of water service sufficient to meet the Jefferson County Fire Code. As a member of the Water Utility Coordinating Council (WUCC), the County will participate in the resolution of any purveyors issues.

*Historic Preservation.* The preservation of historic communities has been supported by the recognition of existing commercial areas in historic rural communities. By focusing future commercial and industrial development in clearly defined existing areas and strictly limiting growth outside of these areas, the County is helping to ensure that valuable historic, archaeological, and cultural sites will be protected from inappropriate and/or incompatible development.

## **INDUSTRIAL LANDS**

### **Rural Industrial**

Rural land designated as rural industrial land in this Plan is based on existing industrial uses in areas previously zoned as industrial. Pursuant to RCW 36.70A.070(5)(d), counties may recognize areas of more intensive industrial development and contain them within logical boundaries to limit infill development. Designated under this Plan are the following industrial zones: Port Townsend Paper Mill as Heavy Industrial (**HI**), Glen Cove and Center as light industrial (**LJ**), Glen Cove as light industrial and associated commercial (**LJ/C**), Quilcene and Eastview Industrial Plat as light industrial (**LJ/M**), and forest

resource-based industrial zones (**RBIZ**) at Gardiner, and the West End. All areas meet the following minimum criteria for designation of rural industrial land:

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1. An area or use of more intensive industrial development in existence on July 1, 1990; and
3. An area that is not located on designated natural resource lands.

#### *Port Townsend Paper Mill Heavy Industrial Area*

The Port Townsend Paper Mill has provided employment for several generations of Jefferson County residents. The mill property has been designated as heavy industrial (**HI**) for the mill and for activities ancillary to the mill. The property includes a water treatment lagoon and a port facility on Port Townsend Bay that are directly related to activities at the mill. The mill is recognized as a heavy industrial activity because it is a large-scale and intensive industrial activity that must meet extensive environmental permitting requirements under industrial standards for air quality, water quality, and wastewater treatment.

#### *Glen Cove Industrial Area*

Uses for the Light Industrial/Commercial (**LI/C**) designation at Glen Cove include commercial and retail uses that are directly associated with the light industrial uses. Associated commercial and retail uses may include commodities and products, mechanical or electrical supplies, warehousing and storage, or may provide support services to those who work in the industries, such as a small café. Allowing broader commercial uses at Glen Cove would require addressing concerns regarding pedestrian and traffic safety, infrastructure, and incompatible uses both visually and in terms of hazardous materials storage. Thus the commercial designation for Glen Cove is restricted to uses which differ considerably from those in Rural Crossroads and Rural Village Centers.

Light industrial/commercial uses allowed at Glen Cove include but are not limited to: industrial parks, light manufacturing, construction yards, engine repair, metal fabrication or machining, plumbing shops and yards, printing and binding facilities (non-retail), research laboratories, excavating contractors, furniture manufacturing, software development, lumber yards, vehicle repair and restoration, warehousing and storage, boat building and repair, craft goods, blacksmith or forge, commercial relay and transfer stations, boat storage, and associated commercial uses as discussed above. Also permitted as conditional uses are those such as: amateur radio towers greater than 65 feet in height, café, car wash, electronic goods repair, fitness center, kennels, mini-storage, and nursery/landscape materials.

The Glen Cove industrial boundary for light industrial/commercial uses recognizes a contained cluster of existing uses. When the County adopted the Comprehensive Plan in 1998 and established the *interim* LI/C zone at Glen Cove, the GMA was still in its formative years and the case law was not available for guidance. Jefferson County was among the first counties to establish Limited Areas of More Intensive Rural Development (LAMIRDs) allowed under GMA as amended in 1997 by ESB 6094. There was intent to revisit the boundary after thorough analysis was completed. An expanded Light Industrial (**LI**) zone was established at Glen Cove in December 2002. The Light Industrial district does not allow for the commercial uses that are allowed in the LI/C zone.

#### *Center Valley Industrial Area*

The Center Valley Light Industrial (**LI**) area was previously designated a Resource Based Industrial Zone due to the presence of a small sawmill operation. The sawmill closed and was inactive for several years before the area was rezoned as Light Industrial in 2008 to accommodate an expanded opportunity of uses at the site.

**Table 3-9  
Industrial Land Designations**

<b>Industrial Area</b>	<b>1994 Designation and Acreage</b>	<b>Current Use</b>	<b>Comprehensive Plan Designation and Acreage</b>
Port Townsend Paper Mill	Heavy Industrial 292 acres	Pulp and paper mill	Heavy Industrial ( <b>HI</b> ) 283.8 acres
Glen Cove Industrial Area	Light Industrial-Commercial 295.9 acres	Multiple light industrial and associated commercial	Light Industrial/Commercial ( <b>LI/C</b> ) 71.58 acres Light Industrial ( <b>LI</b> ) 54.93 acres
Quilcene Industrial Area	Heavy Industrial 20.2 acres	Sawmill, machine shop, industrial storage	Light Industrial/Manufacturing ( <b>LI/M</b> ) 22.3 acres
Eastview Industrial Plat	--	Storage, Boat Yard	Light Industrial/Manufacturing 8.06 acres
Center Valley	Heavy Industrial 12.6 acres	<del>Former sawmill and associated activities</del>	<del>Light Industrial (<b>LI</b>) 3.84 acres</del>
Gardiner Industrial Area	Heavy Industrial 32.2 acres	Sawmill and associated activities, gravel pit	Forest Resource-based Industrial Zone ( <b>RBIZ</b> ) 24.9 acres
West End	Light Industrial-Commercial 193 acres	Sawmill and associated activities	Forest Resource-based Industrial Zone ( <b>RBIZ</b> ) 122.5 acres
Irondale/Hadlock UGA	--	Gravel Pit	Urban Light Industrial ( <b>ULI</b> ) 25 acres
<b>TOTAL</b>	<b>928.3 acres</b>		<b>616.9 acres</b>

Deleted: Forest Resource-Based Industrial Zone  
Deleted: **RBIZ**  
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The industrial areas designated as shown above result in a reduction in industrial acreage of 1994 zoning designations from a total of 928.3 acres to 616.9 acres, an overall reduction of 34%. The application of GMA criteria protects the economic viability of existing uses while restricting industrial activities to existing areas.

**MASTER PLANNED RESORTS**

MAP

CENTER ~~LIGHT~~ INDUSTRIAL ZONE

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**LNP 11.1** Designate the Port Townsend Paper Mill property as Heavy Industrial.

**LNP 11.2** Designate the Glen Cove area boundary and Center as Light Industrial and Glen Cove as Light Industrial/Commercial, consistent with the provisions of RCW 36.70A.070(5)(d).

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**LNP 11.3** Designate the Quilcene industrial area as Light Industrial/Manufacturing .

**LNP 11.4** Designate the Eastview Industrial Plat as Light Industrial/Manufacturing (LI/M).

GOAL:

**LNG 12.0** **Locate new natural resource-based industries in rural lands and near the resource upon which they are dependent, in accordance with RCW 36.70A.365.**

POLICIES:

**LNP 12.1** Encourage the establishment of sustainable natural resource-based industrial uses in rural areas to provide employment opportunities.

**LNP 12.2** Natural resource-based industries may be located near the agricultural, forest, mineral, or aquaculture resource lands upon which they are dependent.

**LNP 12.3** Recognize and designate existing pre-1990 forest resource-based industrial uses and activities at Gardiner and the West-End as Resource-Based Industrial Zones (**RBIZ**).

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**LNP 12.4** Existing forest resource based industrial uses and activities shall be recognized as areas of more intensive rural development under RCW 36.70A.070(5)(d)(i). These Resource-Based Industrial Zones should be allowed to accommodate conversions and/or an intensification of these uses and activities under the provisions contained in RCW 36.70A.070(5)(d)(iii).

**NATURAL RESOURCE LANDS**

GOAL:

**LNG 13.0** **Conserve and manage the forest, agriculture, aquaculture, and mineral resources of Jefferson County for sustainable natural resource-based economic activities that are compatible with surrounding land uses.**

POLICIES:

**LNP 13.1** Conserve natural resource lands through land use designations and encourage resource-based industries that provide rural employment opportunities.

**Appendix D:**

**MLA08-389 (Hendy)**

**Unified Development Code**

**Line-In/Line-Out Changes**

**AG Agricultural Resource Lands**

- AP-20 Prime Agricultural Land
- AL-20 Agricultural Land of Local Importance

**F Forest Resource Lands**

- CF-80 Commercial Forest
- RF-40 Rural Forest
- IF Inholding Forest

**RR Rural Residential**

- RR 1:5 Rural Residential – 1 DU/5 Acres
- RR 1:10 Rural Residential – 1 DU/10 Acres
- RR 1:20 Rural Residential – 1 DU/20 Acres

**RC Rural Commercial**

- RVC Rural Village Center
- CC Convenience Crossroad
- NC Neighborhood/Visitor Crossroad
- GC General Crossroad

**I Rural Industrial**

- RI Resource Industrial
- LI/C Light Industrial/Commercial
- LI Light Industrial
- LI/M Light Industrial/Manufacturing
- HI Heavy Industrial

**P Public**

- PPR Parks, Preserves and Recreation

**UGA Urban Growth Area**

[See Chapter [18.18](#) JCC]

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Deleted: (Glen Cove)

7. Forest practices (including timber harvesting), except for Class IV, general (see JCC [18.20.160](#)) are regulated by the Washington Department of Natural Resources.

	Resource Lands		Rural Residential			Rural Commercial				Rural Industrial				Public	UGA	
	Agricultural – Prime and Local	Forest – Commercial, Rural and Inholding	1 DU/5 Acres	1 DU/10 Acres	1 DU/20 Acres	Rural Village Center	Convenience Crossroad	Neighborhood/Visitor Crossroad	General Crossroad	Resource-Based Industrial	Light Industrial/Commercial (Glen Cove)	Light Industrial (Glen Cove)	Light Industrial/Manufacturing (Quilcene and Eastview)	Heavy Industrial	Parks, Preserves and Recreation	Irondale and Port Hadlock Urban Growth Area
Specific Land Use	AG	CF/RF/IF	RR 1:5	RR 1:10	RR 1:20	RVC	CC	NC	GC	RI	L/C	LI	L/M	HI	PPR	UGA
Residential Uses																See Chapter <a href="#">18.18</a> JCC
Single-Family Housing																
Accessory dwellings units	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No	No	Yes	Yes	No	No	No	
Caretaker residence (public parks)	No	No	No	No	No	No	No	No	No	No	No	No	No	No	C(a)	
Co-housing/intentional communities (subject to PRRD overlay in RR districts)	Yes	No	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	No	No	
Manufactured/mobile home parks (subject to PRRD overlay in RR districts)	No	No	Yes	Yes	Yes	Yes	No	Yes	Yes	No	No	No	No	No	No	
Single-family residences	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	No	No	
Transient rental of residence or accessory dwelling unit	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	No	No	

Comment [PC3]: Delete "(Quilcene and Eastview)"

Comment [PC1]: Delete "(Glen Cove)"

Comment [PC2]: Delete "(Glen Cove)"

(3) Rural Industrial.

(a) Light Industrial/Manufacturing (LI/M). The purpose of this district is to provide for rural economic development by regulating light industrial and manufacturing uses in the Quilcene area. The light industrial uses and activities associated with this district are intended to be compatible with the rural character. There are two light industrial/manufacturing districts in Jefferson County: Quilcene and Eastview.

(b) Glen Cove Light Industrial/Commercial (LI/C). The intent of this district is to facilitate economic development and provide for a broader range of light industrial and associated commercial activities in the Glen Cove area. Associated commercial activities are intended to directly serve the needs of the land use activities existing within this district.

(c) Glen Cove ~~and Center Valley~~ Light Industrial (LI). The purpose of this district is to facilitate economic development and provide for a broad range of light industrial uses. The light industrial uses and activities associated with this district are intended to be compatible with the Glen Cove area.

(d) Heavy Industrial (HI). The intent of this district is to facilitate economic development and regulate development of more intensive heavy industrial and manufacturing activities, including and associated with the Port Townsend Paper Mill.

(e) Resource Based Industrial (RBI). This district recognizes existing forest resource-based industries in Jefferson County, in particular active sawmills and related activities. The district is intended to facilitate the continued operation of existing functional sawmills and related resource-based industrial activities in the county. There are three resource-based industrial site designations in Jefferson County: Gardiner, ~~and the West End.~~

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(4) Forest Transition Overlay 1 Unit/5 Acres (FTO 1:5). This category provides a transitional area between forest resource lands and abutting rural residential lands characterized by pre-platted lots of density greater or equal to one acre in size. The FTO category does not automatically attach to any lands, but parcel(s) may be approved for such designation in accordance with the provisions of JCC [18.15.571](#). Its intent is to promote the continued viability of resource-based activities in rural areas by minimizing the potential for conflict and incompatibility between these uses and surrounding residential uses. [Ord. 8-06 § 1]

**Appendix E:**

**Jefferson County Resolution**

**No. 55-03**

**September 22, 2003**

cc: Treas } 9/22/03  
DCD }

STATE OF WASHINGTON  
COUNTY OF JEFFERSON

ADOPTING AN UPDATE TO THE )  
COUNTYWIDE GROWTH MANAGEMENT )  
PLANNING POPULATION PROJECTION, )  
EXTENDING THE POPULATION PROJECTION )  
TO ADDRESS THE PERIOD 2000-2024, AND )  
ALLOCATING A PORTION OF THE PROJECTED )  
URBAN COMPONENT OF GROWTH TO PORT )  
TOWNSEND, TRI-AREA AND PORT LUDLOW )

RESOLUTION NO. 55-03

Section 1. Be It Resolved

A. FINDINGS:

1. On December 21, 1992 the Jefferson County Board of Commissioners (BoCC) and the City of Port Townsend, Jefferson County's only incorporated city, adopted the Countywide Planning Policies (CPPs), as required by Section .210 of the Growth Management Act (GMA).
2. The Joint Growth Management Steering Committee (JGMSC) was established pursuant to the GMA, RCW 36.70A.210, as the collaborative process required by that statute to provide a framework for adoption of a county-wide planning policy.
3. The Jefferson County BoCCC adopted the Jefferson County Comprehensive Plan (the Plan) in 1998. The Plan reflected the JGMSC's recommended 1996-2016 forecast and the disaggregation of the forecast population between urban and rural areas, and it included specific allocations to the various urban areas within the county. The Plan adopted a population forecast of 39,936 for the year 2016.
4. CPP Policy 1.1 requires that the county work with Port Townsend to establish updated population forecasts and allocations.
5. Between February and April of 2003, consistent with direction contained in the CPP, county and city staff developed a proposed update to the countywide population forecast to address the period 2000 to 2024 and prepared suggested urban population allocations for Port Townsend, the Tri-Area, and Port Ludlow.
6. City of Port Townsend staff and the County worked cooperatively in recommending an update to the countywide population forecast and allocation for the period 2000 to 2024. This discussion culminated in an April 16, 2003 consultant prepared recommendation entitled "Joint Population Forecast & Allocation – Update."

7. The consultant prepared recommendation was adopted by the Port Townsend City Council as the city's position on updated population forecast and allocation through a unanimous 7-0 vote at their April 14, 2003 meeting.
8. The BoCC voted to extend the adopted countywide population forecast to address the period 2000 through 2024. The recommended forecast, which falls within the acceptable Washington State Office of Financial Management range, concludes that the countywide population will grow an additional 13,840 during the period 2000 to 2024, to a countywide population of 40,139. Table 1 summarizes the recommended update to the Countywide population forecast.
9. See Table below

<b>Summary Table 1: Updated Jefferson County Population Forecast – 2000-2024</b>		
<b>Year</b>	<b>Population</b>	<b>Growth</b>
2000	26,299	N/A
2024	40,139	13,840
<b>Total Forecasted Growth 2000-2024</b>	<b>40,139</b>	

10. See Table below

<b>Summary Table 2: 2024 Population Projection &amp; Allocation Summary*</b>					
	<b>2000 Population</b>	<b>Anticipated Growth (2000-2024)</b>	<b>Projected 2024 Population</b>	<b>Percentage of Total County-wide Growth (2000-2024)</b>	<b>Compound Annual Growth Rate</b>
<b>Port Townsend UGA (Incorporated)</b>	8,344	4,985	13,329	36%	1.97%
<b>Tri-Area UGA (Unincorporated)</b>	2,553	2,353	4,906	17%	2.76%
<b>Port Ludlow MPR (Unincorporated)</b>	1,430	2,353	3,783	17%	4.14%
<b>UGA/MPR Total</b>	<b>12,327</b>	<b>9,691</b>	<b>22,018</b>	<b>70%</b>	<b>2.45%</b>
<b>Unincorporated Rural &amp; Resources Areas</b>	13,972	4,149	18,121	30%	1.09%
<b>County-wide Total</b>	<b>26,299</b>	<b>13,840</b>	<b>40,139</b>	<b>100%</b>	<b>1.78%</b>

\*Sources: 2000 U.S. Census and 2002 Washington State OFM Population Forecasts

**B. CONCLUSIONS:**

1. The GMA requires cities and counties to determine by September 1, 2004 whether sufficient suitable land (i.e., urban and rural) is available to accommodate the projected population within OFM's new 20-year forecast range (RCW 37.A.215).
2. Jurisdictions are not precluded from updating population forecasts and plans, including UGA boundaries, in advance of the planning required by September 1, 2004 (RCW 3670A.130 and 36.70A.215).
3. The Jefferson County Comprehensive Plan directed the county to work cooperatively with the City of Port Townsend to establish updated population forecasts and urban/rural allocation.
4. The proposed allocations are reasonable and within the range of choices afforded to jurisdictions under the GMA. They will allow ongoing and extensive planning efforts to proceed pending adoption of a new 20-year population target consistent with OFM's new 2000-2024 range.

**NOW, THEREFORE,** the Jefferson County Board of Commissioners adopts the following:

**1: Adoption of Updated Countywide Population Forecast.** Based on the concurrence of the City of Port Townsend, the recommended countywide population forecast of **40,139** for the period 2000-2024 and the urban/rural allocation detailed in Summary Table 2 above, are adopted as the GMA planning population target for Jefferson County.

Approved this 22<sup>nd</sup> day of September, 2003.



*Lorna Delaney*  
Lorna Delaney, Clerk of the Board

JEFFERSON COUNTY  
BOARD OF COMMISSIONERS

*Dan Titterness*  
Dan Titterness, Chair

*Glen Huntingford*  
Glen Huntingford, Member

*Judi Mackey*  
Judi Mackey, Member