



JEFFERSON COUNTY DEPARTMENT OF PUBLIC WORKS

P.O. Box 2070
1322 Washington Street
Port Townsend, WA 98368
(360) 385-9160

*Frank Gifford, Public Works Director
Monte Reinders, P.E., County Engineer*

MEMORANDUM

TO: Al Scaff, Director
Josh Peters, Senior Planner
Karen Driscoll
Department of Community Development

FROM: Frank Gifford, Director *FG*

DATE: September 17, 2004

RE: Agricultural Land of Local Importance; Analysis of traffic impacts



At your request the Public Works Department has reviewed the proposed redesignation of 3,900 acres from Rural Residential to Agricultural Land of Local Importance. The redesignation would allow agricultural-related uses on the parcels, but would not increase the underlying rural residential densities. The purpose of the Department's review was to determine whether the proposal is likely to result in significant adverse impacts to the County Road system and, if so, how these impacts could be mitigated.

The Department considered the following factors:

- The land proposed for redesignation is scattered throughout the County on approximately 255 parcels. Traffic generated by agricultural-related uses is not likely to be concentrated in one area.
- Many of the larger parcels that could be subject to intensive uses that generate significant traffic are accessed from State Routes and County collector roads.
- The analysis conducted for the 2004 update of the County Comprehensive Plan Transportation Element indicates that County Roads have adequate capacity for anticipated traffic growth during the 2005-2024 planning period.
- County Road deficiencies, particularly on rural local access roads, are typically related to lack of adequate shoulders.
- Proposals for agricultural-related developments would be subject to review for consistency with the Unified Development Code.
- The Unified Development Code contains general policies that require adequate transportation facilities to serve developments and performance standards that require adequate facilities such as off-street parking and loading facilities.

Based on this review, the Public Works Department concludes that the proposed agricultural lands redesignation is not likely to result in significant adverse impacts to the County Road system. Impacts from specific agricultural-related development proposals can be addressed through the Unified Development Code review.