MEETING AGENDA
6:30 P.M. Wednesday, June 18, 2014
Quilcene School, 294715 Hwy 101, Quilcene

6:30 PM  A. OPENING BUSINESS:
  • Call to Order – Kevin Coker, Chair
  • Roll Call & Quorum of Members
  • Approval of Agenda
  • Staff Updates
  • Committee Reports/ Commissioner Announcements

6:45 PM  B. CONTINUED BUSINESS:
  1. Continuation of public hearing on proposed Sign Code amendments, JCC 18.30.150
     (UDC Text Amendment MLA12-00226)
     • Staff Presentation
     • Public Testimony
     • Deliberations
     • Recommendation to Board of County Commissioners

8:00 PM  2. Discussion of Comprehensive Plan Update (GMA Periodic Update 2016)

8:45 PM  3. Planning Commission Public Survey

9:00 PM  Observer Comment

9:15 PM  C. CLOSING BUSINESS:
  • Summary of today’s meeting –
    Follow-up action items
  • Agenda items for next meeting –
    July 2, 2014 at 6:30 pm at Gardiner Community Center

9:30 PM  D. ADJOURNMENT
PLANNING COMMISSION  
Wednesday, June 18, 2014  
Public Hearing Procedure  

JEFFERSON COUNTY CODE AMENDMENT  

JCC Chapter 18.30  
Development Standards  

Specifically: JCC 18.30.150 Signs  

Chair: The public hearing that was opened on May 7, 2014, and continued until this time is now in session, regarding the proposed amendment to the Jefferson County implementing regulations dealing with signs standards. This is a legal process from which a decision must result. Both oral and written testimony is allowed. These are legislative proceedings. In making our recommendation to the Board of County Commissioners the Planning Commission will follow strict procedural requirements. The Planning Commission will consider all testimony and evidence for or against a proposal. Procedural due process is followed in order to ensure a fair hearing. Common courtesy is expected from all participants.

First, will be the staff report, followed by public testimony.

Chair: Turn to the Project Planner

Staff Report: (Carl)

MLA 12-0026 A proposed amendment to JCC 18.30.150, development standards pertaining to signs. These provisions apply to the entire County except the City of Port Townsend.
Initial presentation of the facts: What is the proposal? Review the background information. What is the staff recommendation?  

Back to the Chair

The floor is now open to the public; the Planning Commission will hear public testimony in support or opposition to the proposed amendment. The testimony is being recorded, therefore when you speak, begin by stating your name and address. Each person will be allowed to speak for up to 3 minutes.

The Chair calls on the public. Repeats until all have spoken.

Once testimony is complete, the Chair announces:

The public hearing is now closed.

The Chair turns to the Planning Commission members:

1. Is there a motion?

2. Is there a second?

3. Discussion and deliberation, enter findings of fact and conclusions of law, growth management indicators, circumstances, assumptions, and values. See JCC 18.45.090 which sends you back to JCC 18.45.080(1)(b) and (1)(c) as applicable.

4. VOTE...needs 5 to pass

5. The Planning Commission affirms by a vote of the membership that the recommendation reflects the decision of the Planning Commission and the staff will forward the same onto the BOCC.
<table>
<thead>
<tr>
<th>Public or Planning Commission Comment</th>
<th>Staff or Planning Commission Response</th>
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<tbody>
<tr>
<td>1. There are no enforcement provisions in the proposed sign code</td>
<td>Enforcement provisions for the entire Unified Development Code (UDC) are provided at JCC 18.50.</td>
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<tr>
<td>2. DCD has not adopted the IBC appendix for signs. This should be done for safety.</td>
<td>The IBC Appendix &quot;H&quot; was intentionally not adopted as it has provisions in conflict with the County's sign code. Additionally, Appendix &quot;H&quot; does not specify when a sign needs a building permit. Staff recommends that determining when a sign needs a building permit should be an administrative decision upon reviewing a sign application. Authority for such decisions is granted to the building official in JCC 15.05.020, and to the Planning Administrator in JCC 18.30.150(2). The proposed sign code prohibits signs that &quot;...create a safety hazard for pedestrians or vehicular traffic&quot; (18.30.150(5)(f). Also, pursuant to Section 18.30.150(5)(f), signs that present a public hazard are prohibited and subject to abatement.&quot;</td>
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<td>3. Private roads are not addressed. How can potential impacts be addressed?</td>
<td>Public roads are specifically identified in the sign code because the code allows individuals to post signs in the public road right of ways. There is no similar right of the public to post signs in the right of way of private roads. The sign code applies to private and public property, (including any private roads affected), as stated in Section 18.30.150 -Applicability: &quot;No sign shall hereafter be erected or used for any purpose or in any manner except as permitted by the regulations of this Section or as specified elsewhere in this code&quot;. Additionally, existing zoning regulations will apply and control signs for their size, height, setbacks, and light trespass.</td>
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<td>4. Signs in the public right of way should have the name and contact info of the party posting the sign.</td>
<td>Section 18.30.150.(8)(e) is proposed to be revised to show this. Also, this section states that signs in the ROW are limited to 90 days. Staff recommends that this time limit be increased to 180 days, to allow ample time for campaign and other signs in the ROW.</td>
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<td>5.</td>
<td>Criteria from the Public Works Department referenced in section 18.30.150 (9) is not codified. <strong>Staff proposes to delete this reference. The Public works criteria are general in nature and not suitable for codifying. Additionally, the intent of the PW criteria is substantially met in the proposed sign code.</strong></td>
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<td>6.</td>
<td>Need better definition of height. Is it top or bottom? <strong>Proposed clarifying language has been added to Sections 18.30.150(6)(d), 18.30.150(8)(c), (d), (e) and (k).</strong></td>
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<td>7.</td>
<td>45 day limit for temporary signs comes late in the code. <strong>The 45 day limit applies to temporary signs so it is appropriate to provide this information in the section that addresses temporary signs.</strong></td>
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<td>8.</td>
<td>The size limit for handheld signs (12 s.f.) is too small. A sign could be worn on the front and back of a person larger than 12 s.f. <strong>Suggestion: enlarge size to 16 s.f. total, which can be divided into two or more areas (for instance for wearing 8 square feet on the front and 8 s.f. on the back of a hand held sign user).</strong></td>
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<td>9.</td>
<td>Why the restriction on signs facing seaward? <strong>The purpose of this section is to reduce or avoid sign clutter of commercial signs facing the water that may inform relatively few boaters but cause an impact to the most sign viewers who experience signs from the landward side and receive no benefit if only the rear of the sign is visible.</strong> <strong>Staff proposes to revise this section to exempt non-commercial signs on private property, so they could face seaward. However, Section 10 already allows for non-commercial signs to be substituted for any other sign.</strong></td>
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<td>10.</td>
<td>The term “continuously maintained” is undefined. <strong>Staff proposes revising this section as shown in Section 18.30.150(6)(g).</strong></td>
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<td>11.</td>
<td>One section refers to signs that project more than six inches from a building and another section refers to signs that project more than 12 inches from buildings. <strong>18.30.150(6)(e).</strong> The size of signs in square footage shall be calculated by the outside dimension necessary to frame the information displayed. Any sign projecting beyond six inches from a perpendicular wall shall be at least eight feet above grade. <strong>These two sections are not inconsistent because they address different purposes.</strong> <strong>Section 18.30.150(6)(e) refers to any sign, not necessarily a projection sign. The purpose is to prevent a hazard to someone walking beneath a sign that projects out more than six inches.</strong></td>
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<td>Section</td>
<td>Description</td>
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<td>18.30.150(3)(t)</td>
<td>Projection sign means a sign that is wholly or partly dependent upon a building for support and which projects more than 12 inches from such building.</td>
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<td>12. 18.30.150(6)(c)</td>
<td>The restrictions on changing message signs could prohibit Christmas signs.</td>
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<td>13. 18.30.150(4)(i)</td>
<td>Off-site signs that advertise a business are prohibited.</td>
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<td>14. 18.30.150(6)(f)</td>
<td>Signage on vehicles should not be limited to those &quot;in the conduct of business&quot;.</td>
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<td>15. 18.30.159(6)(e) and (f)</td>
<td>Section (6)(f) says no more than two signs in rural commercial zones but Section (6)(e) does not limit the number of signs.</td>
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<td>16. 18.30.15(6)(m)</td>
<td>Christmas signs are included in signs exempted from the sign code in Section 18.30.150(4)(i) – &quot;seasonal displays or decorations...&quot;</td>
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<td>17. 18.30.150(3)(t)</td>
<td>The purpose of this code is to reduce visual clutter of off-site signs. However, existing legal nonconforming off-site signs are permitted until the County has a &quot;Wayfinding&quot; sign program, per 18.30.150(7).</td>
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Event off-site signs are permitted (fairs, festivals, directional signs), per 18.30.150(8)(b). |
| 14. 18.30.150(4)(i) | Staff proposes striking everything after the word: "vehicle". |
| 15. 18.30.159(6)(e) and (f) | Correct. Section 18.30.150 (6)(f) Only two signs permitted in Rural Commercial or Industrial zones. |
| 16. 18.30.15(6)(m) | In Rural Residential zoning (Section 18.30.150(6)(e)), does not limit the number of signs; only the total sign area is limited (32 s.f.). Therefore a person can have more than one sign that add up in total to not more than 32 s.f. This provision is intended to allow more ways to communicate personal messages. |
| 17. 18.30.150(6)(m) | The definition of changing messages sign includes only those that are electronic or illuminated. Therefore, changing message signs that are manually changes or non-illuminated are not subject to this regulation. 18.30.150.(3)(i). |

Staff proposes revisions to allow this at: 18.30.150(6)(m)
1) **Purpose:** These regulations are intended to balance the need to protect public safety and welfare, the need for a well-maintained and attractive community, and the need for adequate methods of communication through signs. Specific objectives are:
   a. To allow for and encourage the effective use of signs;
   b. To improve and maintain traffic and pedestrian safety by reducing distractions and hazards from signs;
   c. To maintain public and private property values, scenic resources and "rural character" in accordance with the adopted comprehensive plan;
   d. To ensure that the constitutionally guaranteed right of free expression is protected.
   e. To disavow any regulatory distinctions or restrictions on speech based on the content of signs. No part of this Section shall be construed to favor one type of speech over another and if any provision of this Section is ambiguous, it shall be interpreted as to not regulate on the basis of speech content.

2) **Applicability:** No sign shall hereafter be erected or used for any purpose or in any manner except as permitted by the regulations of this Section or as specified elsewhere in this code. All non-exempt signs shall be subject to review and approval and may require issuance of a sign permit and or a building permit by the Administrator according to a Type I permit approval process as specified in Chapter 18.40 JCC.

3) **Definitions:**
   a) "Abatement" means to repair, fix, rebuild, demolish and or remove any sign or sign structure to remove any feature that is non-compliant with this Section.
   b) "Abandoned sign" means any sign that, for a period of more than six (6) months, no longer correctly identifies, exhorts, or advertises any person, business, product, event or activity conducted or available on or off the premises on which the sign is located.
   c) "Administrator" means the Planning Manager of the Jefferson County Department of Community Development or his/her designee.
   d) "Banner Sign" means a temporary sign composed of lightweight, flexible, non-rigid material either enclosed or not enclosed in a rigid frame.
   e) "Billboard sign" means any outdoor sign containing advertising which is not related to any use or activity on the premises on which the sign is located, but not including directional signs as defined in this title.
   f) "Commercial sign" means signs that exhort a viewer to patronize a business.
   g) "Community signs" mean signs which identify a recognized community or unincorporated place.
h) “Directional sign” means a sign which serves solely to designate the location of any place, area, or organization, except or businesses, whether on premises or off-premises.

i) “Changing message sign” means a type of “moving sign”, where only the display of words, symbols, graphics or images can be electronically or mechanically changed by remote or automatic means, and where the image and/or message remains fixed for at least 3 seconds, and where only the changing message exhibits movement and where the brightness or illuminance of the sign does not exceed 0.3 foot-candles above ambient light as measured during the night between the hours of 10:00pm to 2:00am using a foot-candle meter at a preset distance depending on sign size. The measuring distance in feet shall be determined by the square root of the product of the sign area and one hundred. In addition, illuminated moving signs with changing messages shall be equipped with automatic dimming technology which automatically adjusts brightness due to ambient light conditions.

j) “Event signs” means signs and banners promoting public festivals, community or special events, and grand openings.

k) “Foot-candle” means a unit of luminance or illumination, equal to one lumen incident per square foot.

l) “Freestanding sign” means a sign which is supported by permanent uprights, pole or braces to the ground and which is not connected to a building.

m) “Hand held sign” means a sign held or worn by a person.

n) “Moving sign” means signage that exhibits movement, including inflatable structures, fluttering material, revolving or moving parts or lights to provide motion or the optical illusion of motion, animation or changing images. Moving signs may employ one or more of the following methods to provide motion or the illusion of motion: (a) naturally occurring energy, such as the wind; (b) electrical energy, (c) mechanical energy, or (d) human power.

o) “Nonconforming sign” means any sign in existence within the County on the date of adoption of the ordinance codified in this chapter which does not conform with the provisions of this chapter, but which did conform to all applicable laws in effect on the date the sign was originally erected.

p) “Noncommercial signs” means signs that do not exhort a viewer to patronize a business.

q) “On-site sign” means a sign relating, through its message and content, to an activity, use, product, or service which is available on the premises on which the sign is erected.

r) “Off-site sign” means a sign relating, through its message and content, to an activity, use, product, or service which is not available on the premises on which the sign is erected.

s) “Portable sign” means any sign which is not permanently affixed to the ground or a structure or building. This definition includes movable reader boards, banners and sandwich boards that are placed so as to be seen from public right-of-ways.
t) Projection sign means a sign that is wholly or partly dependent upon a building for support and which projects more than 12 inches from such building.

u) "Real estate sign" means a temporary sign which directs attention to the sale, lease, or rental of a particular building, property, or premise upon which it is displayed.

v) "Sandwich board sign": See “portable signs”.

w) "Sign" any object, device, display or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination or projected images. Excluded from this definition are signs required by law, such as handicapped parking signs, and the flags of national and state governments.

x) "Subdivision real estate sign" means a temporary sign which directs attention to the sale, lease or rental to more than one lot, house or premise within a subdivision.

y) "Temporary sign" means a portable sign intended for use for a limited number of days within any 12 consecutive months.

z) "Wayfinding signs" means, upon its establishment by the County, a program of uniform signs that are designed, installed and maintained by the County intended to assist the public in finding goods, services, events and places. Private or public entities may be approved to locate their messages on the Wayfinding signs, upon payment of a fee intended to defray the cost of the program.

aa) "Use" means the purpose that land or building or structures now serve or for which they are or may be occupied, maintained, arranged, designed, or intended.

4) Exemptions: The following signs are exempt from the requirements to apply for and receive a land use sign permit or building permit; provided that exempt signs must meet all other applicable requirements of Section 18.30.150, and any other applicable requirements of JCC 18.

a) Traffic and standardized public signs installed by a government entity;

b) Window and merchandise displays, point of purchase advertising displays such as product dispensers, illuminated displays located inside buildings and barber poles;

c) National flags, flags of a political subdivision, and symbolic flags of an institution or business;

d) Legal notices required by law;

e) Historic site plaques and markers and gravestones;

f) Noncommercial signs on private property;

gh) Structures with messages or lettering affixed and intended for separate use, such as recycling containers and phone booths;

h) Real estate signs;
i) Signage of any kind affixed to any licensed motorized vehicle that is operated to transport goods or people in the conduct of business.

j) Seasonal displays or decorations, which are clearly incidental and customary and commonly associated with any national or local event, occasion or holiday or religious or cultural observance.

k) Murals or signs consisting solely of paint or other colored media that is applied on existing structures.

l) Portable signs.

m) Signs in the public right of way.

n) Temporary signs.

5) Prohibited Signs. The following signs are prohibited:

a) Abandoned signs;

b) Billboard signs;

c) Moving signs, excepting signs where the movement is induced entirely by naturally occurring causes, such as the wind or human power and also excepting signs that display changing messages may be allowed pursuant to Section 18.30.150(6)(c).

d) Off-site signs which advertise a business; except as provided in Section 18.30.150(6)(m).

e) Signs or sign structures, which by coloring, shape, working, or location resemble or conflict with traffic-control signs or devices;

f) Signs which impede or create a safety hazard for pedestrians or vehicular traffic; and

g) Signs attached to utility poles or traffic signs.

h) Signs placed within public rights-of-way except as allowed by Section 18.30.150 (4) Exemptions, and Section 18.30.150 (8) Temporary Signs.

i) Signs that are not in compliance with Section 18.30.150.

6) Design Standards. All signs must meet the following standards:

a) The illumination of signs shall be shaded, shielded, or directed so the light intensity or brightness shall not adversely affect surrounding properties or public and private rights-of-way or create a hazard or nuisance to the traveling public, or to surrounding properties.

b) No sign or part thereof shall consist of rotating, revolving, or moving parts; consist of banners, streamers, or spinners; or involve flashing, blinking, or alternating lights, provided that exceptions to this standard are temporary signs associated with local festivals, fairs, parades, or special events pursuant to Section 18.30.150(8)(b); moving signs where the movement is induced wholly by naturally occurring causes, such as wind or human power; and changing message signs allowed pursuant to Section 18.30.150(6)(c).
c) Changing message signs are allowed only in commercial and industrial zones and must be directed away from adjacent property zoned residential or open space, including properties across a public right-of-way. No changing message sign may be located closer than 200 feet from property zoned residential or open space, as measured from the sign location to the nearest property line of the residential or open space zoned property. Only one changing message sign is allowed per property. Multitenant buildings on a single property are permitted a single electronic changing message sign. Changing message sign displays must be turned off between the hours of 10:00pm and 6:00am when located within 300 feet of a residentially zoned property. All new applications for changing message signs must be certified in writing by the sign manufacturer or installer to meet the illumination requirements of Section 18.30.150(3)(i). All existing changing message signs that are non-conforming with this Section in regards to brightness and motion must be brought into conformance with the brightness and hours of operation standards within five years of adoption of this code.

d) For any uses within any commercial or industrial land use district the total square footage of signs shall not exceed 64 square feet; provided that any sign size may be increased up to 50% larger than the standard size, upon approval of the Administrator, based on a finding that the larger sign size is consistent with the provisions of Section 18.30.150(1). Multitenant developments may have one freestanding sign for each access point, commonly identifying the businesses within multitenant developments provided such signs total no more than 64 square feet in aggregate. The maximum aggregate size for projection signs placed on a building is limited to one percent of the floor areas of the building, except that each occupant is allowed a sign of at least two square feet. The size of signs in square footage shall be calculated by the outside dimensions necessary to frame the information displayed. Any sign projecting beyond six inches from a perpendicular wall shall be at least eight feet above grade as measured from the ground to the bottom of the sign.

e) On-site signs for any use located in any rural residential district shall not exceed 32 square feet of total sign area, with the exception of community signs, which shall not exceed 64 square feet; provided that, any sign size may be increased up to 50% larger than the standard size, upon approval of the Administrator, based on a finding that the larger sign size is consistent with the provisions of Section 18.30.150(1).

f) Uses located in any rural commercial or rural industrial land use districts shall have no more than two on-site signs, except as allowed in this Section for multitenant developments.

g) All signs shall be continuously maintained to be structurally sound, intact, secured in its place and not present a public hazard. Pursuant to Section 18.30.150(5)(f), signs that present a public hazard are prohibited and shall be subject to abatement.

h) The design of freestanding signs shall include measures to restrict vehicles from passing beneath them. All freestanding pole signs or projecting signs shall provide pedestrian clearance to a minimum of eight feet, as measured from the ground to the bottom of the sign, where applicable.

i) No signs, other than those related to water dependent uses, such as a marina, or non-commercial signs on private property or are permitted to face seaward, excepting signs relating to safety concerns, such as cable-crossing, construction-dredging, fuel area, etc.

j) No sign shall be placed in a way as to obstruct a driver's vision of motor vehicle traffic, bicyclists or pedestrians, or traffic signs.
k) Community Signs are permitted at each entrance to the community. Said signs are limited to one per entrance, and may not exceed 64 square feet in area or eight feet in height as measured from the ground to the top of the sign. Signs relating to clubs, societies, orders, fraternities and the like shall be permitted as part of the community sign.

l) Portable sandwich board signs subject to the following criteria:
   i) No more than two sandwich board signs may be erected per business;
   ii) Sandwich board signs shall not exceed four feet in height or three feet in width;
   iii) Sandwich board signs shall be displayed during business hours only; and
   iv) Sandwich board signs, where located on sidewalks, shall provide a minimum of 36" of continuous horizontal clear space between the sign and any building or the edge of the sidewalk, to provide for the free passage of pedestrian traffic.

m) Off-site signs may only be allowed when they meet all of the following standards:
   i) Are directional in nature as defined in Section 18.30.150(3)(h).
   ii) Located on private property along a major or minor arterial;
   iii) Located not less than 600 feet from an intersection; and
   iv) No larger than 32 square feet; or 3 square feet for a commercial sign.
   iv) Only one off-site commercial sign per commercial destination may be allowed; not more than 8 feet tall, as measured from the ground to the top of the sign; and located not more than 1,320 linear feet from the turn-off to the destination of the sign.

n) Banner signs shall be no larger than 64 square feet and not placed on utility poles without the permission of the utility.

o) Hand held signs shall not exceed \( \frac{32}{16} \) square feet.

7) Nonconforming Signs. Legally established signs in place prior to the adoption of these standards and not in conformance with these standards shall be considered legal, nonconforming signs, and may remain as provided below:
   a) Legal Nonconforming off-site signs shall be removed within five years of adoption of an ordinance establishing a "wayfinding sign" program, which is intended to provide off-site sign locations where businesses can place signs. Until adoption of a wayfinding sign ordinance, legal non-conforming signs must be continually maintained, not relocated, and not structurally altered. Nonconforming off-site signs may be replaced by off-site directional signs as allowed in Section 18.30.150(6)(m).
   b) Legal Nonconforming on-site signs may remain provided they are continually maintained, not relocated, and not structurally altered.

8) Temporary Signs. Temporary signs are exempt from the requirements to obtain a sign permit, subject to the following standards:
   a) Temporary signs shall be limited in size to 32 square feet and shall not obstruct safe visibility of any motorist or pedestrian traffic. Temporary signs shall be secured in their location so as to not collapse, become airborne or otherwise cause a safety hazard. Unless otherwise noted, temporary signs may be displayed not more than 45 days within any 12 consecutive month period.
b) Event Signs and banners promoting public festivals, community or special events, and grand openings may be displayed up to 30 days prior to the event, and shall be removed no later than seven days after the event. The sponsoring entity is responsible for sign removal. Event signs may be located “off-site.” To ensure consistency with this Section, “event” signs subject to the requirements of JCC 8.20 shall be reviewed by the Administrator for a “special event permit”.

c) Real estate signs shall be removed within seven days of either: (1) the date the new owner or lessee takes possession of the property, or (2) the date of the expiration of the listing and (3) shall not be more than 12 square feet in size and not exceed 8 feet above existing grade, as measured from the ground to the top of the sign.

d) Subdivision Real Estate Sales Signs. Real estate signs advertising the sale of lots or dwelling units located within a subdivision shall be permitted; provided, that there shall be no more than 1 sign per subdivision entrance, and each sign shall be no greater than 32 square feet in area and no greater than 8 feet in height, as measured from the ground to the top of the sign. These signs shall be removed within seven days following the initial sale of all lots or dwelling units within the subdivision.

e) Signs in the public right-of-way, excepting governmental signs, must not exceed 4 square feet in size, not exceed 3 feet above existing grade to the top of the sign, and must include the name and contact information of the party posting the sign, date of posting and must be removed by the party who posted the sign or their agent not later than 90 days after posting, and in addition to this code, are subject to criteria published by the Jefferson County Public Works Department.

9) Signs along state highways. All signs along state highways in Jefferson County are also subject to sign regulations and permit requirements established by the state of Washington.

10) Substitution. Noncommercial signs are allowed in all districts and may be substituted for any sign expressly allowed under this code.
18.30.150 Signs.

1) Purpose: These regulations are intended to balance the need to protect public safety and welfare, the need for a well-maintained and attractive community, and the need for adequate methods of communication through signs. Specific objectives are:
   a. To allow for and encourage the effective use of signs;
   b. To improve and maintain traffic and pedestrian safety by reducing distractions and hazards from signs;
   c. To maintain public and private property values, scenic resources and "rural character" in accordance with the adopted comprehensive plan;
   d. To ensure that the constitutionally guaranteed right of free expression is protected.
   e. To disavow any regulatory distinctions or restrictions on speech based on the content of signs. No part of this Section shall be construed to favor one type of speech over another and if any provision of this Section is ambiguous, it shall be interpreted as to not regulate on the basis of speech content.

2) Applicability: No sign shall hereafter be erected or used for any purpose or in any manner except as permitted by the regulations of this section or as specified elsewhere in this code. All non-exempt signs subject to this section shall be subject to review and approval and may require issuance of a sign permit and or a building permit by the administrator according to a Type I permit approval process as specified in Chapter 18.40 JCC. The administrator may waive certain requirements of this section or require additional conditions for any sign permit, if deemed necessary to maintain consistency with the Comprehensive Plan.

3) Definitions:
   a) "Abatement" means to repair, fix, rebuild, demolish and or remove any sign or sign structure to remove any feature that is non-compliant with this Section.
   b) Abandoned sign" means any sign that, for a period of more than six (6) months, no longer correctly identifies, exhorts, or advertises any person, business, product, event or activity conducted or available on or off the premises on which the sign is located.
   c) "Administrator" means the Planning Manager of the Jefferson County Department of Community Development or his/her designee.
   d) "Banner Sign" means a temporary sign composed of lightweight, flexible, non-rigid material either enclosed or not enclosed in a rigid frame.
e) “Billboard sign” means any outdoor sign containing advertising which is not related to any use or activity on the premises on which the sign is located, but not including directional signs as defined in this title. Billboard signs are prohibited.

f) “Commercial sign” means signs that exhort a viewer to patronize a business.

fg) “Community signs” mean signs which identify a recognized community or unincorporated place.

gh) “Directional sign” means a sign which serves solely to designate the location of any place, area, organization, or businesses, whether on-premises or off-premises.

hi) “Electronic changing message sign” means a type of “moving sign”, capable where only the displaying of words, symbols, graphics or images that can be electronically or mechanically changed by remote or automatic means, and where the image and/or message remains fixed for at least 3 seconds, and where only the changing message exhibits movement and where the brightness or illuminance of the sign does not exceed 0.3 foot-candles above ambient light as measured during the night between the hours of 10:00pm to 2:00am using a foot-candle meter at a preset distance depending on sign size. The measuring distance in feet shall be determined by the square root of the product of the sign area and one hundred. In addition, illuminated moving signs with changing messages shall be equipped with automatic dimming technology which automatically adjusts brightness due to ambient light conditions.

i) “Event signs” means signs and banners promoting public festivals, community or special events, and grand openings.

k) “Foot-candle” means a unit of luminance or illumination, equal to one lumen incident per square foot.

1) “Freestanding sign” means a sign which is supported by permanent uprights, pole or braces to the ground and which is not connected to a building.

m) “Hand held sign” means a sign held or worn by a person.

n) “Moving sign” means signage that exhibits movement, including inflatable structures, fluttering material, revolving or moving parts or lights to provide motion or the optical illusion of motion, animation or changing images. Moving signs may employ one or more of the following methods to provide motion or the illusion of motion: (a) naturally occurring energy, such as the wind; (b) electrical energy, (c) mechanical energy, or (d) human power.

o) “Nonconforming sign” means any sign in existence within the County on the date of adoption of the ordinance codified in this chapter which does not conform with the provisions of this chapter, but which did conform to all applicable laws in effect on the date the sign was originally erected.
p) "Noncommercial signs" means a sign that does not exhort a viewer to patronize a business.

q) "On-site sign" means a sign relating, through its message and content, to an activity, use, product, or service which is available on the premises on which the sign is erected.

r) "Off-site sign" means a sign relating, through its message and content, to an activity, use, product, or service which is not available on the premises on which the sign is erected.

s) "Portable sign" means any sign which is not permanently affixed to the ground or a structure or building. This definition includes movable reader boards, banners and sandwich boards that are placed so as to be seen from public right-of-ways.

t) Projection sign" means a sign that is wholly or partly dependent upon a building for support and which projects more than 12 inches from such building.

u) "Real estate sign" means a temporary sign which directs attention to the sale, lease, or rental of a particular building, property, or premise upon which it is displayed.

v) "Sandwich board sign": See "portable signs".

w) "Sign" means any object, device, display or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination or projected images. Excluded from this definition are signs required by law, such as handicapped parking signs, and the flags of national and state governments.

x) "Subdivision real estate sign" means a temporary sign which directs attention to the sale, lease or rental to more than one lot, house or premise within a subdivision.

y) "Temporary sign" means a nonpermanent portable sign intended for use for a limited number of days within any 12 consecutive months.

z) "Wayfinding signs" means, upon its establishment by the County, a program of uniform signs that are designed, installed and maintained by the County intended to assist the public in finding goods, services, events and places. Private or public entities may be approved to locate their messages on the Wayfinding signs, upon payment of a fee intended to defray the cost of the program.

aa) "Use" means the purpose that land or building or structures now serve or for which they are or may be occupied, maintained, arranged, designed, or intended.

4) Exemptions. The following signs are exempt from the requirement to apply for and receive a land use permit or building permit, provided that exempt signs must meet all other applicable requirements of Section 18.30.150, and other applicable requirements of JCC 18.
(a) Traffic and standardized public signs installed by a government entity;

(b) Window and merchandise displays, point of purchase advertising displays such as product dispensers, neon illuminated displays located inside buildings, and barber poles;

(e) National flags, flags of a political subdivision, and symbolic flags of an institution or business;

(d) Legal notices required by law;

(e) Historic site plaques and markers and gravestones;

(f) Personal Noncommercial signs on private property displaying personal messages such as "yard sale" or "no trespassing" or political messages not to exceed eight square feet;

(g) Structures with messages or lettering affixed and intended for separate use, such as recycling containers and phone booths;

(h) Real estate signs;

(i) Signage of any kind affixed to any licensed motorized vehicle. Lettering painted on or magnetically flush-mounted onto a motor vehicle operating in the normal course of business;

(j) Temporary signs. Seasonal displays or decorations, which are clearly incidental and customary and commonly associated with any national or local event, occasion or holiday or religious or cultural observance.

(k) Murals or signs consisting solely of paint or other colored media that is applied on existing structures.

(l) Portable signs.

(m) Signs in the public right of way.

(n) Temporary signs.

5) Prohibited Signs. The following signs are prohibited:

(a) Abandoned signs;

(b) Billboards signs;

(c) Flashing, revolving or moving signs, excepting signs where the movement is induced entirely by naturally occurring causes, such as the wind or human power and also excepting signs that display changing messages may be allowed pursuant to Section 18.30.150(6)(c).
(d) Off-site signs which advertise a business; except as provided in Section 18.30.150(6)(m).

(e) Signs or sign structures, which by coloring, shape, working, or location resemble or conflict with traffic-control signs or devices;

(f) Signs which impede or create a safety hazard for pedestrians or vehicular traffic; and

(g) Signs attached to utility poles or traffic signs.

(h) Signs placed within public rights-of-way except as allowed by Section 18.30.150 (4)

Exemptions: Section 18.30.150 (8) Temporary Signs.

(i) Signs not in compliance with Section 18.30.150.

36) Design Standards. All signs must meet the following standards:

a) The following standards apply to the illumination and illustration of signs:

i) The illumination of signs shall be shaded, shielded, or directed so the light intensity or brightness shall not adversely affect surrounding properties or public and private rights-of-way or create a hazard or nuisance to the traveling public, or to surrounding properties.

ii) No sign or part thereof shall consist of rotating, revolving, or moving parts; consist of banners, streamers, or spinners; or involve flashing, blinking, or alternating lights, provided that exceptions to this standard are temporary signs associated with local festivals, fairs, parades, or special events pursuant to subsection Section 18.30.150 (8)(b); (4)(a) of this section; moving signs where the movement is induced wholly by naturally occurring causes, such as wind or human power; and electronic changing message signs allowed pursuant to section 18.30.150 (6) (c).

iii) Electronic changing message signs are allowed only in commercial and industrial zones and must be directed away from adjacent property zoned residential or open space, including properties across a public right-of-way. No electronic changing message sign may be located closer than 200 feet from property zoned residential or open space, as measured from the sign location to the nearest property line of the residential or open space zoned property. Only one electronic changing message sign is allowed per property. Multitenant buildings on a single property are permitted a single electronic changing message sign. Electronic changing message sign displays must be turned off between the hours of 10:00pm and 6:00am when located within 300 feet of a residentially zoned property. All new applications for changing message signs must be certified in writing by the sign manufacturer or installer to meet the illumination requirements of Section 18.30.150 (3) (i). All existing electronic changing message signs that are non-conforming with this section in regards to brightness and motion must be brought into conformance with the brightness and hours of operation standards within one five years of adoption of this code.

b) Sign size and number shall be regulated as follows:

i) The total square footage of signs shall not exceed 64 square feet for any business within any commercial or industrial land use district. For any use within any commercial or industrial land use district the total square footage of signs shall not exceed 64 square feet; provided
that any sign size may be increased, up to 50% larger than the standard size upon approval of the Administrator, based on a finding that the larger sign size is consistent with the provisions of Section 18.30.150(1). Multitenant developments may have one freestanding sign for each access point, commonly identifying the businesses within multitenant developments; provided such signs total no more than 64 square feet in aggregate. The maximum aggregate size for projection signs placed on a building is limited to one percent of the floor areas of the building, except that each occupant is allowed a sign of at least two square feet. In no case may an individual occupant’s sign be larger than 15 square feet. The size of signs in square footage shall be calculated by the outside dimensions necessary to frame the information displayed. Any sign projecting beyond six inches from a perpendicular wall shall be at least eight feet above grade, as measured from the ground to the bottom of the sign.

i) On-site signs for any use located in any rural residential district shall not exceed 32 square feet of total sign area, with the exception of community signs, which shall not exceed 64 square feet; provided, that, any sign size may be increased up to 50% larger than the standard size, upon approval of the Administrator, based on a finding that the larger sign size is consistent with the provisions of Section 18.30.150(1).

ii) The square footage of signs shall be calculated by the outside dimensions necessary to frame the information displayed. No sign mounted on a building shall extend above or beyond the eave, rake, or parapet of the wall on which it is mounted. Any sign projecting beyond six inches from a perpendicular wall shall be at least seven feet above grade. Directional, identification or advertising On-site signs for any use located in any rural residential district shall not exceed 32 square feet, with the exception of institutional community use signs, which shall not exceed 64 square feet.

c) Uses located in any rural commercial or industrial land use districts shall have no more than two on-premise signs, except as allowed in this section for multitenant developments.

d) Signs attached to or painted against the structure to which it relates shall not be computed as a part of the overall total square footage, or number of signs allowed.

e) All signs shall be continuously maintained to be structurally sound, intact, secured in their places and not present a public hazard. Pursuant to Section 18.30.150(5)(f), signs that present a public hazard as determined by the Jefferson County building official or department of public works shall be subject to abatement.

f) The design of freestanding signs shall include measures to restrict vehicles from passing beneath them, unless otherwise permitted by the Jefferson County department of public works. All freestanding pole signs or projecting signs shall provide pedestrian clearance to a minimum of eight feet, from the ground to the bottom of the sign, where applicable.

g) Signs should be incorporated into the landscaping of the site when landscaping is provided.

h) No signs, other than those related to water dependent uses, such as a marina, or non-commercial signs on private property, are permitted to face seaward, excepting signs relating to safety concerns, such as cable-crossing, construction-dredging, fuel area, etc.
No sign shall be placed **in a way as to obstruct a driver's vision of motor vehicle traffic, bicyclists or pedestrians, or traffic signs at intersections**, in the public right-of-way or in the vision clearance triangle of intersections, driveways, or and curb-outs, unless otherwise approved by the Jefferson County department of public works.

A building permit with engineered plans must be submitted for proposed signs meeting the following criteria:

- The proposed sign is in excess of 32 square feet in size;
- The proposed sign is in excess of six feet above grade; or
- The proposed sign is roof mounted on a structure.

**Specialty Signs**. Specialty signs may be established when consistent with the standards set forth below:

**a)** Signs and banners promoting public festivals, community or special events, and grand openings may be displayed up to 30 days prior to the event, and shall be removed no later than seven days after the event. The sponsoring entity is responsible for sign removal. Event signs may be located "off-site."

**Community Signs** which identify a recognized community or unincorporated place are permitted at each entrance to the community. Said signs are limited to one per entrance, and may not exceed 64 square feet in area or eight feet in height, as measured from the ground to the top of the sign. Signs relating to clubs, societies, orders, fraternities and the like shall be permitted as part of the community sign.

**Businesses may erect temporary on-site sandwich board signs** subject to the following criteria:

- No more than two sandwich board signs may be erected per business;
- Sandwich board signs shall not exceed four feet in height or three feet in width;
- Sandwich board signs shall be displayed during business hours only;
- Sandwich board signs shall not be placed on sidewalks; and
- Sandwich board signs shall not be placed in public road rights-of-way unless approved by the Jefferson County department of public works.

**Portable sandwich board signs** are subject to the following criteria:

- No more than two sandwich board signs may be erected per business;
- Sandwich board signs shall not exceed four feet in height or three feet in width;
- Sandwich board signs shall be displayed during business hours only; and
- Sandwich board signs, where located on sidewalks, shall provide a minimum of 36" of continuous horizontal clear space between the sign and any building or the edge of the sidewalk, to provide for the free passage of pedestrian traffic.

Sandwich-board signs shall be located on-site and not be placed on sidewalks.

**a)** Real estate signs are subject to the following additional criteria:

- Real estate signs shall be removed within seven days of either:
  - The date the new owner or lessee takes possession of the property, or
  - The date of the expiration of the listing;
- Shall not be more than 12 square feet in size and not exceed 8 feet above existing grade.

**b)** Off-site signs may only be allowed when the meet all of the following standards:

- Are directional in nature as defined in Section 18.30.150.(3)h).
i) Located on private property along a major or minor arterial; 
ii) Located not less than 600 feet from an intersection; and  
iii) No larger than 42-32 square feet.

Community banners: Banner signs no larger than 42-64 square feet and not placed on utility poles without the permission of the utility.

Hand held signs shall not exceed 42-16 square feet.

Nonconforming Signs. Legally established signs in place prior to the adoption of these standards and not in conformance with these standards shall be considered legal, nonconforming signs, and may remain as provided below:

a) Legal Nonconforming off-premises signs shall be removed within five years of adoption of the ordinance codified in an ordinance establishing a "wayfinding sign" program, which is intended to provide off-site sign locations where businesses can place signs. This code. Until then, such signs must be continually maintained, not relocated, and not structurally altered.

b) Legal Nonconforming on-premises signs may remain provided they are continually maintained, not relocated, and not structurally altered.

c) Billboards which are in place prior to the adoption of the ordinance codified in this code may remain provided they are continually maintained, not relocated, and not structurally altered.  

Temporary Signs. Temporary signs are exempt from the requirements to obtain a sign permit, are subject to the following standards:

b) a) Temporary signs shall be limited in size to 32 square feet and shall not obstruct safe visibility or of any motor vehicle mobile or pedestrian traffic. Temporary signs shall be secured in their location so as to not collapse, become airborne or otherwise cause a safety hazard. Unless otherwise noted, temporary signs may be displayed not more than 45 days within any 12 consecutive month period.

c) Event Signs and banners promoting public festivals, community or special events, and grand openings may be displayed up to 30 days prior to the event, and shall be removed no later than seven days after the event. The sponsoring entity is responsible for sign removal. Event signs may be located "off-site." To ensure consistency with this section, "Event" signs subject to the requirements of JCC 8.20 shall be reviewed by the Administrator, or designee, for a "special event permit."

d) 
e) Real estate signs are subject to the following additional criteria:

i) Real estate signs shall be removed within seven days of either:

(1) the date the new owner or lessee takes possession of the property, or
(2) the date of the expiration of the listing.

(3) Shall not be more than 12 square feet in size and not exceed 8 feet above existing grade as measured from the ground to the top of the sign.
g) Real estate signs are allowed subject to the following additional criteria:

i) Real estate signs shall be removed within seven days of either:
   (1) the date the new owner or lessee takes possession of the property; or
   (2) the date of the expiration of the listing.

ii) Subdivision Real Estate Sales Signs. Real estate signs advertising the sale of lots or dwelling units located within a subdivision shall be permitted; provided, that there shall be no more than 1 sign per subdivision entrance, and each sign shall be no greater than 32 square feet in area and no greater than 8 feet in height as measured from the ground to the top of the sign. These signs shall be removed within seven days following the initial sale of all lots or dwelling units closing within the subdivision.

iii) Signs in the public right-of-way, excepting governmental signs, must not exceed 4 square feet in size, not exceed 3 feet above existing grade as measured from the ground to the top of the sign and must include the name and contact information of the party posting the sign, the date of posting and must be removed by the party who posted the sign or their agent not later than 180 days after posting.

4010. Signs along state highways. All signs along state highways in Jefferson County are also subject to sign regulations and permit requirements established by the state of Washington. Property owners and sign installers should familiarize themselves with these requirements[cs1]. See Chapter 468-66 Washington Administrative Code.

4111. Substitution. Noncommercial signs are allowed in all districts and may be substituted for any sign expressly allowed under this ordinance code.

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Guidance to Create Findings for MLA12-00226
UDC Text Amendment
For
JCC 18.30.150 & 18.18.100
Sign Code

Proposed Amendment to:
Jefferson County
Unified Development Code, Title 18

June 18, 2014

To: Board of County Commissioners, Chair John Austin;
Department of Community Development, Director Carl Smith; and
Interested public of Jefferson County

Date: June 10, 2014

Attached: Proposed Text for JCC Chapter 18.30.150 and JCC 18.100 Signs

In preparing our recommendation, we have considered the growth management indicators and other
general guidance on required findings, pursuant to JCC 18.45.080, and therefore do hereby declare
the following findings and conclusions in support of our decision:

1. Deliberations—discussion of proposal and entering findings & conclusions

   "For all proposed amendments, the planning commission shall develop findings and
   conclusions and a recommendation which consider the growth management
   indicators set forth in JCC 18.45.050 (4)(b)(i) through (4)(b)(vii), as well as the
   following:"

   [NOTE: text from JCC 18.45.080 (1)(b). The indicators mentioned in .050 will be
   introduced and addressed later in this worksheet.]
a) Required findings; adapted from JCC 18.45.080 (1)(b)(i-iii):

(i) Have circumstances related to the proposed amendment and/or the area in which it is located substantially changed since the adoption of the Jefferson County Comprehensive Plan? [Answer 'yes' or 'no' and describe why]

PC Response: Yes. A citizen's lawsuit in 2006 resulted in a court order to void a portion of the Jefferson County sign code, related to constitutionally protected speech. This court ruling necessitates the proposed amendment.

(ii) Are the assumptions upon which the Jefferson County Comprehensive Plan is based no longer valid; or is new information available which was not considered during the adoption process or any annual amendments of the Jefferson County Comprehensive Plan?

PC Response: No. The Comprehensive plan is still valid.

(iii) Does the proposed amendment reflect current, widely held values of the residents of Jefferson County? [Answer 'yes' or 'no' and describe why]

PC Response: Yes. This proposed sign code amendment maintains a balance between providing constitutionally protected free speech, supporting economic development through the ample and effective use of signs, and upholding community held values for maintaining "rural character" by controlling the number, placement, type and size of signs.

"In addition to the required findings set for in [the subsection above], in order to recommend approval of a formal site-specific proposal to amend the comprehensive Plan, the planning commission must also make the following findings:"

b) Additional required findings, adapted from JCC 18.45.080 (4)(c)(i) through (4)(c)(viii)

(i) The proposed site-specific amendment meets concurrency requirements for transportation and does not adversely affect adopted level of service standards for other public facilities and services. [Answer 'yes'; 'no'; or 'not applicable' and describe why]
PC Response: N/A – The proposed sign code update is not site-specific.

(ii) The proposed site-specific amendment is consistent with the goals, policies and implementation strategies of the various elements of the Jefferson County Comprehensive Plan. [Answer ‘yes’, ‘no’, or ‘not applicable’ and describe why]

PC Response: N/A – The proposed sign code update is not site-specific.

(iii) The proposed site-specific amendment will not result in probable significant adverse impacts that cannot be mitigated, and will not place uncompensated burdens upon existing or planned service capabilities. [Answer ‘yes’ or ‘no’ and describe why]

PC Response: N/A – The proposed sign code update is not site-specific.

(iv) The subject parcels are physically suitable for the requested land use designation and the anticipated land use development, including planned surrounding land uses. [Answer ‘yes’ or ‘no’ and describe why]

PC Response: N/A – The proposed sign code update is not site-specific.

(v) The proposed site-specific amendment will not create a pressure to change in the land use designation of other properties, unless the change is in the long-term best interests of the county as a whole. [Answer ‘yes’, ‘no’, or ‘not applicable’ and describe why]

PC Response: N/A – The proposed sign code update is not site-specific.

(vi) The proposed site-specific amendment does not materially affect the land use and population growth projections that are the bases of the Comprehensive Plan. [Answer ‘yes’, ‘no’, or ‘not applicable’ and describe why]

PC Response: N/A – The proposed sign code update is not site-specific.
Within an Urban Growth Area, the proposed site-specific amendment does not materially affect the adequacy or availability of urban facilities and services to the immediate area and the overall UGA. [Answer 'yes', 'no', or 'not applicable' and describe why]

PC Response: N/A – The proposed sign code update is not site-specific.

The proposed amendment is consistent with the Growth Management Act (Chapter 36.70A RCW), the County-Wide planning Policies for Jefferson County, any other applicable inter-jurisdictional policies or agreements, and any other local, state or federal laws. [Answer 'yes' or 'no' and describe why]

PC Response: Yes. This proposed sign code amendment maintains a balance between providing constitutionally protected free speech, supporting economic development through the ample and effective use of signs, and upholding community held values for maintaining "rural character" by controlling the number, placement, type and size of signs.

c) JCC 18.45.050(4)(b)(i) through (4)(b)(vii)

Inquiry into the Growth Management Indicators:

i) Is growth and development as envisioned in the Comprehensive Plan occurring faster or slower than anticipated, or is it failing to materialize? [Answer 'yes' or 'no' and describe why]


ii) Has the capacity of the county to provide adequate services diminished or increased? [Answer 'yes' or 'no' and describe why]

PC Response: Diminished, due to lower tax revenues from lower economic activity as a result of the "great recession" of 2008-2009.

iii) Is there sufficient urban land, as designated and zoned to meet projected demand and need? [Answer 'yes' or 'no' and describe why]
PC Response: Yes, due to growth rates less than projected in the comp plan. However this indicator does not apply since this is not a Comp Plan amendment, but an amendment to the development code.

iv) Are any of the assumptions upon which the plan is based no longer found to be valid? [Answer 'yes' or 'no' and describe why]

PC Response: No. The assumptions in the Comp Plan are still valid, but growth is occurring more slowly than projected. The land use types, amounts and public facilities are still valid and appropriate to accommodate future growth, but the demand for the public facilities is anticipated to take longer than estimated due to slower growth rates.

v) Are there changes in the county-wide attitudes? Do they necessitate amendments to the goals of the Comprehensive Plan and the basic values embodied within the Comprehensive Plan Vision Statement? [Answer 'yes' or 'no' and describe why]

PC Response: No. This proposed sign code amendment maintains a balance between providing constitutionally protected free speech, supporting economic development through the ample and effective use of signs, and upholding community held values for maintaining “rural character” by controlling the number, placement, type and size of signs.

vi) Are there changes in circumstances which dictate a need for amendment to the Comprehensive Plan? [Answer 'yes' or 'no' and describe why]

PC Response: No. This proposed sign code amendment maintains a balance between providing constitutionally protected free speech, supporting economic development through the ample and effective use of signs, and upholding community held values for maintaining “rural character” by controlling the number, placement, type and size of signs.

vii) Do inconsistencies exist between the Comprehensive Plan and the GMA or the Comprehensive Plan and the Countywide Planning Policies for Jefferson County? [Answer 'yes' or 'no' and describe why]
PC Response: No. This proposed sign code amendment maintains a balance between providing constitutionally protected free speech, supporting economic development through the ample and effective use of signs, and upholding community-held values for maintaining "rural character" by controlling the number, placement, type, and size of signs.

**d) The Record**

1) In addition to the guidance provided by GMA, the County-Wide Planning Policies, the Jefferson County Code, and the Comprehensive Plan, what else is in the record with respect to this proposal? [Answer 'yes' or 'no' and describe why]

PC Response: Please see the attached: "Jefferson County Sign Code Update: Facts and Findings, April 2014", regarding the public record for this proposed amendment to the sign code.

2) Can assertions in the record be confirmed by information from other sources? [Answer 'yes' or 'no' and describe why]

PC Response: Yes. The attached Facts and Findings can be confirmed by public records, such as audio recordings, public notices, and meeting minutes (where available) of Planning Commission meetings.

3) Is the decision we are about to make based on the record? [Answer 'yes' or 'no' and describe why]

PC Response: Yes. The proposed decision is based on discussions by the Planning Commission and input by citizens and staff at multiple open public meetings before the Planning Commission and Board of County Commissioners, and at two public hearings. All of these events are part of the public record. Additional public records:

a) This proposed amendment is based on findings as required by JCC 18.45.080.
b) The two public hearings for this proposed amendment have been duly noticed per the requirements of JCC 18.45.080.
c) This proposed amendment has been duly assessed for environmental impacts via a SEPA Checklist, as required by Chapter 197-11 WAC (SEPA rules).
d) This proposed amendment recommendation is based on the record, following two open record hearings and following the close of the open record hearings, consideration by the Planning Commission of any written or oral comments.
e) This proposed amendment satisfies legal criteria.

f) This proposed amendment is being provided for a 60 day review to the Washington State Department of Commerce, Growth Management Services, as required by RCW 36.70A.106 (GMA).

4) Does the decision we are about to make, as far as we know, satisfy legal criteria?

[Answer 'yes' or 'no' and describe why]

PC Response: Yes. The proposed amendments to the sign code have been reviewed by the County's Deputy Prosecuting Attorney and found to meet legal criteria.

5) Is the decision we are about to make limited to the specific request at hand?

[Answer 'yes' or 'no' and describe why]

PC Response: Yes. This decision is limited to updating the County's sign code regulations.

Are there any additional findings of fact or conclusions of law pertinent to this decision?

PC Response: Yes. Please see the aforementioned Facts and Findings regarding the public record and other facts and findings for this proposed amendment to the sign code.

2. Repeat motion and vote (one of the following):

   a. In favor - Yea
   b. Opposed - Nay
   c. Abstain - I

Based on these findings, on June 18, 2014, the Jefferson County Planning Commission voted ___ to approve, ____ to deny and ____ abstentions for MLA 12-0026 and recommend that the BOCC approve / deny the Planning Agency's request to amend the JCC as proposed in MLA 12-0026.

Kevin Coker, Chair

Date

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'How to Decide' Supplement for Planning Commission
MLA12-00226 Sign Code

6-18-14
Page 7 of 7
Proposed Jefferson County Sign Code Amendment (MLA12-00226)
Facts and Findings
Planning Commission Public Hearing: June 18, 2014

1. In September, 2006 a lawsuit was filed in Clallam County Superior Court by a Jefferson County citizen challenging certain provisions of the sign ordinance, codified as JCC 18.30.150 Signs. The Citizen’s concerns centered on restrictions of free speech relating to political signs as outlined in JCC 18.30.150(2)(f).

2. In October of 2006, the Clallam County Superior Court issued an injunction preventing Jefferson County from enforcing section 18.30.150(2)(f) of the Jefferson County Code which states, "Personal signs on private property displaying personal messages such as "yard sale" or "no trespassing" or political signs not to exceed eight square feet."

3. On April 23, 2008, staff of the Department of Community Development (DCD) transmitted a staff report to the Planning Commission with recommendations for revising the sign code.

4. On May 8, 2008, The Planning Commission held a public hearing on proposed amendments to the sign code. Following the public hearing, the Planning Commission voted to recommend to the BOCC, certain amendments to the sign code. The vote for amendments was not unanimous and a “minority report” was submitted to the BOCC, dated May 15, 2008.

5. On May 27, 2008, the proposed amendments voted for by the Planning Commission majority were transmitted to the BOCC.

6. On June 16, 2008, the BOCC held a public hearing on the proposed sign code amendments. Following the public hearing, the BOCC voted to remand the sign code back to staff and the Planning Commission for additional work.

7. On May 21, 2012, the BOCC voted to put review and revision of the sign code on the DCD’s annual workplan for 2012. $10,000 was allocated from the County general fund to retain professional services for this work.

8. Following the BOCC action of May 21, 2012, DCD continued work on the Sign Code, under the permit application number: MLA12-226, to revise the sign codes for both JCC 18.30.150 (County at large) and JCC 18.18.100 (Port Hadlock) to be constitutionally sound and defensible under Federal and State requirements; and to add additional clarifying provisions.

9. To select a consultant, an informal “request for proposal” process was issued to three firms selected from the County’s small works roster. The selected consultant was Aaland Planning Services. A contract with this firm was signed on August 13, 2012.

10. Following execution of the consultant contract, DCD staff worked with the consultant to prepare revisions to the sign code.
11. On November 27, 2012, proposed revisions to the sign code were the subject of a public hearing before the Planning Commission. At the public hearing, public comments were received. The Planning Commission discussion at the hearing raised certain questions, and the Commission requested additional information, and did not take a vote on the proposed sign code amendments.

12. In response to the comments and questions at the November 27, 2012 public hearing, the consultant prepared a memo of issues dated December 31, 2012.

13. The Planning Commission continued discussion of potential amendments to the sign code at the Planning Commission meetings February 6, March 6, May 1, June 6, July 17, August 7, October 2, November 6, December 6, 2013, and January 15, and February 19, 2014. At the meeting of February 19, the Planning Commission reached consensus on the present draft of proposed sign code amendments, dated February 25, 2014.

14. On May 7, 2014, the Planning Commission intends to conduct a public hearing on proposed amendments to the sign code.

15. For sign regulations to be upheld as constitutional, court cases have tested them against the following principles: they need to be (1) justified without reference to the content of the regulated speech; (2) narrowly tailored to serve a significant government interest; and (3) leave open ample alternative channels for communication of information. The proposed revised sign code satisfies this test. The proposed sign code is consistent with the County’s Comprehensive Plan goals and policies to maintain “rural character”, as established by policies including the following:

16. The proposed sign code does not specify when a sign requires a building permit, as this cannot be ascertained with certainty without review of the sign application, and therefore, no prescriptive standard is set for such a requirement. Furthermore, the International Building Code does not specify such standards.

17. The proposed sign code does not define or make particular requirements for “political” or “campaign” signs. Instead, these signs will be controlled by whatever sign code rules apply in the underlying zone where these signs are located.

18. The proposed sign code for personal signs on private property limits the total sign area on each particular parcel of property but not the total number of signs, providing flexibility to users of these signs while setting an upper limit on total sign area.

19. The proposed sign code offers greater opportunity to use certain types of signs, including non-powered fluttering signs, rooftop signs and banner signs.

20. The proposed sign code provides greater usability through more definitions, increased clarity on time, manner and place of signs.

21. The proposed sign code does not make any distinction on the types of public signs that may be placed in the public right of way. Instead, a total time limit for any such signs is set.
22. The control of signs, including the size, number and location of signs, is consistent with comprehensive plan goals and policies support maintaining “rural character” though uses of appropriate “scale” of development.

Examples of such goals and policies from the adopted 2004 Comprehensive Plan:

Land Use and Rural Element

Goal: LNG 4.0: Establish and maintain the size and configuration of the County’s Rural Village Centers and provide for the development of appropriately scaled commercial uses.

Policies: LNG 4.2: Encourage a variety of commercial, retail, professional, tourist-related, community service, cottage industry, and residential uses, including duplexes, triplexes and assisted living facilities, within the designated boundaries of Rural Village Centers (RVC) at a scale appropriate to protect the rural character of the natural neighborhood.

LNG 4.6: Ensure visual compatibility of Rural Village Center commercial infill development with the surrounding rural area, through the creation and implementation of community based “rural character” design and development standards. Uses within Rural Village Centers shall be scaled and sized to preserve the natural character of the neighborhood.

Comprehensive Plan Appendix C – community involvement (excerpt)

Rural Aesthetics: Preserving views of natural beauty is key to maintaining rural character. Development activities should at the least be buffered from view to provide visual relief.

Rural Character: The size and scope of commercial developments should be consistent with the small town, rural and agricultural character.

RCW 36.70A030(14) GMA definition of rural character (excerpt):

“...rural character refers to the patterns of land use and development established by a county in the rural element of its comprehensive plan:"

a) In which open space, the natural landscape, and vegetation predominate over the built environment”....

23. Certain court cases are considered precedent setting for establishing case law regarding the permissible regulation of signs in order to be constitutional. Through multiple court cases, a “test” for whether sign regulations are constitutional has emerged with the following requirements:

a. They do not discriminate based on the content of the speech (content neutral).

b. They are narrowly tailored to serve a legitimate government interests.

c. They leave open ample alternative channels for communication.

Multiple court rulings have found that safety and aesthetics of a community are a legitimate government interest. Therefore, communities may regulate the “time, manner and place” of signs.

24. A few examples of precedent setting cases are shown below with the key legal ruling:
a. Metromedia, 453 U.S. at 507-08, and 511-12, U.S. Supreme Court.
   i. Regulating the size, height and location of signs is constitutional for promoting traffic safety and community aesthetics. For the same reasons, Billboards may be banned.

b. Collier vs. the City of Tacoma, 854 P2nd. 1046 (Washington 1993).
   i. Time limits on political signs are permissible to advance aesthetic interests.

c. National Advertising CO. v. City of Denver, 912 F.2nd 405 (10th Circuit Court)
   i. Off premise signs may be banned.

   i. A sign code is not content-based simply because an official must review the content of the sign to determine which provisions of the code apply.

e. Taxpayers v. Vincent, U.S. Supreme Court.
   i. Signs are content based if speech is regulated to favor some speech or viewpoints at the expense of others.

f. G.K. Travel v. City of Lake Oswego, 436 F. 3d 1064 (9th Circuit Court) 2006.
   i. Exemptions from code requirements for certain categories of signs (for instance public signs, legal notices, hospitals, etc) are not content-based, and instead are based on certain types of speakers, and not the speech.

   i. Local government may not prohibit temporary real estate signs in residential areas as it unduly restricts the flow of information.

h. South Suburban Housing Center v. Greater South Suburban Bd. of Realtors, 935 F.2nd 868 (7th Circuit Court) 1991.
   i. Restrictions on the size, placement and number of realty signs were upheld to protect aesthetics of community.
• Chimacum

Chimacum is a historic commercial area that includes a post office and is located adjacent to the public school, therefore serving as a focal point for the local community. Existing uses such as a farm equipment and supply store serve nearby agricultural activities in the Chimacum Valley, while other uses such as mini-storage provide a community level of service. The logical boundary recognizes and contains existing commercial uses and provides for limited infill on a parcel along Chimacum Road.

• Four Corners

The Four Corners Neighborhood/Visitor Crossroads, which historically served the nearby area with a sawmill, contains a convenience store and gas pump, a construction yard, and an auto recycling yard, an UPS distribution office, and a mini-storage rental. The boundary of this commercial area recognizes and contains the existing uses, and allows for limited infill development only through subdivision or redevelopment of existing parcels, all of which are developed.

3. General Crossroads - General Crossroads are existing commercial areas that provide a broad range of commercial goods and services for a higher population base in the northeastern part of Jefferson County. These areas provide several regional uses, as well as multiple uses at community levels of service. Uses in these areas include Convenience and Neighborhood/Visitor uses, as well as building materials, hardware and farm equipment, auto repair with subordinate auto sales, appliance sales and repair, clothing and accessories, mini-storage, RV repair and sales, and an expanded range of specialty stores, professional services, and public and social service offices. Performance standards for general commercial uses shall allow for sizes and scales of new development larger than those for Neighborhood/Visitor Crossroads, but be more limiting than those for Rural Village Centers.

• State Route 19/20 Intersection

Under the criteria for commercial crossroads boundaries, this area has been downsized considerably from 1994 zoning designations. Existing development on one side of State Route 19 was recognized and contained, consisting of a nursery/garden supply store, an auto dealership under a Binding Commercial Site Plan, and a vacant parcel with a vested building permit application. Commercial uses excluded from the crossroad include an auto repair business adjacent to residential uses and a drive-in movie theater. These uses have been excluded to limit access near an intersection with high traffic volumes and, prior to the installation of a traffic light, a relatively high incidence of accidents. Auto retail will be allowed in this crossroad only, in order to limit this regional commercial use from occurring in other crossroads.

Rural Village Centers

Rural Village Centers are established, historically settled areas with commercial uses that address most of the essential needs of the rural population, supply a large variety of goods and day-to-day services, and provide a broad range of professional and social services. The designated Rural Village Centers contain mixed residential and commercial uses, and are designated for residential as well as commercial uses according to historic patterns of mixed development.

Rural Village Centers are intended to provide for a mixture of commercial, residential, and community/public services uses. The infill allowed takes into account affordable housing goals through
limited multi-family (duplexes, triplexes) and assisted living/special needs housing, as well as by preserving the existing housing supply (see Housing Element). In addition to residential and commercial uses, land for community clubs, churches, public facilities, and social services are necessary to meet projected population growth and to preserve community identity. The table below provides figures for net acreage available for infill based on the Assessor’s land use codes.

### Table 3-7

<table>
<thead>
<tr>
<th>Rural Village Center</th>
<th>Total Land within RVC Boundary</th>
<th>Land in Vacant Parcels</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Acres / %</td>
</tr>
<tr>
<td>Brinnon</td>
<td>65.97 acres</td>
<td>19.24 acres 29.16%</td>
</tr>
<tr>
<td>Quilcene</td>
<td>50.54 acres</td>
<td>14.47 acres 28.63%</td>
</tr>
</tbody>
</table>

* Undeveloped parcels are defined as parcels that have a land use code of 9100 (undeveloped and unused land area) in the Jefferson County Assessor’s database.

Source: Current Land Use Codes of Commercial and Industrial Zones in Jefferson County, Washington, October 21, 2004

1. **Brinnon**

The historic community of Brinnon is located on U.S. Highway 101 at the mouth of the Dosewallips River. The traditional community boundaries are the river on the south, the steep valley wall to the north, and Hood Canal on the east. The designated core area consists of mixed commercial and residential uses. Existing uses, such as a nursery and a mixed commercial/residential short plat with an existing mini-storage and a new post office, have been included in the RVC, which was modified through adoption of the Brinnon Subarea Plan in 2002.

The boundary allows for areas of infill in Brinnon based on the distressed economy of the area as a result of decreased employment in logging and fishing. The seasonal increase in the visitor population is expected to increase in the future as a result of ongoing regional growth in Puget Sound. Limited areas of infill in the Brinnon Rural Village Center will provide employment opportunities for local residents in the transition to a more diversified economy as Brinnon attempts to promote small-scale tourist and recreation-oriented businesses based on a location on Highway 101 adjacent to the Olympic National Park.

Areas of limited infill are also provided in support of the community goal of an extended care or assisted living facility. A high priority for the community is a facility that allows elderly residents to stay in the community rather than moving away from family and friends to facilities elsewhere.

2. **Quilcene**

The historic community of Quilcene, similar to Brinnon, is distinct from the Port Hadlock and Port Ludlow communities because of a location at a distance from the Port Townsend UGA and a distressed economy due to the recent decline in forestry and fishing employment. Quilcene, located on Hood Canal and Highway 101 at the gateway to Olympic National Park, has an opportunity to serve visitors and seasonal residents to build a more diversified economic base.
Areas of commercial infill are intended to provide employment opportunities in a distressed and changing economy. Commercial development can take advantage of a high volume of visitors based on a location on both Highway 101 and Center Valley Road. The community is currently considering a public water system with the assistance of the County Health Department and the Jefferson County P.U.D. The amount of commercial infill development will depend on the availability of a water system. The Washington State Department of Ecology approved a water rights transfer in 2004 from the National Forest Service to the PUD with the intent of providing public water for Quilcene.

Community concerns in Quilcene, as in Brinnon, indicate a priority need for areas of infill in the commercial core area that might allow an assisted living or extended care facility for elderly residents of the community. Although such facilities will be permitted conditionally in residential areas, both communities prefer that they be located in the Rural Village Centers. While recognition of the existing commercial development pattern in Quilcene results in somewhat irregular boundaries, several commercial uses southeast and southwest of the boundary have been excluded in order to avoid creating a large area of infill that would promote sprawl.

The West End

The isolated western portion of Jefferson County has no existing commercial lands, and therefore no commercial land for that area was designated in this Plan. The West End is not projected to experience significant growth during the 20-year planning period, with a total 20-year population projection of 43 additional people. Convenience services are available at the Kalaloch Lodge store on National Park land and at a Quinault Nation convenience store at Queets. The regional decline of forestry and fishing has resulted in distressed economic conditions in this area. The decline of natural resource-based industries requires that new employment opportunities in available economic sectors areas be developed for a transition to a more diversified economy.

Although the population of the West End is limited, a significant number of people visit the tourist and recreation attractions of the area year-round. During the tourist season, the area experiences a large influx of visitors. Situated on U.S. Highway 101 between the mountain/rainforest and the ocean beach portions of Olympic National Park, the West End receives visitors from Puget Sound regional metropolitan areas, as well as national and international visitors. The Hoh and Quinault Indian Reservation communities are concentrated population centers that both contribute to and rely upon the West End economy.

In order to encourage employment opportunities in this economically distressed area, policies in this Plan allow commercial activities serving tourist-related uses to carry a broader range of goods and services to meet the needs of the local population (see LNP 7.6). In addition, policies for home businesses and cottage industries allow for greater flexibility under criteria specific to the West End (see LNP 6.1.12 and LNP 6.2.13).

Port Ludlow Village Commercial Center – Final Boundary

The Master Planned Resort of Port Ludlow has a large residential community that is served by a Village Commercial Center. The designated commercial area is consistent with the 1993 programmatic Environmental Impact Statement, and has been agreed to by community planning groups. Land use activities and performance standards will be regulated by the County, but may be limited to a somewhat greater degree by the Master Planned Resort’s internal community codes, covenants and restrictions.
Legal Existing Commercial Uses

In order to meet the requirements of the Growth Management Act, a number of commercial activities were not included within commercial area boundaries designated in this Plan. Valid legal existing commercial and industrial uses will be allowed to continue in business, to be replaced if destroyed, and to expand modestly within limits. The Comprehensive Plan provides specifics on the regulation of existing legal uses in Land Use Goal 8.0 that are intended to protect existing businesses that were established legally under previous regulations, while at the same time limiting the impacts of the activities on adjacent properties.

Evaluation of Rural Commercial Boundaries

The designation of Jefferson County’s rural commercial areas was guided by GMA criteria as applied to local circumstances. County decision-makers heard extensive public comment regarding the need to:

- Support the economic vitality of existing historic communities for the long-term viability and cohesion of those communities;
- Provide for local employment opportunities in rural areas of the county, in particular those distant from the City of Port Townsend UGA and Irondale/Hadlock UGA;
- Provide opportunities for limited multi-family, special needs, and affordable housing;
- Encourage diversification of the distressed economies of communities in the South County and the West End that are suffering from the decline of resource-based industries;
- Control the high traffic volumes on the limited number of major roadways which are frequently congested due to a substantial increase in seasonal visitors; and
- Preserve the rural character of communities.

Reduction in Commercial Land

The logical boundaries of commercial areas prevent development from expanding beyond existing developed areas. While areas of limited infill are provided within the designated built environment, a significant amount of undeveloped land was removed from commercial zoning status through implementation of the Growth Management Act in Jefferson County. There were 967 net acres zoned commercial in unincorporated Jefferson County in 1994. With adoption of the GMA-compliant Comprehensive Plan in 1998, that number was reduced 62% to 368 net acres zoned rural commercial. With adoption of a zoning map for the Irondale/Hadlock Urban Growth Area (UGA) in 2004, the effective percent reduction of commercial area from the 1994 zoning was reduced to 39%.

It should be noted that while Rural Crossroads are designated commercial lands, land within the boundaries of Rural Village Centers (RVCs) is designated as both commercial and residential land, as the existing uses are mixed to a degree that precludes separate designations within the boundaries. The commercial lands identified at Nessies’ Corner, Irondale Road, and the Port Hadlock RVC were redesignated as part of the Irondale/Hadlock UGA.
Evaluation of Commercial Boundaries With Respect to GMA Planning Goals

Urban Growth. The designation of rural commercial areas based on the requirements of RCW 36.70A.070(5)(d) prevents urban growth or urban-scale development outside of Urban Growth Areas by containing existing commercial areas based predominantly on the built environment as of July 1, 1990. Commercial uses will be restricted in implementing ordinances by a land use table that prevents certain regional uses from occurring in other rural commercial areas.

Reduce Sprawl. Jefferson County has recognized and contained existing areas and uses by establishing boundaries based on the built environment. The boundaries provide for limited infill and prevent the identified pattern of development from extending beyond the designated boundaries.

Transportation. Impacts of commercial areas on the county’s transportation network were reviewed by the Jefferson County Department of Public Works. The Public Works Department concluded that the designated commercial areas are consistent with the goals, policies and strategies contained in the Transportation Element. Future development will be reviewed for consistency with the goals and policies of the Plan. Because the areas designated are existing areas and infill is limited, traffic forecasts, which are based on population projections, are not affected. Opportunities for local employment have been provided to reduce traffic pressures that might otherwise require extensive improvements.

Housing. The commercial boundaries as drawn provide not only for limited commercial infill, but also allow for duplex and triplex housing as affordable housing options within Jefferson County’s historic Rural Village Centers and the Irondale/Hadlock UGA. Quilcene and Brinnon, at a greater distance from the UGAs, have prioritized the development of senior assisted living facilities in or near the Rural Village Centers.

Economic Development. The commercial boundaries as drawn provide for limited infill of commercial development in contained commercial areas outside of the County’s designated UGAs. Areas of infill in Quilcene and Brinnon are intended to promote employment and business opportunities for economically distressed communities.

Property Rights. The right of a property owner to utilize land is an important issue to all citizens of Jefferson County. Policies regarding legal existing uses, home-based businesses, and cottage industries will provide for the economic viability of businesses that are not included in designated commercial areas.

Permits. The Jefferson County Department of Community Development provides information to the public regarding changes in regulations related to Comprehensive Plan adoption and implementation, and corresponding development opportunities. Public participation during the revision of County ordinances will incorporate priorities for more timely and efficient permitting.

Natural Resource Industries. The commercial boundaries will contain uses which are incompatible with natural resource-based industrial uses and prevent low density sprawl, thereby helping to ensure the continuation of these industries.

Open Space and Recreation. The designated boundaries significantly reduce the area available for commercial land use activities. The boundaries promote the protection of the County’s scenic resources, open spaces and recreational opportunities.
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 purveyorship 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 purveyorship 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 as light industrial and associated commercial (LI/C), Quilcene and
Eastview Industrial Plat as light industrial (LI/M), and forest resource-based industrial zones (RBIZ) at Gardiner, Center, and the West End. All areas meet the following minimum criteria for designation of rural industrial land:

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.
Quilcene Industrial Area

The light industrial area at Quilcene was recognized in the final Plan based on criteria in 1997 amendments to the GMA allowing Counties to recognize and contain existing areas and uses of more intensive industrial development (RCW 36.70A.070(5)(d)). The industries need not be limited to those serving the local population. Other criteria and considerations used for this designation include: a minority report from the Planning Commission recommending a light industrial area in Quilcene, the need to provide local employment in an area of distressed economic conditions located at a distance from the Urban Growth Area, and the desire to reduce commuter-related traffic pressures on County roadways.

The existing industrial uses include a sawmill, a machine shop, and industrial storage. A vested project for additional industrial storage is the basis for recognition of an adjacent parcel. Light industrial uses allowed in the Quilcene Industrial Area include but are not limited to those described above for Glen Cove, with the exception of the associated commercial and retail uses.

Transportation access is adequate, as the area is on Highway 101. New development will be restricted until water supply issues related to adequate fire flow are addressed following the community election for a Local Utility District in late 1998.

Eastview Light Industrial/Manufacturing Zone

The Eastview Industrial Plat borders the Paper Mill Heavy Industrial Zone on the north. Eastview consists of six lots comprising about 8 acres that was platted in 1978. The current uses include storage, boat yard, and repair services.

Urban Industrial

Urban Industrial lands are not bound by the requirements for rural industrial lands in RCW 36.70A.070(5)(d), and has the ability to expand beyond the July 1, 1990 built environment. There is currently one example of Urban Industrial within the County, the Urban Light Industrial Zone within the Irondale/Hadlock UGA.

Urban Light Industrial

There are approximately 25 acres of land zoned for Urban Light Industrial within the Irondale/Hadlock UGA, most of which is currently used by a concrete batch plant and pre-existing gravel pit.

Major Industrial Development

If there is insufficient industrial land available within an urban growth area (UGA) for a large industrial operation or if a natural resource-based industrial operation needs to be sited adjacent to natural resources, there is a process within the GMA that allows for the siting of a major industrial development (MID) outside of a UGA. Additionally, GMA allows qualified counties to designate two master planned locations as part of Industrial Land Banks (ILBs) before December 31, 2007 for the specific purpose of siting MIDs. MIDs sited in rural lands either through a permitting process (RCW 36.70A.365) or within a designated ILB (RCW 36.70A.367) would be considered urban growth areas.
Facilitate the multiple use function of Rural Village Centers (RVC) by establishing siting and design criteria to provide buffering and mitigation between potentially incompatible uses.

Provide a density exemption to allow the segregation of lots on a parcel containing more than one dwelling unit and one septic system, provided that the dwelling unit and septic system were constructed prior to the adoption of the Comprehensive Plan on August 28, 1998.

**RURAL COMMERCIAL LAND USE**

**GOAL:**

**LNG 4.0**

Establish and maintain the size and configuration of the County’s Rural Village Centers and provide for the development of appropriately scaled commercial uses.

**POLICIES:**

**LNP 4.1**

The land use designation of Rural Village Center shall accommodate both commercial and residential land uses.

**LNP 4.2**

Encourage a variety of commercial, retail, professional, tourist-related, community service, cottage industry, and residential uses, including duplexes, triplexes and assisted living facilities, within the designated boundaries of Rural Village Centers (RVC) at a scale appropriate to protect the rural character of the natural neighborhood.

**LNP 4.3**

Establish logical outer boundaries based upon the criteria listed in RCW 36.70A.070(5)(d).

**LNP 4.4**

Concentrate and contain the existing built environment through development regulations allowing for infill development within Rural Village Center boundaries.

**LNP 4.5**

Ensure the provision of a variety of goods and day-to-day services and a limited range of professional, public, and social services through new infill development and existing development which addresses most of the essential needs of the rural population and the commuting/traveling public.

**LNP 4.6**

Ensure visual compatibility of Rural Village Center commercial infill development with the surrounding rural area, through the creation and implementation of community based “rural character” design and development standards. Uses within Rural Village Centers shall be scaled and sized to preserve the natural character of the neighborhood.

**LNP 4.7**

Evaluate the need for revised development regulations in Quilcene following a community Local Utility District election regarding a public water system, in order to address issues related to the adequacy of commercial fire flow.
LNP 10.2 Consistent with RCW 36.70A.367, consider the establishment of up to two Industrial Land Banks for the siting of MIDs.

LNP 10.3 Designate sufficient land for light industrial uses within the Irondale/Hadlock UGA.

GOAL:

LNG 11.0 Recognize and contain the following areas and uses of more intensive industrial development within boundaries that may allow for limited areas of infill development:

POLICIES:

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

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

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

LNP 11.4 Designate the Eastview Industrial Plat as Light Industrial/Manufacturing (LIM).

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 Center, Gardiner, and the West-End as Resource-Based Industrial Zones (RBIZ).

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.
LNP 13.2 Support cooperative resource and habitat management processes between stakeholders and local, state, federal and tribal governments by integrating cooperative agreements and plans into land use ordinances and regulations.
LNP 13.3 Work with resource-based industries to achieve compliance with all applicable regulations to protect environmental values and to protect surrounding land uses.
LNP 13.4 Ensure that land use activities adjacent to resource lands are sited and designed to minimize conflicts with resource management activities.

ENVIRONMENT

GOAL:
LNG 14.0 Preserve the functions and values of critical environmental areas and protect development from the risks of environmental hazards.

POLICIES:
LNP 14.1 Ensure that land use decisions are based on land use ordinances which are in compliance with the Critical Areas Ordinance and all applicable state and federal environmental laws.
LNP 14.2 Allow residential, commercial, and industrial development in a manner that minimizes risk from flooding, earth movement, shoreline erosion, and other natural hazards.
LNP 14.3 Support cooperative ecosystem and habitat management processes between stakeholders and local, state, federal and tribal governments.
LNP 14.4 Ensure that land use decisions along Jefferson County shorelines protect the shoreline environment, facilitate public access, recognize the needs of water-oriented activities and cooperate with regional plans for protection and management of shorelines. In areas of the County under the jurisdiction of the Shoreline Management Act (Chapter 90.58 RCW), activities which are water-oriented will be preferred over those activities which
HOUSING ELEMENT

PURPOSE: The purpose of the Housing Element is to assess future needs for housing in Jefferson County by examining existing residential patterns, demographic trends and projected population growth. Based upon these identified needs, policies are recommended to encourage safe, affordable and decent housing options for all County residents, consistent with the requirements of the Growth Management Act.

RELATIONSHIPS WITH OTHER ELEMENTS OF THE PLAN

Because of the existence of complex housing issues, several other elements of the Plan analyze specific aspects of these issues and propose methods to address them. However, this Element addresses the full range of housing challenges and opportunities that will confront Jefferson County over the 20-year planning period, while integrating the specific perspectives and methods from other elements that address housing. These other elements are referenced where appropriate throughout the goals, policies and strategy sections to support and enhance the techniques that have been developed in other elements.

HOUSING BACKGROUND AND EXISTING CONDITIONS

Introduction

The first step in assessing the present and future housing requirements of Jefferson County is to analyze the characteristics of its existing and projected population, including age, household size, income, location and special needs. These characteristics provide an indication of the nature of the demand for housing over the 20-year planning period. The population of Jefferson County is given as 26,299 in 2000 and is projected to increase by approximately 13,840 people by the year 2024.

The second step in assessing the housing requirements of County residents is to analyze the characteristics of the existing and expected housing supply, including location, size, cost, and condition.

By comparing the needs of the population to the available housing stock, gaps in the housing market can be identified.

1. Where to direct population growth given environmental constraints, the cost of providing public services, and the requirements of the Growth Management Act;
2. How to ensure that a range of housing types and prices are available; and,
3. How to maintain and enhance the vitality and character of established rural residential neighborhoods.

Demographics

Past and present trends in demographics are the starting point for considering housing demand issues. These characteristics determine housing amounts, types, age, distribution, and price needed to shelter the Jefferson County population.
Population and Household Growth

While population growth is the most important indicator of increased demand for the majority of goods and services, demand in housing markets is driven by the number and types of households that are competing for the available housing stock. Growth in population and households are related, but not identical.

The number and types of households in a community are important indicators of the scale and nature of the housing needs of the community. A household includes all people living in one housing unit, whether or not they are related.

An assessment of the present and future demand for housing in Jefferson County should be based upon household growth, not population growth. Household size in Jefferson County has been decreasing steadily for the last two decades. Table 5-1 provides a summary of the projected household growth in Jefferson County, as of the adoption of the Comprehensive Plan in 1998.

Table 5-1
Projected Jefferson County Households, 1996-2016

<table>
<thead>
<tr>
<th></th>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Incorporated Areas:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Port Townsend</td>
<td>3,560</td>
<td>4,717</td>
<td>6,250</td>
<td>2,690</td>
<td>75.56%</td>
</tr>
<tr>
<td><strong>Unincorporated Areas:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Quimper Peninsula (including Glen Cove)</td>
<td>1,361</td>
<td>1,670</td>
<td>1,950</td>
<td>589</td>
<td>43.28%</td>
</tr>
<tr>
<td>Marrowstone Island</td>
<td>381</td>
<td>436</td>
<td>474</td>
<td>93</td>
<td>24.41%</td>
</tr>
<tr>
<td>Tri-Area (Kala Point, Irondale, Port Hadlock, and Chimacum Crossroads)</td>
<td>1,730</td>
<td>1,981</td>
<td>2,250</td>
<td>520</td>
<td>30.06%</td>
</tr>
<tr>
<td>Discovery Bay (including Gardiner)</td>
<td>425</td>
<td>504</td>
<td>590</td>
<td>165</td>
<td>38.82%</td>
</tr>
<tr>
<td>S. Chimacum / Inland Valleys / Center</td>
<td>563</td>
<td>671</td>
<td>752</td>
<td>189</td>
<td>33.57%</td>
</tr>
<tr>
<td>Port Ludlow Planned Community</td>
<td>631</td>
<td>1,189</td>
<td>1,936</td>
<td>1,305</td>
<td>206.81%</td>
</tr>
<tr>
<td>North Port Ludlow</td>
<td>287</td>
<td>346</td>
<td>424</td>
<td>137</td>
<td>47.74%</td>
</tr>
<tr>
<td>Paradise Bay / Shine / Thorndyke</td>
<td>374</td>
<td>489</td>
<td>629</td>
<td>255</td>
<td>68.18%</td>
</tr>
<tr>
<td>Toandos Peninsula (including Coyle)</td>
<td>179</td>
<td>219</td>
<td>266</td>
<td>87</td>
<td>48.60%</td>
</tr>
<tr>
<td>Quilcene (including Lake Leland)</td>
<td>569</td>
<td>676</td>
<td>802</td>
<td>233</td>
<td>40.95%</td>
</tr>
<tr>
<td>Brinnon</td>
<td>565</td>
<td>707</td>
<td>867</td>
<td>302</td>
<td>53.45%</td>
</tr>
<tr>
<td>West End</td>
<td>334</td>
<td>346</td>
<td>356</td>
<td>22</td>
<td>6.59%</td>
</tr>
<tr>
<td><strong>Unincorporated County Totals</strong></td>
<td>7,399</td>
<td>9,234</td>
<td>11,296</td>
<td>3,897</td>
<td>52.66%</td>
</tr>
<tr>
<td><strong>Jefferson County Total</strong></td>
<td>10,959</td>
<td>13,951</td>
<td>17,546</td>
<td>6,587</td>
<td>60.11%</td>
</tr>
</tbody>
</table>

Household Size and Type

Table 5-2, illustrates that the majority of households are two persons or less based upon the 2000 Census data. Nearly seventy percent (69.5%) of Jefferson County households were comprised of one or two persons. Less than seven percent (6.5%) of households were larger than four persons.
Table 5-2
Household Type and Size

<table>
<thead>
<tr>
<th>Persons per Household</th>
<th>Percent of Households</th>
<th>Percent of Family Households</th>
<th>Percent of Non-Family Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>28.5%</td>
<td>N/A*</td>
<td>82.5%</td>
</tr>
<tr>
<td>2</td>
<td>44.3%</td>
<td>15.6%</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>12.7%</td>
<td>1.3%</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>9.3%</td>
<td>0.4%</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>3.4%</td>
<td>0.2%</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>1.2%</td>
<td>0.0</td>
<td></td>
</tr>
<tr>
<td>7+</td>
<td>0.6%</td>
<td>0.0</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>100.0%</td>
<td>100.0%</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

*One person households are automatically considered non-family.*

This small household size has important implications for analyzing and determining future housing demand. Smaller households mean greater competition for housing resources. However, these households require smaller housing units to meet their needs, which could present opportunities for alternative affordable development techniques and housing types.

The decrease in household size is due in large part to demographic trends within the population of Jefferson County. An aging population, combined with in-migration of retired persons, has resulted in significant changes to the types of households in the housing market. The median age in Jefferson County is 47. This helps to explain why the majority of households are comprised of one or two persons, because this is about the time when the children leave home. The Master Planned community of Port Ludlow accommodates a significant number of seniors who in-migrate from other counties and, in some cases, from other states.

As further discussed in the Special Needs Housing section below, this growing number of senior households will have significant effects on future housing needs in Jefferson County.

**Household Income**

The relationship between household income and housing cost is the main factor affecting the ability of Jefferson County residents to afford adequate housing. As discussed in the Jefferson County Economic Assessment (2003), by Dr. Paul Sommers, real wages have been steadily declining. Over the period 1970-2000, real wages, adjusted for inflation, have decreased twenty-seven percent (27%).

Housing costs have increased significantly over this same period. Therefore, the decline in real wages has had serious implications for the affordability of housing in Jefferson County. Because housing costs have been appreciating at a faster rate than wages, households must spend larger percentages of their income on shelter.

Not surprisingly, in a housing market, income determines the type and size of housing that a household can obtain. When household income increases, housing consumption increases. Generally, upper income households spend a smaller percentage of their incomes on housing costs, although the amount they spend on housing costs may be greater. Conversely, the lowest income households are most likely to be paying the most for shelter relative to their incomes.
Despite difficulties in collecting income data, this information is important because it can be used to calculate median household income. Median income is defined as the mid-point of all of the reported incomes. That is, if the reported incomes were sorted by amount, half the number of households had higher incomes and half had lower incomes than the median. Median household income is used because the median is less susceptible to being influenced by a small number of very high or very low incomes than average income.

In 1997, Jefferson County’s median income was estimated to be $30,987. The 2000 Census estimated the median County income to be $37,869. The relatively high median income for a rural county such as Jefferson County reflects the influx of a large number of financially secure retirees with transfer payments.

The definitions of very low, low, and moderate income households are established by the U.S. Department of Housing and Urban Development (HUD). These income levels are based on fixed percentages of the area’s median income for a household of four. These categories are used to evaluate and prioritize the relative housing needs of income groups that may require housing assistance.

Housing Stock

Past and present trends in the housing stock are the starting point for considering housing supply issues. The housing stock in Jefferson County is the total of all occupied and vacant habitable housing units.

Inventory and Type

Table 5-3 illustrates the number and type of housing units in Jefferson County based upon the 2000 Census data.

<table>
<thead>
<tr>
<th>Type of Housing</th>
<th>Number of Units</th>
<th>Percent of Total Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Detached</td>
<td>10,181</td>
<td>72.0%</td>
</tr>
<tr>
<td>Attached</td>
<td>252</td>
<td>1.8%</td>
</tr>
<tr>
<td>Total Single Family</td>
<td>10,433</td>
<td>73.8%</td>
</tr>
<tr>
<td>Multi-Family</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 to 4 Units</td>
<td>465</td>
<td>3.3%</td>
</tr>
<tr>
<td>5 to 9 Units</td>
<td>150</td>
<td>1.1%</td>
</tr>
<tr>
<td>10 or More Units</td>
<td>502</td>
<td>3.5%</td>
</tr>
<tr>
<td>Total Multi-Family</td>
<td>1,117</td>
<td>7.9%</td>
</tr>
<tr>
<td>Mobile, Manufactured</td>
<td>2,177</td>
<td>15.4%</td>
</tr>
<tr>
<td>Boat, RV, van, etc.</td>
<td>417</td>
<td>2.9%</td>
</tr>
<tr>
<td>Total for Rural County</td>
<td>14,144</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

The majority of housing units in unincorporated Jefferson County are single family structures, which corresponds to the County’s rural nature. Single family structures are traditionally the least affordable housing type. As a result of the relatively small percentage of multi-family units, mobile and manufactured homes are a major source of affordable housing in the County. Most mobile and manufactured homes are sited on small parcels, which further reduces the cost of this housing type. In
(2) Rural Commercial.
(a) Rural Centers (Rural Village Center) (RVC). Rural village centers provide for most of the essential needs of the surrounding rural population and the traveling public. These areas supply a variety of basic goods and day-to-day services, while also providing a limited range of professional, public and social services. They are typically small, unincorporated commercial and residential community centers that provide rural levels of service and serve as a focal point for the local population. The boundaries of the rural village centers are predominantly defined by the contained, built environment as it existed in 1990 or before, as required by RCW 36.70A.070(5)(d). Designated rural village centers include: Quilcene and Brinnon.

(b) General Crossroads (GC). General crossroads are existing historic commercial areas that provide a broad range of commercial goods and services for a larger population base in the northeastern part of Jefferson County. There is one general crossroads designation identified in Jefferson County: SR 19/20 Intersection.

(c) Neighborhood/Visitor Crossroads (NC). Neighborhood/visitor crossroad districts serve the nearby rural neighborhood and the commuting or traveling public. These historic areas typically provide an extended range of goods and services by establishment of restaurants, taverns/bars, auto part stores, hotel/motels and a limited range of specialty and professional services. There are five neighborhood crossroads identified in Jefferson County: Mats Mats, Discovery Bay, Four Corners, Chimacum and Gardiner.

(d) Convenience Crossroads (CC). Convenience crossroads consist of a single commercial property at a historical crossroads. Typically, the existing commercial use is a convenience or general store with associated uses that provide a limited selection of basic retail goods and services for the local population and the commuting or traveling public. Land uses are not oriented to markets beyond the local rural population. There are three convenience crossroad designations in Jefferson County: Nordland, Beaver Valley and Wawa Point.

(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 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, Center Valley, and the West End.

(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]
18.15.020 Resource lands.

This land use class includes three main categories and several distinct “districts.”

1) Agricultural Resource Lands (AG).

(a) Prime Agricultural Lands (AP-20). The purpose of the prime agricultural lands district is to protect and preserve areas of prime agricultural soils for the continued production of commercial crops, livestock, or other agricultural products requiring relatively large tracts of agricultural land. It is intended to preserve and protect the land environment, economy and lifestyle of agriculture in Jefferson County. These lands must be protected as “agricultural lands of long-term commercial significance.”

(b) Agricultural Lands of Local Importance (AL-20). The purpose of the agricultural lands of local importance district is to protect and preserve parcels of land which, while not necessarily consisting of prime agriculture soil or relatively large acreage, are still considered important to the local agricultural economy, lifestyle and environment. As such they deserve protection as “agricultural lands of long-term commercial significance.”

2) Forest Resource Lands (FOR).

(a) Commercial Forest (CF-80). The purpose of the commercial forest district is to ensure large tracts of forest lands of long-term significance are protected from incompatible uses thereby sustaining the ability of forest resource extraction activities to be maintained as a viable commercial activity.

(b) Rural Forest (RF-40). The purpose of the rural forest district is to ensure forest lands of long-term significance are protected from incompatible uses thereby sustaining the ability of forest resource extraction activities to be maintained as a viable commercial activity, while allowing for diversity in the size of forest tracts.

3) Inholding Forest (IF). This district encompasses parcels at least 20 acres in size that are entirely surrounded by designated forest resource lands and that are not vested for development under Washington State law.


(a) Mineral Resource Lands Overlay District (MRL). The mineral resource land district is to provide for the conservation of mineral lands of long-term commercial significance (Article VI-C of this chapter). The intent of this district is to aid in sustaining and enhancing mineral extraction and processing activities of long-term commercial significance by protecting designated lands from incompatible development and to allow for the continued contribution of mineral lands to the Jefferson County economy. [Ord. 8-06 § 1]

18.15.025 Master planned resort.

Per RCW 36.70A.360, a new master planned resort means a self-contained and fully integrated development with primary focus on resort destination facilities that includes short-term visitor accommodations associated with a range of indoor and outdoor recreational facilities within the property boundaries in a setting of significant natural amenities. A resort may include other residential uses, but only if the residential uses are integrated into and support the on-site recreational nature of the resort.

(1) Port Ludlow Master Planned Resort (MPR). The only existing officially designated master planned resort in the county is the Port Ludlow MPR, which is designated in accordance with RCW 36.70A.362 as an existing master planned resort and is subject to the provisions of JCC Title 17. The master planned resort of Port Ludlow is characterized by both single-family and multifamily residential units with attendant recreational facilities including a marina, resort and convention center. The master planned resort of Port Ludlow also includes a large residential community. The entire resort is served by a village commercial center, which accommodates uses limited to serving the resort and local population. The master planned resort's internal regulations and planning restrictions such as codes, covenants and restrictions may be more restrictive than the requirements in JCC Title 17. However, Jefferson County does not enforce private codes, covenants and restrictions. [Ord. 8-06 § 1]
Jefferson County Planning Commission Periodic Update Survey

1. In what area of the county do you live?
   - Port Hadlock
   - Port Ludlow
   - Port Townsend (Unincorporated area)
   - Chimacum
   - Shine
   - Coyle
   - Quilcene
   - Brinnon
   - Gardiner
   - Marrowstone
   - West End
   - Other (please specify) _________________________________

2. What is your preferred method for receiving notices and information on future Planning Commission meetings?
   - Newspaper Announcement
   - Email
   - Flyer at community center
   - Flyer at post office
   - Flyer at store
   - Notice in local paper/newsletter/email group
   - Other (please specify) _________________________________

3. How familiar are you with the Jefferson County Comprehensive Plan?
   - Very Familiar
   - Somewhat Familiar
   - Know it exists
   - Never heard of it

4. Please rank these goals in importance to you, personally on a scale of 1-6, one being the most important? (1=highest)
   1. Maintain and encourage a small town rural atmosphere
   2. Promote, encourage, and reinforce a sense of community identity
   3. Maintain a balanced community that continues to provide for and encourage a diversity of activities, interests, and lifestyles
   4. Protect and enhance the natural environment
   5. Maintain and encourage economic growth and stability
   6. Ensure and protect property owners' rights
   7. Other (please specify) _________________________________
5. The Comprehensive Plan governs how land is used in the county; how many, what type, and where we place business, homes, farms, etc. This affects privacy, noise, congestion, appearance, shopping opportunities, tourism, and your enjoyment of your home. Considering the six goals listed in question 4, how satisfied are you with the current land use in your area?
   Very Happy
   So-So
   Unhappy
   Comments? ________________________________________

6. What is the best thing about your area? _________________________________

7. What is the first thing you would fix in your area? __________________________

8. What does your area need the most right now? Please rank them with number 1 being the most important.
   1. Multi-family housing
   2. Senior housing
   3. Affordable Housing
   4. More local businesses
   5. Jobs
   6. Better public transportation
   7. Environmental Protection
   8. More aquaculture
   9. More local farms
   10. More small residential sites
   11. Open the hotel
   12. More business zoning
   13. More Public Recreation spaces
   14. Other (please specify) _______________________________________

8. Optional: Provide your name and email address if you would like to be added to the Planning Commission email list.
   Name: __________________________________________
   Email: ___________________________________________
   Date of response: _________________________________

Please return this survey to:
Jefferson County DCD
621 Sheridan St
Port Townsend, WA 98368

Or email to: PlanComm@co.jefferson.wa.us