



CHARTING A COURSE Irondale & Port Hadlock Urban Growth Area



FAQ (FREQUENTLY ASKED QUESTIONS) ABOUT UGAs

1. What is the Growth Management Act (GMA)?

The GMA is legislation that requires counties to undertake land use planning. The Act requires counties and cities to plan for the population expected over the next 20 years and how they will provide and finance the public services such as roads, fire and police protection, and sewer and water to support that projected growth. The GMA mandate is that new development pays for itself rather than spreading that cost to the taxpayers at large.

2. What is an Urban Growth Area (UGA)?

A UGA is an area that is urban, as opposed to rural, and designed for more intense commercial and business uses where future development is to be focused. Unless an area is designated as a UGA, the full range of public services cannot be provided. The Washington State Growth Management Act (GMA) allows counties to designate unincorporated UGAs. This is what Jefferson County did in December of 2002 by designating a UGA in the Irondale and Port Hadlock area. Jefferson County now has two UGAs to serve its residents – Port Townsend UGA and the Irondale/Port Hadlock UGA.

3. How large is the Irondale and Port Hadlock UGA?

The Irondale and Port Hadlock UGA contains approximately 1300 acres. The City of Port Townsend UGA contains approximately 4500 acres.

4. How many people live in the Irondale and Port Hadlock UGA and how many are expected to reside there in 20 years?

Approximately 2,550 people currently live in the Irondale and Port Hadlock UGA. An additional 2,350 people are anticipated within the UGA over the next 20 years resulting in a projected year 2024 population of just under 5,000 residents.

5. What does UGA designation mean for those of us within the UGA?

When county government designates an area as a UGA, they make a commitment to serve the projected population in that area with the full range of public services as they become necessary. This means that capital facilities such as sewer, water and stormwater management infrastructure will be provided or **planned** for at some point in the 20 year planning period. Also, the land use zoning within the UGA will reflect a commitment to accommodate a higher level of commercial and residential development.

- 6. What type of land use zoning is allowed for the Irondale and Port Hadlock UGA?**
Higher residential densities are permitted in urban areas to accommodate the projected population. Land use districts and densities have been proposed for the Irondale and Port Hadlock UGA including 90 additional acres of commercially zoned land and 24 acres of light industrially zoned land. However, these land use zoning changes cannot take place until completion of general sewer planning and capital facilities planning in the fall of 2004.
- 7. What is the status of the Irondale and Port Hadlock UGA?**
The County designated the Irondale and Port Hadlock UGA. On August 25, 2003, the Western Washington Growth Management Hearings Board (WWGMHB) ruled that the Irondale and Port Hadlock UGA designation was in compliance with the GMA. The WWGMHB did require that the Capital Facilities Plan (CFP) should be completed before the County includes the UGA on its land use planning maps. The intention of the County is the adoption of a capital facilities plan for the fall of 2004.
- 8. Is the Irondale and Port Hadlock UGA permanent?**
The boundary is intended to remain in effect through the GMA mandated 20 year planning horizon. Any proposal to either enlarge or reduce the UGA boundary would need to go through a formal public review process.
- 9. What are the benefits of UGA designation to the residents?**
Those residents within a UGA benefit from the public services that will be provided. These services may include sanitary sewer service, water service and stormwater management infrastructure. This designation will allow Irondale and Port Hadlock to continue to grow and develop along the same lines as historical patterns.
- 10. What are the benefits of UGA designation to the business community?**
A greater intensity of land development is allowed within UGAs. Also, the installation of sewers will allow land within commercially zoned areas currently used for on-site septic systems to be available for additional commercial use. This will permit the commercial sector to be better able to provide goods and services to the residents.
- 11. Will any local government be formed, or will the Irondale and Port Hadlock UGA remain under the jurisdiction of the Board of County Commissioners?**
The Board will remain as the governing body for the Irondale and Port Hadlock UGA. With UGA designation, the Irondale and Port Hadlock UGA could legally incorporate.
- 12. How will the sewers be funded?**
There are a variety of ways to finance sewer construction. The most likely scenario for financing commercial area sewer improvements would be through the establishment of a local improvement district (LID). A special assessment district could be created under the LID and the benefiting properties would see an annual sewer assessment that will help repay the cost of implementation of the service. Federal and state grants may also be available to fund much of the planning and construction of the new sanitary sewer service.
- 13. Where can I find more information?**
For more information please contact Randy Kline in the Jefferson County Department of Community Development at 360.379.4464 or rkline@co.jefferson.wa.us

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