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County Commissioners continue work on the Irondale/Port Hadlock Urban Growth Area

Port Townsend, WA—During the morning session of the County Commissioners, two decisions were issued by the Board regarding the future of the Irondale/Port Hadlock area.

After development regulations for the Urban Growth Area (UGA) were adopted in August 2004, an appeal was filed in October 2004 to the Western Washington Growth Management Hearings Board, with a Final Decision and Order issued on May 31, 2005 determining that the County's capital facilities plan "fails to show firm funding for sewer service within the next six years" and "does not provide sanitary sewer through the new UGA over the 20-year planning period."

"The decisions made by the County Commissioners this morning were two-fold," said Al Scalf, director of the Department of Community Development. "The first is that the area will immediately return to rural development standards and the second is that the County staff has been directed to continue to work on a General Sewer Plan and Engineering Report to implement the UGA."

Earlier in the spring, Public Works had issued a Request for Proposals to complete and finalize a General Sewer Plan, resulting in a full Engineering Report, which is required prior to construction of the sewer facility. There are four consulting firms in the final running that will be interviewed over the next several weeks, with a decision to select one of the applicants by mid-summer.

In returning the Irondale/Port Hadlock area to rural density standards, the rural commercial zoning of the Hadlock core becomes a Rural Village Center (RVC) once again. The intersections of Irondale Road and Rhody Drive, as well as Ness' Corner Road and Rhody Drive, return to the status of being commercial General Crossroads. The residual area of the previous designated UGA reverts back to Rural Residential 1 dwelling unit per 5 acres (RR 1:5) for the purpose of any future subdivision. Existing lots of record can be built on subject to local regulations and health standards.

Discussions on centralized sewage treatment will continue with the County Commissioners as decisions on a final site location and funding mechanisms become more defined.

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