

LAND USE AND RURAL ELEMENT

PURPOSE: The purpose of the Land Use and Rural Element is to establish goals and policies that describe land uses, land division densities and development regulations that protect rural character and are consistent with all other requirements of the Growth Management Act.

INTRODUCTION

Jefferson County is a rural county. This Comprehensive Plan establishes land use designations and regulations for unincorporated areas of Jefferson County. Only some regulations (such as the Shoreline Master Program) apply to areas under Federal and State ownership. As over 77% of Jefferson County's total land area is within Olympic National Park, Olympic National Forest, and State forestland, the portion of the county left for the County government to designate under this Plan is relatively small. The City of Port Townsend has a separate comprehensive plan and coordinates planning with the County through the County-wide Planning Policies (see Appendices).

The integration of GMA requirements to protect rural character and prevent low-density sprawl is accomplished by integrating the Land Use and Rural elements. Exceptions to the County's rural designations include the Port Ludlow Master Planned Resort and the Irondale/Hadlock Urban Growth Area.

LAND USE AND RURAL STRATEGY GUIDELINES

Based on the requirements of the Growth Management Act, County-wide Planning Policies, community input, and Growth Management Hearings Board rulings, Jefferson County determined that the County's land use and rural strategy must include the following key policy guidelines:

- The County must ensure that an adequate supply of rural residential land is available to accommodate the projected rural residential population growth.
- The County must ensure that rural areas, which may have more platted lots than needed to address population growth (and allow for market factors), are designated for low-density residential development that is consistent with the historical pattern of growth and prevents a new pattern of sprawling development. A variety of densities, such as 1 residential unit per 5 acres (1:5), 1:10, and 1:20, shall be used to designate rural lands.
- The County must ensure that rural areas of more intensive residential, commercial and industrial development are contained in a manner that preserves rural character.
- The County must ensure that rural commercial development located outside designated Urban Growth Areas is appropriately scaled to serve the needs of the local rural community and the traveling public, and to protect and enhance rural character.

In order to develop a land use and rural strategy that encompassed the policy guidelines, it was necessary to:

- Identify rural population projections;
- Allocate growth proportionately throughout the unincorporated areas of the County;
- Develop an inventory of existing residential and commercial development and platting patterns;

- Consider the effects of increased population in the rural areas on commercial, industrial, and residential land use designations;
- Consider local circumstances as they affect land use decisions; and
- Recognize the deference given to local legislative bodies through ESB 6094 and identify local circumstances to be addressed.

Once this inventory and analysis was performed, the land use designations and the goals, policies, and strategies were prepared to define a residential, commercial, and industrial land use strategy consistent with the provisions and intent of the GMA.

The GMA and Growth Management Hearings Board decisions did not provide a definition of “rural” prior to 1997. The following definition of rural character was included in the 1997 amendments to the GMA:

“...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;*
- (b) That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas;*
- (c) That provide visual landscapes that are traditionally found in rural areas and communities;*
- (d) That are compatible with the use of the land by wildlife and for fish and wildlife habitat;*
- (e) That reduce the inappropriate conversion of undeveloped land into sprawling, low-density development;*
- (f) That generally do not require the extension of urban governmental services; and*
- (g) That are consistent with the protection of natural surface water flows and ground water and surface water recharge and discharge areas.” RCW 36.70A030(14)*

The land use designations and the goals and policies of this element have been developed to meet these criteria. Goals and policies of other elements of the Comprehensive Plan have been evaluated for consistency with the protection of rural character as defined above, and by the other factors contributing to local “rural character” as provided under the full text of the amendment.

POPULATION PROJECTIONS

The Office of Financial Management (OFM) publishes population projections for cities and counties for use with planning under GMA. OFM published *Population Trends* in April 2001 as Washington State’s official population figures. These estimates are cited in numerous statutes using population as a criterion for fund allocations, program eligibility, or program operations and as criteria for determining county participation in the Growth Management Act.

The City of Port Townsend and Jefferson County developed a population projection and urban population allocation for the City of Port Townsend, Irondale/Hadlock UGA, and the Port Ludlow MPR based on the OFM projections. The County passed Resolution #55-03 on September 22, 2003, adopting the Updated Population Forecast. The population forecast is summarized in Table 3-1.

Table 3-1

**Jefferson County and City of Port Townsend
20-Year Population Projection and Distribution**

	2000 Population	Anticipated Growth (2000-2024)	Projected 2024 Population	Percentage of Total Countywide Growth	Compound Annual Growth Rate
Port Townsend UGA (incorporated)	8,344	4,985	13,329	36%	1.97%
Irondale/Hadlock UGA (unincorporated)	2,553	2,353	4,906	17%	2.76%
Port Ludlow MPR (unincorporated)	1,430	2,353	3,783	17%	4.14%
Unincorporated Rural & Resources Areas	19,972	4,149	18,121	30%	1.09%
County-wide Total	26,299	13,840	40,139	100%	1.78%

Sources: 2000 US Census and 2002 Washington State OFM Population Forecasts

DESIGNATION OF RURAL RESIDENTIAL DENSITIES

Jefferson County's rural lands strategy is the best means available to retain open space, environmental qualities, traditional land uses, and other elements of rural character through low density residential development, small-scale rural village centers and crossroads, limited areas for light industry, and, where appropriate, resource-based and major industrial development that cannot be accommodated within a UGA.

Density designations and development regulations ultimately guide the pattern and intensity of development. While the Growth Management Act does not specifically identify appropriate densities, it does state that a variety of rural land use densities should be provided for residential uses. The densities determined are guided by the County's analysis of Growth Management Hearings Board rulings, and are based on existing development patterns, available land, projected growth rate and level of service standards.

The 1997 GMA amendments codified in RCW 36.70A.070(5)(d) that allow recognition of areas of more intensive *residential* development have not been applied in this Plan, as additional analysis and public process is required to develop criteria for such areas. The application of ESB 6094 criteria in 1997 GMA amendments will be considered for existing platted residential developments such as Cape George, Kala Point, and other limited areas of more intensive rural development (LAMIRDs). The County will develop, evaluate, and apply such criteria in a public process for a future amendment of the Comprehensive Plan (see LNP 3.4).

Existing Lots of Record

In addition to recognizing legal pre-existing land uses, Jefferson County recognizes existing lots of record as legal lots. While some of these lot sizes may not meet current minimum lot size requirements, they were created consistent with laws in effect at the time and are considered legal lots of record. However, in terms of development, some of the smaller lot sizes will require consolidation with other lots to meet current Health Department standards or other regulations, such as critical areas. For example, lots which are served by a public water system but must develop an individual septic system are required to have a minimum lot size of approximately twelve thousand five hundred (12,500) square feet. In some areas of the County, for property without public water, a minimum lot size of one (1) acre or greater is required.

Strategies proposed to minimize the cumulative adverse effects of developing platted small lots include:

- A recommendation to increase the minimum lot size required for a building permit; and
- Opportunities to encourage the re-platting of some of these urban-size pre-existing lots to lesser densities.

Land Use and Zoning Densities

As determined by the Growth Management Hearings Boards' decisions, rural areas should provide for a variety of rural land use densities. Clustering, density averaging, design guidelines, conservation easements, transfer of development rights, and other innovative site planning techniques can aid in the preservation of significant open space areas that are important for maintaining the rural character of the County. The County will evaluate such techniques for inclusion in development regulations during the public process for developing final implementing ordinances.

Jefferson County uses three *residential* land use densities ranging from five (5) acres to ten (10) acres, to twenty (20) acres in size. *Agricultural Resource* lands have a designated twenty (20) acre minimum density. *Forest Resource* lands have a forty (40) acre and eighty (80) acre minimum parcel size (see Natural Resources Element). In 2002, a *Forest Transition Overlay* district was established to address potential conflicts between forest resource lands and pre-platted high density residential parcels of one acre or less in size. This overlay district has a density of one dwelling unit per five acres (1:5) and requires utilization of the Planned Rural Residential Development provisions contained in the County's development regulations.

Regulations are included in the development code to encourage residential "clustering" in the rural areas of Jefferson County (see LNG 21.0). Subdivision of large parcels for residential purposes in designated commercial forest lands is not permitted except in the Forest Transition Overlay district. The criteria for designation of rural densities are provided in Table 3-2 below. Table 3-2 includes various land use and zoning designations, criteria used for such designation, and the principal land uses:

**Table 3-2
Summary of Land Use and Zoning Designations**

Land Use/Zoning Designation	Criteria for designation	Principal Land Use
RESIDENTIAL		
Rural Residential 1 unit/5 acres (RR 1:5)	Located in areas of similar development; areas with smaller existing lots of record; along the coastal area; adjacent to Rural Village Center and Rural Crossroad designations; overlay designation for pre-existing platted subdivisions.	Single family residential
Rural Residential 1 unit/10 acres (RR 1:10)	Located in an area with similar development patterns; adjacent to Urban Growth Area, transition density between RR 1:5 and RR 1:20; parcels in coastal areas of similar size; includes land affected by critical areas.	Single family residential
Rural Residential 1 unit/20 acres (RR 1:20)	Located in an area with similar development patterns; Adjacent to Urban Growth Area, Resource Production Land or State/National Forest Land; parcels in coastal areas of similar size; includes land affected by critical areas; includes private timberlands; includes agricultural lands.	Single family residential
COMMERCIAL		
Convenience Crossroads (CC)	Existing rural commercial uses which provide a limited range of basic goods and services (basic foodstuffs, gas, basic hardware, and basic medicinal needs); generally located at the intersection of local arterials or collectors; usually contain a convenience/general store associated with gas pumps. May also serve the traveling public.	Rural Commercial
Neighborhood/ Visitor Crossroads (NC)	Existing rural commercial uses which provide an expanded range of basic goods and services for the rural population and traveling public (grocery, hardware, bakery, restaurant, tavern, auto repair, small professional offices, public services, and medical offices).	Rural Commercial
General Crossroads (GC)	Existing commercial uses that provide a mixture of local, traveling public, and community uses, and may include limited regional uses due to proximity to population centers in the Tri-Area.	Rural Commercial
Rural Village Centers (RVC)	Existing rural commercial uses that provide for many of the basic daily needs of the rural population; typically supplies goods and day-to-day services; provides limited public and social services. Residential uses include single family, duplexes, triplexes, and assisted living facilities.	Rural Community-based Commercial and Residential
Village Commercial Center (VCC)	Commercial area identified in the 1993 EIS for Port Ludlow Master Planned Resort. Commercial uses will provide many essential day-to-day goods and services to residents and resort visitors.	Rural Community-based Commercial

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

RURAL RESIDENTIAL LANDS: ALLOCATION OF GROWTH

Existing residential land use and ownership patterns are only one of several factors for determining future development patterns in Jefferson County. The allocation of future population must be considered when analyzing the overall need for the creation of additional residential lots and determining where those lots should be located to accommodate future growth. In order to develop a rural residential land use strategy for this Plan, an inventory was prepared in 1996 to assess existing patterns of land use, and to evaluate the supply of developable rural residential properties. Refer to Table 3-3.

Table 3-3

**Residential Lot Demand Compared to Existing Vacant Residential Lot Supply
Projected Over the Next 20 Years
1996-2016**

Location	Future 20- Year Lot Demand	Existing Supply of Vacant Buildable Lots of Record ^(a)	Balance (Excess Buildable, Vacant Lots of Record) Lot Surplus	Vacant Lot Oversupply Percentage
Incorporated Areas:				
Port Townsend (b)	2690	8600	5910	220%
Unincorporated Areas:				
Quimper Peninsula (including Glen Cove)	500	1735	1235	247%
Marrowstone Island	77	458	381	495%
Irondale/Port Hadlock	507	2619	2112	417%
Kala Point				
Chimacum				
Discovery Bay (including Gardiner)	167	1394	1227	734%
S. Chimacum / Inland Valleys / Center	177	785	608	344%
Port Ludlow Planned Community	1141	1354	213	18%
North Port Ludlow	127	367	240	188%
Paradise Bay / Shine / Thorndyke	250	730	480	192%
Toandos Peninsula (including Coyle)	80	1116	1036	1295%
Quilcene (including Lake Leland Valley)	213	1068	855	401%
Brinnon	280	1189	909	325%
West End	19	307	288	1515%
1996 Staff Inventory	3538	13,122	9584	271%
Reduced by recalculation at a minimum lot size of 12,500 sq. ft	3538	8280	4742	134%
Reduced by 752 timber and agricultural resource lands parcels	3538	7528	3990	113%
Reduced by 25% market factor	3538	5646	2993	84%
Total buildable lots for the unincorporated area:				
• 1996 staff inventory		5646	2993	84%
• 1995 consultant inventory		4679- 5944	2025- 3290	43% to 93%

Note: (a) Data compiled as of June 1, 1996 (includes "vested" lots).

(b) The City of Port Townsend has addressed the accommodation of future population growth in its Comprehensive Plan. The figures above are provided for informational purposes only. The City's lot inventory was calculated at a 10,000-sq. ft. lot size minimum, with some consolidation.

The conclusion from the data represented in Table 3-3 is that Jefferson County has no shortage of existing, developable lots and parcels. The supply of buildable lots exceeds the demand for lots based upon the 20-year population growth projections.

**Table 3-4
Number of Lots and Total Acreage for all Plats from 1990 to May 1996 Including Summary Approval and Proposed Plats**

Type of Land Division	Number of Lots	Total Acreage
Long plat	544	358.59
Short plat	313	772.88
Large lot	368	1,937.21
Mobile/RV park	1 park (43 spaces)	14.69
Condo (units)	80	18.00
Summary long plat*	443	416.41
Summary short plat	119	406.77
Summary large lot	68	395.54
Summary mobile/RV park	6 parks (269 spaces)	64.54
Proposed long plat	653	768.41
Proposed short plat	14	52.17
Proposed large lot	50	265.27
TOTAL	2,964	5,470.48

* Summary long plat may include condo units, see Canoe Cove LPA92-0008
 Compiled 6/3/96 by Jefferson County Integrated Data Management System (IDMS)

**Table 3-5
Number of Lots and Total Acreage for all Plats from June 1996 to October 15, 2004**

Type of Land Division	Number of Lots	Total Acreage
Long plat	138	693.85
Short plat	86	640.42
Lot Consolidation	-26	
TOTAL	198	1,334.27

Compiled 10/22/04 by Jefferson County Long-Range Planning

Portions of the County such as the Cape George, Kala Point, and Bridgehaven have been previously platted at what have been identified as suburban residential densities. Table 3-2 presents the density distribution criteria outlined in Land Use Goal 3.0 that have been applied to prohibit the establishment of additional, new lots at residential densities greater than those appropriate for rural areas.

RURAL COMMERCIAL LANDS

Designation and Classification

Rural commercial lands are designated using criteria in the Growth Management at RCW 36.70A.070.5(d). This section of the GMA establishes the criteria by which limited areas of more intensive rural development (LAMIRDs) can be designated by local jurisdictions outside of urban areas.

Logical Boundaries of Rural Commercial Areas

Criteria for Determining Commercial Land Boundaries

The process for determining commercial boundaries included an internal County review to ensure consistency with GMA criteria and Comprehensive Plan goals and policies. Proposed boundaries for commercial areas were submitted to the Jefferson County Departments of Environmental Health, Development Review, and Public Works for reviews of limitations on future development imposed by water supply, septic constraints, critical areas, storm water, transportation, and capital facilities. County departments with regulatory or management authority over these areas provided recommendations regarding appropriate boundaries and issues of concern.

Final Comprehensive Plan boundaries for rural commercial areas resulted in a substantial reduction in the amount of commercial land available for development in rural Jefferson County from 1994 zoning. This reduction in commercial land was accomplished through the application of GMA criteria for rural lands, including those established in 1997 legislative amendments. Logical boundaries were drawn around existing commercial uses in order to contain and limit development to existing areas of more intensive development. The criteria used, including both GMA criteria and local considerations, were as follows:

1. Criteria from RCW 36.70A.070(5)(c):
 - Contain or control rural development;
 - Assure visual compatibility with surrounding rural area;
 - Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development in the rural area;
 - Protect critical areas and surface and ground water resources;
 - Protect against conflicts with the use of designated natural resource lands.

2. Criteria from RCW 36.70A.070(5)(d), the 1997 GMA amendments:
 - Logical outer boundary of an area or use existing on July 1, 1990;
 - Prevent new low-density sprawl;
 - Clearly identifiable and contained area of more intensive development;
 - Delineated predominantly by the built environment;
 - May include undeveloped lands if limited;
 - Preserve character of existing natural neighborhoods and communities;
 - Use physical boundaries (bodies of water, streets, topography);
 - Prevent abnormally irregular boundaries;
 - Provide public facilities and public services so as to avoid low-density sprawl;
 - Existing industrial areas are not required to principally serve existing and projected rural population.

3. Pursuant to RCW 36.70A.070(5)(a), the boundaries were also evaluated based on the following local considerations that could affect boundaries or require the application of special conditions:

- Regional transportation concerns, traffic volumes, access, and safety.
- Proximity to incompatible uses.
- Partial designation of large parcels that are not fully developed for existing uses, to prevent sprawl.
- Home businesses/cottage industries should not be used to determine boundaries.
- Provide employment opportunities for local residents, in particular in areas of insufficient economic growth or economic decline.
- Support community planning goals and rural community cohesion.
- Provide for multi-family and special needs housing opportunities.
- Avoid creating new non-conforming uses.

Application of Criteria to Designation of Rural Commercial Boundaries

Jefferson County applied the above criteria to existing commercially zoned areas based on local circumstances and extensive public comments received during the planning and review process. Historical commercial areas that serve as a focal point for community economic and social activities were recognized for the multiple functions they provide to residents. A number of these areas also serve the visiting public, a seasonal population influx that is increasing during other times of the year.

The following table provides figures for infill areas in rural crossroads and the acreage of land in undeveloped parcels. The net acreage, without roads, water and right of ways, for each is followed by the percent that the total undeveloped land comprises of total land for that crossroad. The figures in the following table are based on data from the Assessor’s land use codes.

**Table 3-6
Undeveloped Acreage for Rural Crossroads**

Rural Crossroad	Total Commercial Land	Land in Undeveloped Parcels* Acres/%
Nordland	1 acre	0 acres
Beaver Valley	3.10 acres	0 acres
Wawa Point	4.30 acres	0 acres
Discovery Bay	19.47 acres	1.40 acres 7.19%
Gardiner	5.33 acres	0.16 acres 3.0%
Mats Mats	5.85 acres	0 acres
Chimacum	40.06 acres	5.85 acres 14.60 %
State Route 19/20	26.49 acres	9.35 acres 35.30 %
		0.02acres

Four Corners	26.45 acres	0 %
Total Rural Crossroads	132.05 acres	16.78 acres 12.70%

* 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

The total designated crossroads acreage of 132.05 acres contains 16.78 acres in undeveloped parcels available for infill. This is equal to approximately 12.7% of the total. The number of uses that may develop in these infill areas varies with the size and lot coverage of the use, as well as the requirement for septic systems, critical areas protection, buffering, access roads, and wells or water supply lines.

Of the above crossroads, several are limited in infill opportunity. The convenience/general stores at Nordland, Beaver Valley, and WaWa Point can expand the existing business under the criteria for a Convenience Crossroads, but cannot subdivide for another commercial use.

Septic system, water supply, and critical areas issues will limit development by an additional amount that is likely to be 30-50% of the land required for a project. These figures demonstrate that the land available for infill development in rural crossroads has been limited by the designated boundaries.

In the section that follows, individual commercial areas are discussed with regard to GMA criteria and local circumstances. Maps of commercial lands and boundaries are provided in this element and in digital format on the County’s website.

Rural Crossroads

1. Convenience Crossroads - Convenience crossroads consist of a single commercial property at a historical crossroads. The existing commercial use is a convenience general store with associated uses such as gas station, video, espresso, or café/deli, and provides basic goods and commodities for the local population and the commuting or traveling public.

- Wawa Point

At Wawa Point, the hardware/general store with an accessory building is designated, with limited additional area for possible expansion and to meet parking requirements. The commercial area designated within the large parcel of 24.3 acres on which the store is located is limited to 4.2 acres. Safe access from Highway 101 is provided by a frontage road.

During the Brinnon subarea planning process a Small Scale Recreation and Tourist Overlay District was created at WaWa Point for four lots comprising 18.7 acres. The SRT Overlay recognizes the historic use of the area for recreation and allows low-intensity commercial activities, such as campgrounds, RV parks, nursery or public gardens, Scuba diving facilities, and a farmer’s market.

- Beaver Valley

The Beaver Valley store is a convenience store and gas station with associated uses such as video rental and a café/deli. It functions as a community center and “bulletin board” for nearby residents. Located on State Route 19 between the Hood Canal Bridge and northeastern Jefferson County, the store also serves commuters and visitors.

- Nordland

The Nordland store is located on State Route 116 on Marrowstone Island. The general store has a post office and kayak rental, and provides the only basic goods and services available for the island community. It is a historic enterprise which serves as a social and community center.

2. Neighborhood/Visitor Crossroads - Neighborhood/Visitor crossroads are designated based on multiple commercial uses that serve the nearby rural neighborhood and the commuting or traveling public with a limited range of basic goods and services. Permitted uses include all Convenience Crossroads uses as well as restaurant, tavern/bar, auto parts and repair, farm supply and equipment, and a limited range of specialty stores and professional services. Performance standards for new development shall be consistent with the rural character, size, and scale of the existing commercial area and the surrounding neighborhood.

- Mats Mats

The Mats Mats General Store serves local neighborhood residents as well as visitors to the Oak Bay and Mats Mats Bay shoreline areas. The logical boundary takes in additional uses including a photography studio, a vacant former medical clinic, and a chiropractor's office. The southern boundary is located along a stream drainage.

- Discovery Bay

The Discovery Bay community was historically a thriving economic area on the railroad line, with a sawmill and a cannery. The historic community declined in population as these uses ended, but the commercial area has continued due to a location at the junction of State Route 20 and U.S. Highway 101. It serves nearby residents as well as visitors and commuters. Criteria for logical boundaries have been applied with special consideration of critical areas and traffic issues.

The logical boundary to contain this commercial area allows for limited infill, but protects critical fish and wildlife habitat in the Salmon and Snow Creek estuaries. Areas of infill are also limited over estuarine lands based on seismic, frequently flooded, and wetlands critical areas. Existing uses have been recognized, and limited areas of infill have been allowed farther from critical areas. Several uses on the western boundary were excluded to address traffic concerns along Highway 101 and in order to prevent linear commercial sprawl, as development is constrained by the estuary on one side and steep slopes on the other.

- Gardiner

The Gardiner commercial area is located on U.S. Highway 101, and historically served the community with a grocery and gas station that closed during the 1980s. Current uses include a bird feeding supplies store, U-fish pond, an antique store, espresso, and a fishing tackle store. The logical boundary around the triangular commercial area has been drawn using Highway 101, the Old Gardiner Road, and the Gardiner Beach Road. A limited amount of infill is allowed in order to accommodate the community's desire for future development of uses such as a convenience store.

- 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
Infill Acreage for Rural Village Centers**

Rural Village Center	Total Land within RVC Boundary	Land in Vacant Parcels Acres / %*
Brinnon	65.97 acres	19.24 acres 29.16%
Quilcene	50.54 acres	14.47 acres 28.63%

* 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 Nesses' Corner, Irondale Road, and the Port Hadlock RVC were re-designated 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 Industrial Land Banks (ILBs) before December 31, 2007 for 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.

Forest Resource-Based Industrial Zones

Forest resource-based industries at Gardiner, Center Valley, and the West End have been designated as Resource-Based Industrial Zones to recognize active sawmills and related activities at those sites, based on 1997 GMA amendments codified as RCW 36.70A.070(5)(d)(i) recognizing existing industrial uses and allowing for their intensification. The Resource-Based Industrial Zones are limited to forest resource-based industrial uses in order to prevent the establishment of a wider range of industrial uses. It is also intended to support employment in a distressed economic sector that, while it has seen a decline in employment, will continue to have long-term economic importance for the County.

Forest resource-based industrial zone boundaries were determined based on criteria in RCW 36.70A.070(5)(d) for determining logical boundaries. The reduction in acreage allows for limited infill, and contains the industrial activity and associated uses to an area based on the developed area on July 1, 1990.

Jefferson County recognizes that the cyclical nature of the forest industry will continue to result in economic upturns and downturns as reforested areas become available for harvest. In order to maintain facilities that continue to operate, the County recognizes that conversion of machinery and facilities into forest-related production activities would help to support this industry from one cycle to the next. The development code will include criteria for the permitting and regulation of conversion and/or intensification of these areas for related uses that may involve adapting existing equipment and facilities, recycling, or adding limited value to the forest resource products and byproducts (see LNP 12.4).

The following table lists industrial areas, existing designations under 1994 zoning, current uses, and designations under this Plan:

**Table 3-9
Industrial Land Designations**

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

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

MASTER PLANNED RESORTS

Master planned resorts (MPRs) are large-scale, self-contained developments that are based on an integrated, conceptual master plan, yet are typically developed in stages depending on market demand or other factors. Recent amendments to the Growth Management Act (GMA) allow jurisdictions to recognize *existing* master planned resorts which may constitute urban growth outside of Urban Growth Areas as limited by RCW 36.70A.362.

Jefferson County currently contains one *existing* master planned resort, Port Ludlow. A Resort Plan Revision Supplemental Environmental Impact Statement (SEIS) process was initiated in 2004 and is currently in the planning process prior to issuance of a Final SEIS and project level permitting.

The Comprehensive Plan contains policies in LNG 23.0 that help guide development at Port Ludlow. Many of Port Ludlow's goals and policies were drafted from issues identified by community residents who, through the establishment of community planning groups, articulated their desired plan for Port Ludlow's future development. The goals and policies identified by the community and included in Jefferson County's Comprehensive Plan focus on maintaining and enhancing Port Ludlow's recreational and community amenities, and preserving the community's lifestyle.

The GMA also authorizes counties to allow for the development of *new* MPRs in accordance with RCW 36.70A.360. According to the statute, counties may permit new master planned resorts "*in a setting of significant natural amenities, with primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreational facilities*". The MPR designation provides an opportunity to encourage economic development that takes advantage of the significant rural recreational resources and scenic amenities of Jefferson County, particularly in the more remote areas of the County where the local economy's dependence on natural resource-based industries has been negatively impacted, or where other economic opportunities are more limited. For example, in the southern and western portions of Jefferson County, many of the existing communities and rural residential areas have experienced a downturn in resource-based economic activities. These areas are gradually transitioning from primarily a natural resource-based local economy to one that is also dependent on the tourism industry.

The remote rural areas of south Jefferson County, for example, offer significant recreational opportunities and scenic amenities including access to the Olympic National Park, Olympic National Forest and Hood Canal. Popular recreational activities in the area include boating, fishing, shellfish gathering, hiking, camping, birdwatching and historical sites. In the peak summer months, it is estimated that as many as 500,000 tourist visitors travel through the North Olympic Peninsula. However, the lack of private tourist accommodations and services in the south County area often means that potential economic benefit from tourism spending is lost to other, more developed, areas of the Peninsula. An MPR designation in this part of the County would help boost local economic activity and more effectively serve tourist needs in this part of the County.

The economic reasons for siting of a master planned resort, however, must also be carefully balanced against the potential for significant adverse environmental effects from such a development. Any proposal must be carefully planned and regulated to prevent any type of sprawl development outside of the master planned development that would destroy the scenic and often environmentally sensitive setting. The Comprehensive Plan identifies policies in LNG 24.0 that help guide development of any new MPR designation. The goal and policies focus on protecting the rural character and natural environment of areas potentially impacted by development of an MPR, ensuring adequate provision of public facilities and services, and preventing the spread of low density sprawl.

Economic Activities Outside of Rural Commercial Areas

Jefferson County will allow the following types of economic activities in order to provide employment opportunities outside of designated Rural Village Centers and Rural Crossroads:

1. New industrial uses may be allowed in rural areas when they are *resource-based* pursuant to RCW 36.70A.365, in that they are dependent on a location near the forest, mining, agricultural, or aquaculture resource. Goals and policies in the Natural Resources Element provide for protection of the resource activity as well as of surrounding land uses. Resource-based industries must be in compliance with environmental and other regulations.
2. A major industrial development may be allowed outside of a UGA if the activity requires a parcel of land so large that no suitable parcels are available within the Urban Growth Area, or if the nature of the activity is incompatible with urban development due to its potential threat to the public health, safety, and welfare. Such development is defined in an amendment to the GMA enacted in Engrossed Senate Bill 5019 and codified as RCW 36.70A.365 as a master planned location for a specific manufacturing, industrial, or commercial business, but it cannot be for the purpose of commercial shopping development or multi-tenant office parks.
3. Small-scale recreational or tourist-related uses will be reviewed through the conditional use permitting process according to criteria provided in the goals and policies of this element. The activity must rely on a rural setting and nearby natural features for its location. Conditionally permitted uses such as RV parks, boat rentals, marinas, horse arenas and stables, and campgrounds are typical of this type of use. Land Use Goal 7.0 provides policies for these economic activities.
4. Home-based businesses may be permitted in order to provide opportunities to supplement a family income, start up a business, or establish a work-place at home. Home-based businesses must be clearly incidental and secondary to the primary use of the premises as a residence. The goals and policies of this element provide limits on home-based businesses designed to prevent adverse impacts from such activity on the preservation of rural character (see LNG 6.0).
5. Cottage industries will be reviewed through the conditional use permitting process, and must be clearly incidental and subordinate to the residential use of the property. Cottage industry is defined as limited small-scale commercial or industrial activities, and shall not grow beyond the scale permitted unless it is moved to a location designated for commercial or industrial uses. The limitations provided in land use policies are intended to prevent the activity from detracting from adjacent land uses and the rural character of the area (see LNG 6.0).

REVIEW OF SURFACE WATER CONDITIONS & EXISTING POLLUTED DISCHARGES

The GMA requires that the land use element of each comprehensive plan include a review of drainage, flooding and stormwater runoff within the affected planning area and nearby jurisdictions (RCW 36.70A.070(1)). The language of the statute reflects the fact that drainage, flooding, and storm water runoff issues are watershed basin concerns not confined by political or planning boundaries.

In addition to containing a “review,” the land use element must provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state, including Puget Sound or waters

entering Puget Sound (RCW 36.70A.070(1)). Jefferson County has conducted this required review which is incorporated within the Land Use and Rural Element.

Jefferson County has a stormwater management program in place that implements the Department of Ecology *Stormwater Management Manual for Western Washington*. Inter-jurisdictional coordination, cooperation and planning must be a component in Jefferson County's efforts to improve surface water quality due to the number of property owners and regulatory agencies involved with stormwater management. Timber harvesting on much of the forestland in the county is under the authority of State Department of Natural Resources and the United States Department of Agriculture Forest Service. Farming activities are largely regulated by the State Departments of Agriculture and Ecology (i.e., for federal Clean Water Act compliance). Similarly, Jefferson County does not have authority over water withdrawals, which can substantially affect instream flows, and therefore, water quality. In sum, effective surface water management requires that these issues be addressed comprehensively.

The County's review and analysis of drainage, flooding, stormwater runoff and water quality conditions and regulations revealed the following concerns warranting policy guidance within this element:

1. Existing water quality information for Jefferson County's watersheds is somewhat limited, particularly regarding water quality criteria other than fecal coliform levels. The collection of additional data would be beneficial to the county in assessing overall watershed health (e.g., data regarding fisheries habitat, erosion and sedimentation rates, septic system failures, and wetlands, etc.).
2. Fecal coliform contamination, temperature increase and sedimentation are the primary water quality problems observed in the county's watersheds.
3. Headwaters and stream reaches in the upper portions of the county's watersheds are largely in forestlands (both private and public) and generally meet state water quality standards for fecal coliform, but may be impacted by temperature increases and sedimentation related to forest practices.
4. Extensive logging on steep slopes in the county's watersheds has increased the sediment loading in a number of creeks and rivers. In turn, these increases in sedimentation have tended to exacerbate flooding and impacts to fish habitat (particularly in the lower portions of watersheds in eastern Jefferson County).
5. Areas with chronic water quality problems (i.e., mainly fecal coliform and temperature increases) exist in the middle reaches of the Chimacum Creek watershed, which flows through existing agricultural and residential areas. Fertilizers, animal wastes, and improperly functioning on-site sewage disposal systems can be sources of fecal coliform contamination.
6. Several of the river floodplains in eastern Jefferson County experience recurrent winter flooding which introduces a number of nonpoint pollutants into the water column (i.e., discharges of fecal coliform caused by inundation of septic drainfields and pastures, pollution from inundated roadways, etc.).
7. Commercial shellfish activities along Quilcene and Dabob Bays are sensitive to changes in water quality, including fecal coliform contamination, sedimentation and temperature increase. Low levels of dissolved oxygen in Hood Canal have severely impacted water quality.

8. The County has adopted the Department of Ecology *Stormwater Management Manual for Western Washington* (2001) as a technical guide and set of standards for stormwater management. A comprehensive stormwater program includes:
 - Adoption of a comprehensive surface/stormwater management plan;
 - Implementation of an operation and maintenance ordinance for stormwater facilities;
 - Implementation of additional public education efforts regarding nonpoint source pollution and stormwater management;
 - Completion of a more thorough inventory of county owned and operated facilities (i.e., cross-culverts and approach culverts); and
 - Implementation of a clearing and grading ordinance to provide a permit trigger for compliance with stormwater standards at the time of lot clearing.

9. Though Jefferson County has adopted a Flood Damage Prevention Ordinance which largely prohibits development within floodways and requires flood-proofing of structures in floodplains, the County could take additional steps to reduce flood losses, facilitate more accurate insurance ratings, and promote the awareness of flood insurance (i.e., through the Community Rating System or “CRS” discussed in LNG 26.0). The County adopted a Natural Hazards Mitigation Plan in 2004; one of the hazards addressed is flooding.

MAP:
QUILCENE RURAL VILLAGE CENTER

MAP:
BRINNON RURAL VILLAGE CENTER

MAP
STATE ROUTE 19/20 INTERSECTION
GENERAL CROSSROAD

MAP
CHIMACUM
NEIGHBORHOOD/VISITOR CROSSROAD

MAP
DISCOVERY BAY
NEIGHBORHOOD/VISITOR
CROSSROAD

MAP
4 CORNERS
NEIGHBORHOOD/VISITOR
CROSSROAD

MAP
GARDINER
MATS MATS

MAP
WAWA POINT
NORDLAND
BEAVER VALLEY

MAP
PORT LUDLOW
VILLAGE COMMERCIAL CENTER

MAP
GLEN COVE INDUSTRIAL AREA

MAP
QUILCENE INDUSTRIAL AREA

MAP
CENTER RESOURCE BASED INDUSTRIAL ZONE

MAP
GARDINER
RESOURCE BASED INDUSTRIAL ZONE

MAP
WEST END
RESOURCE BASED INDUSTRIAL ZONE

MAP

PORT TOWNSEND PAPER MILL

HEAVY INDUSTRIAL ZONE

MAP
Eastern Jefferson County Population Density

MAP

Eastern Jefferson County Land Use Distribution

MAP

Western Jefferson County Land Use Distribution

MAP

Jefferson County Comprehensive Plan Land Use

GOALS AND POLICIES

As in all elements of this Plan, the goals state the general growth management intentions of the County while the policies are the guidelines. Strategies address implementation of goals and policies through projects and programs.

The Land Use element is combined with the Rural element of this Comprehensive Plan. The element includes an inventory and designation of land uses in rural areas that will aid in defining future development, and goals for the preservation of rural character.

The goals and policies of the Land Use and Rural element provide direction for both the development and preservation of Jefferson County's rural areas. They outline specific criteria for the development of rural Jefferson County, incorporating issues and opportunities identified by County residents in the public planning process.

GENERAL LAND USE

GOAL:

LNG 1.0 **Ensure consistency between the Growth Management Act, the County-wide Planning Policy, this Comprehensive Plan, land use and zoning maps, the Unified Development Code, Western Washington Growth Management Hearings Board decisions, other related policies and regulations, and all land use, environmental and development decisions and approvals.**

POLICIES:

LNP 1.1 Incorporate opportunities for continuous and ongoing public participation into both the comprehensive planning process and the implementation of the resulting Comprehensive Plan.

LNP 1.2 Acknowledge and protect the rights of private property owners in preparing land use, development, and environmental regulations, prohibit arbitrary and discriminatory actions, and preserve reasonable uses for regulated properties.

LNP 1.3 Review and amend the Comprehensive Plan consistent with the requirements of the Growth Management Act. Revisions to the Land Use Map may be considered on an annual basis, and shall be in strict compliance with the Comprehensive Plan criteria.

LNP 1.4 Maintain consistency with the Comprehensive Plan when amending the Unified Development Code.

- LNP 1.5** Encourage the use of innovative site planning and design techniques, including lot consolidation opportunities, as a means of preserving rural character, open lands, and protecting the natural environment through development regulations.
- LNP 1.6** If the County chooses to adopt an impact fee ordinance, determine through a public process how to apportion the fair share of funding for required public facilities, services, and amenities.
- LNP 1.7** Ensure appropriate services are provided as needed and that the duplication of services is avoided by promoting the coordination of local governmental programs and planning.
- LNP 1.8** Ensure that land use permitting processes are both predictable and timely.
- LNP 1.10** The annexation of unincorporated territory in Jefferson County shall occur in a manner consistent with State law.

RURAL RESIDENTIAL LAND USE

GOAL:

- LNG 2.0** **Establish land use goals and policies in the Land Use Element of this plan that are internally consistent with and reflective of the goals and policies of all other elements of the Plan.**

POLICY:

- LNP 2.1** Include provisions for implementation of goals and policies of all elements and chapters of the Plan in the overall land use strategy.

GOAL:

- LNG 3.0** **Ensure that rural residential development preserves rural character, protects rural community identity, is compatible with surrounding land uses, and minimizes infrastructure needs.**

POLICIES:

- LNP 3.1** Identify and encourage diverse rural land uses and densities which preserve rural character and rural community identity.
- LNP 3.2** Establish rural residential land use densities for all lands located outside of designated Urban Growth Areas. Proposed rural residential densities shall allow for an adequate supply of appropriately zoned land based upon the County's rural population projections and needs while maintaining rural character and rural community identity, preserving rural resource-based uses, and avoiding sprawl.
- LNP 3.3** Rural residential densities shown on the Land Use Map shall be designated by three (3) residential land use densities: one dwelling unit per five (5) acres, one dwelling unit per

ten (10) acres, and one dwelling unit per twenty (20) acres in size and subject to the following criteria:

LNP 3.3.1 A residential land use designation of one dwelling unit per 5 acres (RR 1:5) shall be assigned to those areas throughout the County with:

- a. an established pattern of the same or similar sized parcels (i.e., 5 acres) or smaller sized existing lots of record;
- b. parcels of similar size (i.e., 5 acres) or pre-existing smaller parcels along the coastal areas;
- c. parcels immediately adjacent to the boundaries of the Rural Village Centers; and
- d. as an overlay to pre-existing developed “suburban” platted subdivisions.
- e. parcels designated as Forest Transition Overlay.

LNP 3.3.2 A rural residential land use designation of one dwelling unit per 10 acres (RR 1:10) shall be assigned to those areas throughout the County with:

- a. an established pattern of the same or similar sized parcels (i.e., 10 acres);
- b. parcels along the coastal area of similar size;
- c. areas serving as a “transition” adjacent to Urban Growth Areas; and,
- d. critical area land parcels.

LNP 3.3.3 A rural residential land use designation of one dwelling unit per 20 acres (RR 1:20) shall be assigned to those areas throughout the County with:

- a. an established pattern of the same or similar sized parcels (i.e., 20 acres) or larger;
- b. parcels along the coastal area of similar size;
- c. areas serving as a “transition” to Urban Growth Areas or the Port Ludlow Master Planned Resort;
- d. critical land area parcels;
- e. agriculture resource designated parcels;
- f. publicly owned forest lands; and
- g. lands adjacent to forest resource land.

LNP 3.4 Review residential limited areas of more intensive rural development and consider measures to allow infill development at comparable densities. Measures shall be considered to limit and contain these areas to the logical outer boundary of the existing area or use once identified and designated. Designation of Residential LAMIRDs shall be through an amendment to the Comprehensive Plan.

LNP 3.5 Allow minimum lot sizes within the designated boundaries of Rural Village Centers which are flexible and determined by such considerations as: septic or sewer availability, potable water availability, zoning and building regulations such as setbacks and parking requirements, fire prevention measures, and community character.

LNP 3.6 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.

- LNP 3.7** 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.

GOAL:

LNG 5.0 **Establish and maintain the location and size of the County’s Rural Crossroads to provide access to a limited range of non-residential uses.**

POLICIES:

LNP 5.1 All rural commercial lands shall be designated based on the provisions of the Growth Management Act (RCW 36.70A).

LNP 5.2 Designate the following historic crossroads as Convenience Crossroads (CC) as shown on the Land Use Map: Nordland, Beaver Valley, and Wawa Point.

LNP 5.2.1 Designation is based on the criteria in the Growth Management Act and the following additional criteria:

- a. Consists of a single commercial property; and
- b. Provides local rural population and commuting/traveling public with basic consumer goods and services.

LNP 5.2.2 Limit uses and their scale within the designated boundary of each of the Convenience Crossroads to those involving basic consumer goods and services.

LNP 5.3 Designate the following historic crossroads as Neighborhood/Visitor Crossroads (NC) as shown on the Land Use Map: Chimacum, Discovery Bay, Four Corners, Gardiner, and Mats Mats.

LNP 5.3.1 Designation is based on the criteria of the Growth Management Act and the following additional criteria:

- a. Multiple commercial properties; and
- b. Includes limited specialty goods and professional services; and
- c. Serves the local rural population and the commuting/traveling public.

LNP 5.3.2 Limit uses and their scale within the designated boundaries of each of the designated Neighborhood/Visitor Crossroads to those involving basic consumer staples with a limited range of goods and services and/or serving the commuting/traveling public.

LNP 5.3.3 Encourage affordable housing through the allowance of multifamily housing opportunities such as multifamily residential units, senior housing, and assisted living facilities, and manufactured/mobile home parks.

LNP 5.4 Designate the following crossroads as General Commercial Crossroads (GC) as shown on the Land Use Map: SR 19/20 Intersection.

LNP 5.4.1 Designation is based on the criteria in the Growth Management Act and the following additional criteria:

- a. Location at a major highway intersection near high density population in the Tri-Area; and
- b. Existing commercial uses meet limited regional and multiple community levels of service.

LNP 5.4.2 Limit uses and the scale of those uses within each of the designated General Commercial crossroads to those involving an expanded range of commercial goods and services.

LNP 5.4.3 Encourage affordable housing through the allowance of multifamily housing opportunities such as multifamily residential units, senior housing, assisted living facilities, and manufactured/mobile home parks.

LNP 5.5 Ensure visual compatibility and traditional design elements for Rural Crossroads commercial infill development with the surrounding rural area through the creation and implementation of community based design and development standards. Uses within Rural Crossroads shall be scaled and sized to protect the rural character of the natural neighborhood.

HOME-BASED BUSINESSES AND COTTAGE INDUSTRIES

GOAL:

LNG 6.0 **Foster home-based businesses or cottage industries in order to provide economic and employment opportunities outside of Rural Village Centers.**

POLICIES:

LNP 6.1 Permit home-based businesses which are accessory to the residential use of the property throughout the unincorporated portions of the County, subject to permit review procedures.

LNP 6.1.1 Home-based businesses in Western Jefferson County shall be regulated according to the following provisions in order to provide employment opportunities in a unique area that is isolated and distant from commercial and urban growth areas. This region is characterized by high unemployment, a distressed economy, low residential densities, and a total projected 20-year population growth of 43 persons.

LNP 6.1.1 (a) Home-based businesses in the West End shall be exempt from restrictions on the number of non-resident employees, hours of operations, and retail sales

LNP 6.1.1 (b) Home-based businesses in the West End shall be exempt from requirements to move to a location designated for commercial or industrial uses if the operation is expanded or intensified beyond

its original scope. Instead they may be permitted conditionally at a non-residential location under provisions of RCW 36.70A.070(5)(d)iii.

LNP 6.1.1 (c) Exemptions allowed under this section shall not be disruptive to the use of adjacent properties. No equipment or process shall be used in a home-based business which creates excessive noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the property.. Any hearings associated with regulation under or conditional permitting under LNP 6.1.1(b) shall be held in Western Jefferson County close to the residents who may be affected.

LNP 6.1.2 Home-based businesses in the Brinnon Planning Area shall be regulated according to provisions established in the Brinnon Subarea Plan for the Brinnon Planning Area—Remote Rural overlay district. The intent of the Brinnon Planning Area—Remote Rural overlay district is to allow for expanded rural-compatible employment opportunities in a sparsely populated rural area that is isolated and remotely located from commercial and urban growth areas. The Brinnon Planning Area is characterized by high unemployment, a distressed resource-based economy, low residential densities, and a very limited projected 20-year population growth.

LNP 6.2 Permit cottage industries conducted by the owner or lessee of the property, who shall reside within the dwelling unit, as an accessory use within a single family dwelling or building accessory to a dwelling and which are accessory to the residential use of the property throughout the unincorporated portions of the County, subject to conditional use permit review procedures.

LNP 6.2.1 Cottage industries in Western Jefferson County shall be regulated according to the following provisions in order to provide employment opportunities in a unique area that is isolated and distant from commercial and urban growth areas. This region is characterized by high unemployment, a distressed economy, low residential densities, and a total projected 20-year population growth of 43 persons.

LNP 6.2.1 (a) Cottage industries in the West End shall be exempt from restrictions on the number of non-resident employees, types of uses and retail sales, hours of operation, and outdoor storage.

LNP 6.2.1 (b) Cottage industries in the West End shall be exempt from the requirement to move to a location designated for commercial or industrial uses if the operation is expanded or intensified beyond its original scope. Instead they may be permitted conditionally at a non-residential location under provisions of RCW 36.70A.070(5)(d)iii.

LNP 6.2.1 (c) Exemptions allowed under this section shall not be disruptive to the use of adjacent properties. No equipment or process shall be

used in a home-based business which creates excessive noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the property. Any hearings associated with regulation of cottage industry or conditional permit review procedures shall be held in Western Jefferson County close to the residents who may be affected.

- LNP 6.2.2** Cottage industries in the Brinnon Planning Area shall be regulated according to provisions established in the Brinnon Subarea Plan for the Brinnon Planning Area—Remote Rural overlay district. The intent of the Brinnon Planning Area—Remote Rural overlay district is to allow for expanded rural-compatible employment opportunities in a sparsely populated rural area that is isolated and remotely located from commercial and urban growth areas. The Brinnon Planning Area is characterized by high unemployment, a distressed resource-based economy, low residential densities, and a very limited projected 20-year population growth.

SMALL-SCALE RECREATIONAL AND TOURIST RELATED USES

GOAL:

- LNG 7.0** **Foster economic development in rural areas which is small-scale recreational or tourist-related and that relies on a rural location and setting.**

POLICIES:

- LNP 7.1** Small-scale recreational or tourist uses shall be provided for through a permitting process appropriate to the type of proposed use and the land use district in which it is proposed.
- LNP 7.2** Small-scale recreational or tourist uses shall demonstrate under the permit review process that the proposed wholly new location or use or expansion of existing location or use is reliant upon a particular rural location and setting.
- LNP 7.3** Small-scale recreational or tourist uses shall be defined as those uses reliant upon the rural setting, incorporating the scenic and natural features of the land. Under no circumstances should this policy be interpreted to permit new residential development, except that necessary for on-site management, or a Master Planned Resort pursuant to RCW 36.70A.360.
- LNP 7.4** The primary use of the site shall be for the small-scale recreational or tourist use. Commercial facilities, as provided for within an approved conditional use permit for small-scale recreational or tourist uses, shall serve only those recreational and tourist uses.
- LNP 7.5** Small-scale recreational or tourist uses shall not include new residential development, except that necessary for on-site management.

LNP 7.6 Upon application for intensification/expansion of existing small-scale recreational or tourist areas and uses, the ultimate size and configuration of the site should be established and maintained by logical outer boundaries. Existing areas and uses are those that are clearly identifiable and contained, and where there is a logical boundary delineated predominately by the built environment on July1, 1990, but may also include undeveloped lands if the overall goals of the Rural Element are maintained, by:

- a. preserving the character of the existing natural neighborhood;
- b. physical boundaries such as bodies of water, roadways, and land forms and contours are used to assist in delineation of the site;
- c. abnormally irregular site boundaries are prevented;
- d. public facilities and services are provided in a manner that does not permit low-density sprawl; and
- e. protecting critical areas and surface and groundwater resources.

LNP 7.7 Within Jefferson County’s isolated West End, allow small-scale recreation and touristuses to provide basic goods and services to meet the needs of a local population living at a distance from commercial areas. This limited expansion of uses is also intended to allow for the creation of local jobs in an area of high unemployment and distressed economic conditions.

LNP 7.8 When a specific area is identified through community planning as appropriate for the expansion of existing small-scale recreation and tourist uses and for new small-scale recreation and tourist uses, a Small-scale Recreation and Tourist (SRT) overlay district for the identified area may establish variations from the conditional use permitting process and the criteria in this section, so long as the overall goals of the Rural Element are maintained.

LEGAL EXISTING USES

GOAL:

LNG 8.0 **Support the continued existence and economic viability of legally established land uses which become nonconforming as a result of Comprehensive Plan adoption.**

POLICIES:

LNP 8.1 Existing commercial and industrial uses that become nonconforming will be allowed to continue and to expand within limits as defined in LNP 8.5. Legal existing uses may be sold without jeopardizing the continuation of the use or activity.

LNP 8.2 Existing commercial and industrial uses in areas designated as Rural Residential will have the right to continue and not be subject to nuisance claims if operating in compliance with all County regulations.

LNP 8.3 Existing commercial and industrial uses should be allowed to expand or be replaced in Rural Residential areas provided that:

- a. they do not require additional urban levels of government service;

- b. they do not impose uncompensated additional costs to the taxpayers of Jefferson County for the provision of infrastructure, its replacement or improvement;
- c. they do not conflict with natural resource-based uses;
- d. they are compatible with surrounding rural uses, and
- e. the expansion results in no further adverse environmental or neighborhood impacts, unless mitigated.

LNP 8.4 Businesses that do not meet the above criteria shall not be expanded or rebuilt if destroyed.

LNP 8.5 Expansion of structures housing legal existing uses or replacement of structures occupied by legal existing nonconforming uses shall be subject to the following criteria:

LNP 8.5.1 Where a legal existing nonconforming use of a structure exists, that structure can be replaced provided the original footprint is not relocated or altered except as provided for below.

8.5.1(a) The original footprint does not meet current regulations regarding building setbacks and buffers.

8.5.1(b) Moving the building footprint positions the new building in a more appropriate location on the site to facilitate pedestrian and vehicular movement and safety.

8.5.1(c) The movement of the building footprint on the site is necessary to ensure protection of environmentally sensitive areas located on or near the site.

8.5.1(d) The original building is being rebuilt or enlarged under the provision of LNP 8.5.2.

LNP 8.5.2 A structure housing a legal existing nonconforming use may be enlarged and/or expanded if it meets all applicable bulk, dimensional and lot coverage requirements for the zoning district in which the use is located.

8.5.2(a) Expansion of structures housing legal existing nonconforming uses up to 10% of the existing building size or 200 square feet, whichever is greater, shall be subject to an administrative approval process. More substantial expansions, up to a building cap of 3,999 square feet, shall be subject to a public hearing process to ensure notification of adjacent property owners.

LNP 8.6 A legal existing nonconforming use may change to a conforming use allowed within the zone classification in which the use is located.

LNP 8.7 A legal existing nonconforming use may change to a different non-conforming use of equal or lesser intensity.

LNP 8.8 All proposals to change the use of a legal existing nonconforming use to a different nonconforming use shall be processed in accordance with a public hearing process to ensure notification of adjacent property owners.

LNP 8.9 A legal existing nonconforming structure damaged or destroyed by fire, earthquake, explosion, wind, flood, or other calamity may be completely restored or reconstructed if all the following criteria are met:

LNP 8.9.1 The restoration and reconstruction shall not serve to extend or increase the nonconformance of the original structure or use with existing regulations.

LNP 8.9.3 Permits shall be applied for within one (1) year of damage. Restoration or reconstruction must be substantially completed within two (2) years of permit issuance.

LNP 8.9.4 Any modifications shall comply with all current regulations and codes (other than use restrictions) including, but not limited to lot coverage, yard, height, open space, density provisions, or parking requirements unless waived by the appropriate County official through the granting of a variance.

LNP 8.10 Should a legal existing nonconforming use of a property or structure be discontinued for more than two (2) years, the use of the property and structure shall be deemed abandoned and shall conform to a use permitted in the zone classification in which it is located, unless the property owner demonstrates through property maintenance a bona fide intention to sell or lease the property. If the property is adequately maintained the property shall not be deemed abandoned and be allowed to remain vacant for up to three (3) years.

LNP 8.11 Legal existing use nonconforming status only applies to businesses which were established prior to the adoption of the Comprehensive Plan as legal commercial establishments. This section does not apply to Home Businesses and Cottage Industries.

CAPITAL FACILITIES

GOAL:

LNG 9.0 **Limit the establishment or expansion of urban-style development and infrastructure to areas designated for urban growth.**

POLICIES:

- LNP 9.1** Ensure that expansion of urban-style infrastructure occurs only in coordination with designated land uses based on projected growth estimates.
- LNP 9.2** Periodically review and update the Coordinated Water System Plan (CWSP) to ensure consistency with the joint population projection and all land use designations.
- LNP 9.3** Ensure that any impact fees adopted by the County require that a “fair share” of development costs are borne by the developer. Land use decisions should consider cost efficiency regarding publicly-funded infrastructure.
- LNP 9.4** Ensure that where the County assumes maintenance responsibilities for infrastructure, the infrastructure is adequately designed to meet the area growth projections and to fulfill the functions the infrastructure is intended to perform.
- LNP 9.5** Require the provision prior to or concurrent with development of an appropriate level of facilities and services. These services shall include, but are not limited to, potable water supply, commercial fire flow, adequate sewage disposal, and roads, including sidewalks and pathways if safety is an issue.
- LNP 9.6** Ensure that rural areas are served by a rural level of public services.
- LNP 9.7** Allow community water facilities and community sewage facilities in rural lands in order to support projected growth, or where necessary to protect public health and safety.

INDUSTRIAL LAND USES

GOAL:

- LNG 10.0** **Identify and designate sufficient land area within the county for industrial uses and economic development.**

POLICIES:

- LNP 10.1** Major industrial developments (MIDs) may be sited outside of Urban Growth Areas consistent with the UDC and all the criteria in RCW 36.70A.365.
- 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 (LI/M).

GOAL:

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

POLICIES:

- LNP 12.1 Encourage the establishment of sustainable natural resource-based industrial uses in rural areas to provide employment opportunities.
- LNP 12.2 Natural resource-based industries may be located near the agricultural, forest, mineral, or aquaculture resource lands upon which they are dependent.
- LNP 12.3 Recognize and designate existing pre-1990 forest resource-based industrial uses and activities at 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 are not, all other factors being equal, consistent with the Shoreline Management Act. and the land use designations, goals, and policies of this Comprehensive Plan.
- LNP 14.5** Encourage small-scale marine trades activities, in Port Hadlock, Port Ludlow, Nordland, and Quilcene.
- LNP 14.6** Develop land use ordinances based on comprehensive watershed and salmon recovery plans for the conservation, protection, and management of surface and ground waters, in order to maintain water quality and quantity, provide potable water, and to restore and protect fish habitat.

HOUSING

GOAL:

LNG 15.0 **Support opportunities to provide a variety of affordable housing types for county residents.**

POLICIES:

LNP 15.1 Encourage duplexes, triplexes, senior housing, and assisted living facilities--limited in size and scale--to be permitted in rural commercial/mixed-use areas within the capacity of local infrastructure and site constraints.

LNP 15.2 Allow special needs, senior housing, and assisted living facilities to be permitted conditionally in rural residential areas.

LNP 15.3 Consider existing platted developments for designation as Residential Limited Areas of More Intensive Rural Development (Residential LAMIRDs).

Public Purpose Lands

GOAL:

LNG 16.0 **Identify and designate lands for both public purposes and essential public facilities.**

POLICIES:

LNP 16.1 Assess for designation public purpose lands to provide a range of services to the public and serve as sites for some public facilities.

LNP 16.2 Wherever practical, site essential public facilities, such as airports, large-scale transportation facilities, state educational facilities, correctional facilities, solid waste treatment facilities, substance abuse facilities, mental health facilities and group homes, so as to avoid potential adverse impacts to surrounding land uses and critical areas.

LNP 16.3 Ensure that designated public purpose lands are appropriate to the level of service standards for the designated land use density.

LNP 16.4 Provide for broad-based participation by agencies, citizens and other interested parties in the process for designating land to be used for essential public facilities.

LNP 16.5 Encourage through development standards the siting of public facilities in a manner unobtrusive to the immediate environment. These standards should address buffers, screening, lighting, noise, drainage, traffic impact and lot coverage.

TRANSPORTATION

GOAL:

LNG 17.0 **Ensure that transportation is safe, efficient, multi-modal, and based on levels of service that correspond to the land use densities in the Comprehensive Plan.**

POLICIES:

LNP 17.1 Encourage development and land use proposals that utilize existing transportation systems and provide non-motorized transportation opportunities.

LNP 17.2 Coordinate with state and federal transportation agencies to ensure that their plans meet the land use expectations of the County's Comprehensive Plan.

LNP 17.3 Include provisions to consolidate access points to main arterials.

LNP 17.4 Site transportation facilities in locations which minimize the disruption of natural habitat, floodplains, wetlands, geologically sensitive areas, resource lands, and other priority systems.

RURAL CHARACTER

GOAL:

LNG 18.0 **Preserve rural character and promote rural lifestyle.. Rural character is defined by local rural lifestyle, opportunity to live and work in rural areas, local rural visual landscapes, resource productivity, environmental quality, and significant areas of open space.**

POLICIES:

LNP 18.1 Identify and implement rural land uses, densities, and environmental standards which preserve and protect rural character.

LNP 18.2 Environmental quality is critical to the preservation of rural character.

LNP 18.4 The preservation of open space is directly linked to the maintenance of Jefferson County's rural character. Protect open space consistent with the goals and policies of the Open Space Element of this plan.

LNP 18.5 Locate designated open space areas so as to provide connections with adjoining open space areas, offer visual relief for both on and off-site residents, enhance habitat values, and where appropriate allow for recreational opportunities.

LNP 18.6 Endorse the extension of the forest corridor concept from Port Townsend's City limits south along SR 20 to Old Fort Townsend Road to preserve and protect the forest corridor, and to provide a visual buffer between the roadway and new commercial and manufacturing development. Require planting when necessary to enhance the buffer, and

the replanting of native and non-native species to replace trees and vegetation removed during development.

GOAL:

LNG 19.0 Ensure that development is accomplished in a manner which protects the long-term habitability, historically significant areas and natural beauty of Jefferson County.

POLICIES:

LNP 19.1 Encourage the preservation and conservation of Jefferson County’s unique history, scenic resources, and rural community identities, support the contributions that each community has made to the fabric of the County’s rural and cultural character, and encourage the preservation of community cohesiveness through designated land uses in this Plan.

LNP 19.2 Encourage project proponents to mitigate potential adverse impacts to the public health, safety, and welfare as a result of a proposed project, action, or use concurrent with project development.

LNP 19.3 Preserve, protect, and enhance cultural amenities such as farms and historic settlements throughout the rural landscape.

LNP 19.4 Limit access to arterial roads. Accommodate access to residential and commercial development by access roads and common-use driveways.

GOAL:

LNP 20.0 Preserve and protect the rural character of the land and the identities of existing rural communities through rural land uses and densities.

POLICIES:

LNP 20.1 Residential uses in the unincorporated portions of the County shall be characterized by a variety of rural residential parcel sizes and densities.

LNP 20.2 Develop streamlined procedures and other incentives for aggregating and replatting of lots so as to meet the following design objectives:

- a. flexibility in site design in the placement of structures, circulation systems, and utilities;
- b. diversity of lot sizes without exceeding the underlying density requirement;
- c. preservation and/or enhancement of open space and significant site features; and
- d. provision of on-site vegetative landscape areas or topographic buffers.

LNP 20.3 Encourage innovative, low impact rural residential planning by developing regulations which incorporate the following criteria:

- a. retention of high-value open space area;

- b. proximity to public transit and pedestrian pathways;
- c. maintenance of topographical features, and buffer setbacks;
- d. consideration of cumulative impacts associated with adjacent development; and
- e. demonstration of innovative design technique advantages compared to a conventional subdivision approach.

LNP 20.4 Prohibit outside of Urban Growth Areas new rural commercial development that is incompatible with rural character or inconsistent with rural commercial level of service standards.

GOAL:

LNG 21.0 **Encourage residential land use and development intensities that protect the character of rural areas, avoid interference with resource land uses, and minimize impacts upon environmentally sensitive areas.**

POLICIES:

LNP 21.1 Rural residential cluster subdivisions shall be encouraged, consistent with development regulations, throughout the rural areas. The open space tracts in these planned rural residential development subdivisions shall be permanently preserved.

LNP 21.2 Integrate open space planning with innovative programs such as the purchase or transfer of development rights, cluster development with density bonuses, open space tax assessment, and acquisition of easements.

GOAL:

LNG 22.0 **Foster sustainable natural resource-based industry in rural areas through the conservation of forest lands, agricultural lands, mineral lands, and aquaculture lands in order to provide economic and employment opportunities that are consistent with rural character.**

POLICIES:

LNP 22.1 The County has identified resource lands as an integral part of rural character. Resource-based uses that are compatible with the conservation and sustainable use of the county's resources shall be permitted.

LNP 22.2 The implementing development regulations shall assure that the use of lands adjacent to agricultural, forest, or mineral resource lands shall not interfere with the continued use, in the accustomed manner and in accordance with best management practices, of these designated lands for the production of food, agricultural products, or timber, or for the extraction of minerals. (RCW 36.70A.060(1).)

LNP 22.3 Use farm preservation programs and other tools to preserve historic farmland.

MASTER PLANNED RESORT

GOAL:

LNG 23.0 **Maintain the viability of Port Ludlow as Jefferson County’s only existing Master Planned Resort (MPR) authorized under RCW 36.70A.362.**

POLICIES:

LNP 23.1 Ensure that development in Port Ludlow complies with County development regulations established for critical areas and that on-site and off-site infrastructure impacts are fully considered and mitigated.

LNP 23.2 The provision of urban-style services to support the anticipated growth and development at Port Ludlow shall occur only within the designated MPR boundary.

LNP 23.3 No new urban or suburban land uses will be established in the vicinity of the Port Ludlow Master Planned Resort.

LNP 23.4 The total number of residential lots allowable within the MPR boundary shall not exceed the 1993 Port Ludlow FEIS total of 2,250 residential dwelling units.

LNP 23.5 Port Ludlow shall accommodate a variety of housing types, including affordable housing, single family and multi-family housing and assisted living care facilities.

LNP 23.6 Support efforts to preserve and protect Port Ludlow’s greenbelts, open spaces and wildlife corridors.

LNP 25.6.1 Support the establishment of a Ludlow Creek Nature Preserve.

LNP 23.7 No preliminary plats will be processed by Jefferson County for the 200-acre area south of the Port Ludlow Golf Course within the MPR boundary (as depicted on the official Jefferson County Land Use Map) until such time as a conceptual site plan has been approved by the County.

LNP 23.8 The Port Ludlow Master Planned Resort commercial area shall be designated as the Port Ludlow Village Commercial Center.

GOAL:

LNG 24.0 **Provide for the siting of Master Planned Resorts (MPRs), pursuant to the adoption of development regulations consistent with the requirements of the Growth Management Act (RCW 36.70A.360), in locations that are appropriate from both an economic and environmental perspective.**

POLICIES:

LNP 24.1 Master planned resorts are generally larger in scale, and involve greater potential impacts on the surrounding area, than uses permitted under the Small-Scale Recreation and

Tourist Uses standards. MPRs may constitute urban growth outside of urban growth areas as limited by RCW 36.70A.360.

- LNP 24.2** Owners of sites where MPRs are proposed to be located must obtain an amendment to the Comprehensive Plan Land Use Map, giving the site a master planned resort designation prior to, or concurrent with an application for master plan review. The comprehensive plan amendment process should evaluate all of the probable significant adverse environmental impacts from the entire proposal, even if the proposal is to be developed in phases, and these impacts shall be considered in determining whether any particular location is suitable for a master planned resort.
- LNP 24.3** The process for siting a master planned resort and obtaining the necessary Comprehensive Plan designation shall include all property proposed to be included within the MPR and shall further include a review of the adjacent Comprehensive Plan land use designations/districts to ensure that the designation of a master planned resort does not allow new urban or suburban land uses in the vicinity of the MPR. This policy should not be interpreted, however, to prohibit locating a master planned resort within or adjacent to an existing Urban Growth Area or within or adjacent to an existing area of more intense rural development, such as an existing Rural Village Center or an existing Rural Crossroad designation.
- LNP 24.4** MPRs should not be located on designated Agricultural Resource Lands or Forest Resource Lands, unless the County specifically makes the finding that the land proposed for a Master Planned Resort is better suited and has more long-term importance for the MPR than for the commercial harvesting of timber or production of agricultural products, and also makes the finding that the MPR will not adversely affect adjacent Agricultural or Forest Resource Land production.
- LNP 24.5** The master planned resort shall consist of predominantly short-term visitor accommodations and associated activities, but may include some other permanent residential uses, including caretakers' or employees' residences and some vacation home properties, provided they must be integrated into the resort and consistent with the on-site recreational nature of the resort. MPRs may propose clustering construction, setbacks, lot sizes, and building sizes that vary from those normally found in the Rural or Resource Lands designations.
- LNP 24.6** The master planned resort may include indoor and outdoor recreational facilities, conference facilities and commercial and professional activities and services that support and are integrated with the resort. These facilities shall be primarily designed to serve the resort visitors, either day visitors or overnight visitors, but may also provide some limited goods and services for the surrounding permanent residential population.
- LNP 24.7** The capital facilities, utilities and services, including those related to sewer, water, storm water, security, fire suppression, and emergency medical provided on-site shall be limited to meeting the needs of the resort. These facilities, utilities, and services may be provided by outside service providers, such as special purpose districts, provided that the resort pays all costs associated with service extension capacity increases, or new services that are directly attributable to the resort, and provided that the nature of the facilities and services provided are adequate to meet the increased needs of the resort, based on the planned concentration of guests, structures and other facility, utility and service demands.

Plan approval shall provide that facilities serving the resort, which may be urban in nature, not be used to serve development outside the resort areas, except at appropriate rural densities, uses, and intensities.

- LNP 24.8** MPRs should only be approved when it can be demonstrated that on-site and off-site impacts to public services and infrastructure have been fully considered and mitigated.
- LNP 24.9** The MPR shall contain sufficient portions of the site in undeveloped open space for buffering and recreational amenities to help preserve the natural and rural character of the area. Where located in a rural area, the master planned resort should also be designed to blend with the natural setting and, to the maximum extent practical, screen the development and its impacts from the adjacent rural areas outside of the MPR designation.
- LNP 24.10** The MPR must be developed consistent with the County’s development regulations established for environmentally sensitive areas and consistent with lawfully established vested rights, and approved development permits.
- LNP 24.11** Master planned resorts shall include existing or new Development Agreements, as authorized by RCW 36.70B.170, to implement these policies.
- LNP 24.12** The County shall prepare development regulations to guide the review and designation of master planned resorts that include, at a minimum, compliance with these policies.
- LNP 24.13** New or expanded existing master planned resorts must be located in areas of existing shoreline development, such as marinas and shoreline lodges, which promote public access to developed shorelines, and/or locations which promote public access and use of National Parks and National Forests.

DRAINAGE, FLOODING, STORMWATER MANAGEMENT & POLLUTED DISCHARGES

GOAL:

- LNG 25.0** **To manage stormwater to improve drainage, control stormwater quality and quantity, protect shellfish beds, fish habitat and other natural resources and to reduce nonpoint sources of pollution.**

POLICIES:

- LNP 25.1** Require new development and redevelopment to comply with the standards of the latest edition of the Department of Ecology *Stormwater Management Manual for Western Washington*.
- LNP 25.2** Encourage the preservation of natural drainage systems.
- LNP 25.3** Periodically review, revise and update the storm water management Standards of the Unified Development Code to incorporate current best management practices (BMPs) and to ensure consistency with the Puget Sound Water Quality Plan, as may be amended.

- LNP 25.4** As a condition of project approval, require operation and maintenance agreements for all privately operated stormwater management facilities as a means of ensuring long-term compliance with the stormwater management standards of the Jefferson County Unified Development Code and the Puget Sound Water Quality Plan.
- LNP 25.5** As appropriate funds, funding sources and staff resources become available, develop and implement an operation and maintenance program for public and private stormwater control facilities. Ensure that the program includes provisions for ongoing monitoring and inspection of stormwater facilities, as well as effective compliance and enforcement measures.
- LNP 25.6** Consider adopting stormwater control facility charges (as authorized by RCW 36.89) in order to provide an adequate funding source for stormwater facility development, operation and maintenance, and for public education, water quality monitoring, stream gauges, and enforcement.

GOAL:

- LNG 26.0** **Protect life and property from flood hazards and retain the flood storage capacity of rivers and streams.**

POLICIES:

- LNP 26.1** Minimize hazards to life and property within designated flood hazard areas by giving priority to the following uses: forestry; agriculture; public recreation; and water dependent uses. Ensure that other development allowed in flood hazard areas is of low density and intensity and constructed to avoid damage from floods.
- LNP 26.2** Prohibit encroachment in floodways except for the purpose of stabilizing channels against erosion in order to protect public roads and bridges, existing public or private structures or assist in habitat enhancement efforts.
- LNP 26.3** Periodically review, and if necessary, update the Jefferson County Flood Damage Prevention Ordinance to reflect changes in federal, state and local legislation, including *Jefferson County-City of Port Townsend Natural Hazards Mitigation Plan* adopted in 2004.
- LNP 26.4** Encourage community-based flood hazard management planning through participation in the National Flood Insurance Program's "Community Rating System" (CRS).
- LNP 26.5** Collaborate with FEMA as a Cooperating Technical Community and enter into Mapping Activity Agreements in order to update and maintain accurate flood hazard area data and maps.

GOAL:

- LNG 27.0** **To improve the base of information on the uses, existing conditions, and vulnerability of surface waters in the county.**

POLICIES:

- LNP 27.1** As funding and staff resources become available, work to establish a local water resource data collection program to acquire, store, retrieve, and evaluate water resource information collected locally or by other agencies.
- LNP 27.2** Establish and maintain long-term ambient water quality monitoring sites to facilitate the collection of reliable water quality data.
- LNP 27.3** Focus water resource data collection efforts upon suspected water quality problem areas where little or no current data exist.

GOAL:

- LNG 28.0** **To protect and enhance the water quality of surface waters in Jefferson County.**

POLICIES:

- LNP 28.1** Work to improve water quality in areas with identified problems.
- LNP 28.2** Ensure that county water quality programs are designed to complement related programs developed and implemented by other local as well as state and federal agencies. For ease of administration and enforcement, reference related programs implemented by other agencies within relevant county plans and regulations.
- LNP 28.3** As appropriate funds, funding sources and staff resources become available, implement the Puget Sound Water Quality Management Plan in order to protect shellfish beds, fish habitat, and other natural resources, prevent contamination of sediments from urban runoff, and achieve standards for water and sediment quality by reducing, and eventually eliminating, polluted discharges from stormwater throughout Jefferson County.
- LNP 28.4** Adopt and implement agricultural best management practices (BMPs) to control and reduce harmful discharges to surface waters.
- LNP 28.5** Require that animal feeding and watering operations, retention and storage ponds, feed lot storage and manure storage facilities be located to prevent contamination to water bodies.
- LNP 28.7** In coordination with adjacent jurisdictions and as funding sources become available, seek to develop, adopt and implement watershed and basin plans to reduce nonpoint sources pollution.

STRATEGIES

A. LAND USE AND REGULATION STRATEGY

Jefferson County's strategy for land use regulation will be executed through implementation and amendment of the Unified Development Code in meeting the goals and policies of the Comprehensive Plan.

1. House implementing regulations for this Plan in the Unified Development Code (UDC) and other relevant sections of the Jefferson County Code. Review proposed amendments to the code through an inclusive public process. (Corresponding Goals: 1.0, 2.0, 8.0, 9.0, 10.0, 12.0, 13.0, 14.0, 15.0, 17.0, 19.0, 20.0, 21.0)
2. Work with Growth Management Steering Committee to amend and update the Countywide Planning Policies, as needed. (Corresponding Goals: 1.0, 11.0)
3. Update land inventories for buildable lots for commercial, industrial, and residential development, including proposed and approved plats.
4. Identify areas of significant historical and cultural resources and develop measures to protect and preserve these resources.
5. Consider previously platted areas for designation as Residential LAMIRDs.
6. Designate two Industrial Land Banks (ILBs) for the siting of Major Industrial Developments (MIDs).

B. RURAL CHARACTER PRESERVATION STRATEGY

Jefferson County's strategy for rural lands is to implement development standards that protect rural character and the community.

1. Coordinate the development of design guidelines for Rural Village Centers and Rural Crossroads through a process involving the Community Planning Groups. These guidelines shall provide guidance on preferred design features to be incorporated into commercial development or redevelopment in the unincorporated portions of the County to preserve community character and cohesiveness. The guidelines and a process for implementing them shall, upon adoption, be incorporated into the development code. (Corresponding Goals: 1.0, 2.0, 4.0, 5.0, 9.0, 19.0)

2. In order to preserve rural character, rural commercial development bulk and dimensional guidelines shall be developed for Rural Crossroads and the Rural Village Center designations. These guidelines shall include, but not be limited to, the following parameters: building bulk requirements (sales floor area and total leasable area), shape or configuration, setbacks, lot coverage, building design and building materials, road frontage, distance from public roads, landscaping standards, buffering, parking requirements, signage and lighting standards. (Corresponding Goals: 1.0, 2.0, 4.0, 5.0, 17.0, 18.0)
3. Initiate a study of innovative site planning techniques which preserve rural character, open space, and provide for a full range of rural residential opportunities. These techniques may include, but should not be limited to residential clustering process. An upper cap on building size should also be defined for each zoning district in the County. Consider impact fees for development costs. (Corresponding Goals: 1.0, 2.0, 3.0, 14.0, 15.0, 18.0, 19.0, 20.0, 21.0)

C. MASTER PLANNED RESORT

Jefferson County’s strategy is to coordinate efforts with Port Ludlow to support its development as an existing Master Planned Resort while containing “urban” type development within the boundaries of the Resort. The County will also maintain land use regulations and procedures to allow for the authorization of new master planned resorts.

1. Establish procedures for monitoring growth to ensure that Port Ludlow does not exceed its targeted population and housing projections. (Corresponding Goal: 23.0)
2. Encourage the Port Ludlow MPR to provide a mixture of affordable housing types including single-family, multi-family, and assisted care living facilities. (Corresponding Goal: 23.0)