

# Table of Contents

## VOLUME I

### CHAPTER 1

INTRODUCTION .....	1-1
--------------------	-----

WHAT IS A COMPREHENSIVE PLAN .....	1-1
------------------------------------	-----

DEVELOPMENT OF THE PLAN .....	1-1
-------------------------------	-----

COMPREHENSIVE LAND USE PLANNING .....	1-2
---------------------------------------	-----

THE GROWTH MANAGEMENT ACT .....	1-3
---------------------------------	-----

THE PLANNING PROCESS/PUBLIC PARTICIPATION .....	1-4
---	-----

<i>The Comprehensive Planning Process</i> .....	1-7
---	-----

<i>Planning Under GMA: Community Planning</i> .....	1-7
---	-----

<i>Jefferson County's Compliance Strategy</i> .....	1-8
---	-----

<i>Organizing Principles: Planning Objectives</i> .....	1-12
---	------

PLAN OVERVIEW .....	1-14
---------------------	------

PLAN IMPLEMENTATION AND MONITORING .....	1-14
--	------

<i>Components of the Comprehensive Plan</i> .....	1-15
---	------

<i>Goals, Policies and Strategies</i> .....	1-15
---	------

<i>Designating Major Land Uses</i> .....	1-15
--	------

<i>The Decision-Making Process</i> .....	1-16
--	------

<i>Community Vision Statements</i> .....	1-16
--	------

<i>Amending the Comprehensive Plan</i> .....	1-17
--	------

<i>Comprehensive Plan Policy Amendments</i> .....	1-18
---	------

<i>General Comprehensive Plan Amendments</i> .....	1-19
--	------

<i>Emergency Comprehensive Plan Amendments</i> .....	1-20
--	------

<i>Comprehensive Plan Amendment Appeals</i> .....	1-21
---	------

MONITORING PLAN EFFECTIVENESS .....	1-21
-------------------------------------	------

### CHAPTER 2

URBAN GROWTH AREA ELEMENT .....	2-1
---------------------------------	-----

PURPOSE .....	2-1
---------------	-----

INTRODUCTION .....	2-1
--------------------	-----

IRONDALE & PORT HADLOCK UGA PHASED IMPLEMENTATION .....	2-3
---	-----

URBAN GROWTH AREA DESIGNATION CRITERIA .....	2-3
--	-----

EXISTING CONDITIONS .....	2-6
---------------------------	-----

<i>Land Use</i> .....	2-6
-----------------------	-----

<i>Environmentally Sensitive Areas</i> .....	2-7
--	-----

<i>Potable Water &amp; Sewage Treatment and Disposal</i> .....	2-8
--	-----

PROJECTED POPULATION GROWTH .....	2-8
-----------------------------------	-----

COMPREHENSIVE PLAN LAND USE MAP & ZONING DESIGNATIONS .....	2-9
---	-----

<i>Urban Residential</i> .....	2-10
--------------------------------	------

<i>Urban Commercial</i> .....	2-11
-------------------------------	------

<i>Urban Industrial</i> .....	2-12
-------------------------------	------

<i>Public Facilities</i> .....	2-12
CAPITAL FACILITY PLANNING .....	2-12
<i>Sanitary Sewer Service</i> .....	2-13
<i>Potable Water – Public Utility District #1 of Jefferson County (PUD)</i> .....	2-15
<i>Stormwater Management</i> .....	2-16
<i>Transportation</i> .....	2-19
GOALS AND POLICIES .....	2-22
STRATEGIES .....	2-27
IRONDALE & PORT HADLOCK URBAN GROWTH AREA MAP FOLIO .....	2-28

### CHAPTER 3

LAND USE AND RURAL ELEMENT .....	3-1
PURPOSE.....	3-1
INTRODUCTION .....	3-1
LAND USE STRATEGY GUIDELINES .....	3-1
POPULATION PROJECTIONS .....	3-2
RURAL RESIDENTIAL DENSITIES.....	3-3
<i>Existing Lots of Record</i> .....	3-4
<i>Land Use and Zoning Densities</i> .....	3-4
RURAL RESIDENTIAL ALLOCATION OF GROWTH .....	3-6
RURAL COMMERCIAL LANDS .....	3-9
<i>Designation and Classification</i> .....	3-9
<i>Logical Boundaries of Rural Commercial Areas</i> .....	3-9
<i>Evaluation of Commercial Boundaries With Respect to GMA Planning Goals</i> .....	3-17
INDUSTRIAL LANDS .....	3-18
<i>Urban Industrial</i> .....	3-20
<i>Forest Resource-based Industrial Zones</i> .....	3-23
MASTER PLANNED RESORTS .....	3-23
ECONOMIC ACTIVITIES OUTSIDE OF RURAL COMMERCIAL AREAS .....	3-24
REVIEW OF SURFACE WATER CONDITIONS & EXISTING POLLUTED DISCHARGES .....	3-24
GOALS AND POLICIES.....	3-46
STRATEGIES .....	3-70

### CHAPTER 4

NATURAL RESOURCE CONSERVATION ELEMENT.....	4-1
PURPOSE.....	4-1
RELATIONSHIPS WITH OTHER ELEMENTS OF THE PLAN.....	4-1
NATURAL RESOURCE LANDS STRATEGY .....	4-2
<i>Introduction</i> .....	4-2
<i>Forest Lands</i> .....	4-2
<i>Mineral Lands</i> .....	4-6
<i>Agricultural Lands</i> .....	4-8
<i>Aquaculture Resources</i> .....	4-11
GOALS AND POLICIES.....	4-31
STRATEGIES .....	4-40

## CHAPTER 5

<b>HOUSING ELEMENT .....</b>	<b>5-1</b>
PURPOSE.....	5-1
RELATIONSHIPS WITH OTHER ELEMENTS OF THE PLAN.....	5-1
HOUSING BACKGROUND AND EXISTING CONDITIONS.....	5-1
<i>Introduction</i> .....	5-1
<i>Demographics</i> .....	5-1
<i>Housing Stock</i> .....	5-4
<i>Affordability</i> .....	5-6
HOUSING RESOURCES .....	5-8
<i>Assisted Housing</i> .....	5-8
<i>Special Needs Housing</i> .....	5-9
<i>Land Resources for Projected Future Housing Needs</i> .....	5-10
<i>Land Requirements for Multi-Family Housing</i> .....	5-10
HOUSING STRATEGY .....	5-10
<i>Regionalism and Fair Share</i> .....	5-11
<i>Regulatory Framework</i> .....	5-12
<i>Senior Housing</i> .....	5-12
GOALS AND POLICIES.....	5-13
STRATEGIES .....	5-16

## CHAPTER 6

<b>OPEN SPACE, PARKS AND RECREATION, AND HISTORIC PRESERVATION ELEMENT .....</b>	<b>6-1</b>
PURPOSE.....	6-1
WASHINGTON STATE OPEN SPACE ACT .....	6-1
RELATIONSHIPS WITH OTHER ELEMENTS OF THE PLAN.....	6-1
OPEN SPACE STRATEGY.....	6-1
PARKS AND RECREATION STRATEGY.....	6-3
<i>The Jefferson County Parks Comprehensive Plan</i> .....	6-3
<i>Level of Service (LOS) Analysis</i> .....	6-5
WILDLIFE CORRIDORS.....	6-6
HISTORIC AND PREHISTORIC CULTURAL RESOURCE PRESERVATION STRATEGY.....	6-7
<i>Introduction</i> .....	6-7
<i>Process for the Development of the Historic and Prehistoric Preservation Strategy</i> .....	6-8
GOALS AND POLICIES.....	6-14
STRATEGIES .....	6-19

## CHAPTER 7

<b>ECONOMIC DEVELOPMENT ELEMENT .....</b>	<b>7-1</b>
PURPOSE.....	7-1

RELATIONSHIP WITH OTHER ELEMENTS OF THE PLAN .....	7-1
ECONOMIC CONDITIONS.....	7-1
<i>Economic Development Organizations</i> .....	7-1
<i>Education</i> .....	7-1
<i>Economic Indicators and Trends</i> .....	7-1
FUTURE ECONOMIC DEVELOPMENT PROSPECTS FOR JEFFERSON COUNTY .....	7-2
SUSTAINABLE ECONOMIC DEVELOPMENT.....	7-2
GOALS AND POLICIES.....	7-4
STRATEGIES .....	7-10

## CHAPTER 8

ENVIRONMENT ELEMENT .....	8-1
PURPOSE.....	8-1
ENVIRONMENTAL STRATEGIES.....	8-1
<i>Watershed and Fish Habitat Recovery Management Strategy</i> .....	8-1
<i>Regulatory Strategy for Consolidated Environmental Review</i> .....	8-4
<i>Critical Areas Protection Strategy</i> .....	8-4
<i>Public Education and Involvement Strategy</i> .....	8-4
COMPREHENSIVE ENVIRONMENTAL PROTECTION .....	8-5
<i>Shorelines</i> .....	8-5
<i>Air Quality</i> .....	8-5
<i>Natural Heritage Vegetation and Landforms</i> .....	8-6
<i>View and Noise Conditions</i> .....	8-6
CRITICAL AREA MAPS .....	8-6
GOALS AND POLICIES.....	8-20
STRATEGIES .....	8-31

## CHAPTER 9

ESSENTIAL PUBLIC FACILITIES.....	9-1
PURPOSE.....	9-1
RELATIONSHIP WITH OTHER ELEMENTS OF THE PLAN.....	9-1
ESSENTIAL PUBLIC FACILITIES – ISSUE BACKGROUND .....	9-1
ESSENTIAL PUBLIC FACILITIES AND PUBLIC PURPOSE LANDS .....	9-2
GMA GOALS .....	9-2
COUNTY-WIDE PLANNING POLICY .....	9-3
JEFFERSON COUNTY INTERNATIONAL AIRPORT.....	9-3
GOALS AND POLICIES.....	9-7
STRATEGIES .....	9-13

GLOSSARY .....	G-1
----------------	-----

## VOLUME II

### CHAPTER 10

TRANSPORTATION ELEMENT.....	10-1
PURPOSE.....	10-1
<i>Element Amendment</i> .....	10-1
<i>Relationship with other Comprehensive Plan Elements</i> .....	10-2
TRANSPORTATION ELEMENT STRATEGY .....	10-2
INTRODUCTION .....	10-2
<i>Intergovernmental Coordination</i> .....	10-3
CRITERIA USED IN TRANSPORTATION DECISIONS.....	10-4
<i>Level of Service Standards</i> .....	10-4
<i>Vehicular Traffic – Level of Service</i> .....	10-4
<i>Transit – Level of Service</i> .....	10-6
<i>Concurrency</i> .....	10-6
<i>Transportation Demand Management Strategies</i> .....	10-9
<i>Safety, Maintenance and Preservation</i> .....	10-9
EXISTING CONDITIONS .....	10-9
<i>Motorized Transportation System – Vehicular</i> .....	10-10
<i>Roadway Functional Classification</i> .....	10-10
NONMOTORIZED TRANSPORTATION SYSTEM.....	10-23
<i>Pedestrian Circulation and Bicycle Facilities</i> .....	10-23
EXISTING ROADWAY DEFICIENCIES .....	10-23
<i>Road Project Priority Programming System</i> .....	10-23
<i>State of Washington Inventory of Bridges and Structures</i> .....	10-26
<i>Gravel Road Priority Program</i> .....	10-26
<i>Safety Priority Program</i> .....	10-26
LAND USE AND TRANSPORTATION PLANNING METHOD.....	10-26
<i>Jefferson County Comprehensive Plan</i> .....	10-26
<i>Linking Land Use and Transportation</i> .....	10-27
<i>Traffic Forecasts</i> .....	10-27
<i>State Routes</i> .....	10-28
<i>SR 116</i> .....	10-28
<i>County Roads</i> .....	10-28
<i>Transportation Element Recommendations</i> .....	10-28
<i>Capacity Analysis</i> .....	10-30
<i>Non-Capacity Analysis</i> .....	10-31
GOALS AND POLICIES.....	10-32
STRATEGIES .....	10-41

### CHAPTER 11

UTILITIES ELEMENT.....	11-1
PURPOSE.....	11-1
RELATIONSHIPS WITH ELEMENTS OF THE COMPREHENSIVE PLAN .....	11-1
EXISTING FACILITIES.....	11-1

<i>Electrical Utilities</i> .....	11-1
<i>Telecommunications Systems</i> .....	11-3
<i>Sanitary Sewer</i> .....	11-7
<i>Solid Waste Management</i> .....	11-8
<i>Water</i> .....	11-9
SURFACE/STORM WATER MANAGEMENT UTILITIES.....	11-15
PROPOSED FACILITIES.....	11-25
<i>Electricity</i> .....	11-25
<i>Telephone</i> .....	11-25
<i>Sanitary Sewer</i> .....	11-26
<i>Solid Waste</i> .....	11-27
<i>Water</i> .....	11-31
<i>Water: Assessment of Needed Capacity</i> .....	11-32
GOALS AND POLICIES.....	11-36
STRATEGIES.....	11-43

## CHAPTER 12

CAPITAL FACILITIES ELEMENT.....	12-1
PURPOSE.....	12-1
ELEMENT AMENDMENT.....	12-1
RELATIONSHIPS WITH OTHER ELEMENTS OF THE PLAN.....	12-2
ADOPTING LEVELS OF SERVICE.....	12-2
METHOD FOR USING LEVELS OF SERVICE.....	12-3
ESTABLISHING THE LEVELS OF SERVICE (LOS) STANDARDS.....	12-4
POPULATION GROWTH ASSUMPTIONS.....	12-5
SIX YEAR CAPITAL FACILITIES PLAN (CFP) COST PROJECTIONS: 2005-2010.....	12-5
SIX YEAR CAPITAL FACILITIES PLAN (CFP) FINANCING STRATEGY: 2005-2010.....	12-6
LEVEL OF SERVICE IMPACTS.....	12-8
CAPITAL FACILITIES CONCEPT PLAN 2005-2010.....	12-9
<i>Animal Control Shelter</i> .....	12-10
<i>Community Centers</i> .....	12-13
<i>Corrections Inmate Facilities</i> .....	12-16
<i>Sheriff Facilities</i> .....	12-19
<i>Justice Facilities</i> .....	12-22
<i>Government Administrative Offices</i> .....	12-25
<i>Maintenance Shop Facilities</i> .....	12-28
<i>Parks and Recreation</i> .....	12-31
<i>Solid Waste</i> .....	12-38
<i>Storm water/Flood Control Facilities</i> .....	12-43
<i>Transportation</i> .....	12-45
<i>Sewage Collection/Treatment</i> .....	12-47
CAPITAL FACILITIES PROJECTIONS: 2005-2024.....	12-48
GOALS AND POLICIES.....	12-51
STRATEGIES.....	12-56