

## APPENDIX C

### COMMUNITY INVOLVEMENT

#### Introduction

Acknowledging the need for continued community involvement during the development of the individual plan elements, the County encouraged the creation of community planning groups. These "citizen planners" developed draft "community plans" which provided guidance for the establishment of the Land Use and Rural Element. The residents of Jefferson County have actively participated in developing the Draft Comprehensive Plan during more than five years of public debate, interim ordinance development, and legal rulings. In addition, the Draft Comprehensive Plan was reviewed in a series of over thirty-five (35) public meetings by the Jefferson County Planning Commission while the Board of County Commissioners held six (6) public hearings and conducted thirty (30) public workshops in its review of the plan. Revisions of the Draft Plan were based on thorough Planning Commission and Board of Commissioners discussion and extensive public comment.

### LAND USE/RURAL ELEMENT

The citizens of Jefferson County have participated in the development of the Land Use and Rural Element in many significant ways. Early in the planning process, "community forums" brought together residents with varied backgrounds and interests to discuss growth management and its application in Jefferson County. The key suggestions for the Land Use and Rural Element as envisioned in the community planning process are summarized in the following table:

General Land Use	<ul style="list-style-type: none"> <li>• Permit only land uses which are compatible with the rural character of the County.</li> <li>• Natural open spaces, forestry, and residential development should be the primary use of the land.</li> <li>• Residential development and commercial activities shall not be approved unless capital facilities improvements (roads, schools, fire, police, etc.) are identified and funded.</li> <li>• Rural Village Centers should continue to provide a mixture of housing types, commercial activities, and recreation and open space.</li> <li>• Natural open spaces, agriculture, aquaculture, timber production, recreational, and residential development should be the primary use of the land adjoining shorelines.</li> <li>• Development shall be directed away from those areas containing significant fish and wildlife habitat, particularly those areas currently undeveloped or primarily dominated by low intensity types of land uses, such as forestry.</li> <li>• Provide a program of transferable development rights.</li> </ul>
Residential Use	<ul style="list-style-type: none"> <li>• Innovative residential development with respect to architectural and structural design, utility systems, and site layout.</li> <li>• Innovative site planning techniques are encouraged for all residential developments whenever possible, provided the gross density is maintained and natural values including open space, aquifer recharge, greenbelts, habitat and vistas are preserved and hazards avoided.</li> </ul>

	<ul style="list-style-type: none"> <li>• Access for residential and commercial lots onto major roads should be limited.</li> <li>• Provide areas for the development of low-income/senior housing.</li> </ul>
Commercial Use	<ul style="list-style-type: none"> <li>• Commercial development should be located at the intersection of major roads or in planned commercial developments.</li> <li>• Commercial development shall be in a block-like fashion. Strip development shall not be allowed.</li> <li>• Existing commercial uses outside commercial zones are "grandfathered" but not allowed to expand.</li> <li>• Commercial development should provide sufficient off-street parking, adequate screening or buffering from adjoining uses, and should not create a situation which would adversely affect the use, value or enjoyment of adjacent areas or properties.</li> <li>• Commercial activities shall not be approved until needed capital facilities improvements (road, schools, fire, police, etc.) are identified and funded.</li> </ul>
Industrial Use	<ul style="list-style-type: none"> <li>• Adequate infrastructure and land should be made available to industries whose characteristics are compatible with goals of the Comprehensive Plan.</li> <li>• Existing industrial zones shall not be expanded.</li> </ul>
Resource Lands	<ul style="list-style-type: none"> <li>• Encourage densities and lot sizes in rural zones that allow for, and are compatible with, commercial timber growing.</li> <li>• Aquaculture farming operations should be encouraged.</li> </ul>
Rural Character	<ul style="list-style-type: none"> <li>• Enhance the rural atmosphere through appropriate construction of businesses, residences, and associated structures.</li> <li>• Traditional aquaculture activities are consistent with the rural character.</li> <li>• The size and scope of commercial developments should be consistent with the small town, rural and agricultural character.</li> <li>• Development shall be directed away from the areas containing significant fish and wildlife habitat areas, especially areas which are currently undeveloped or are primarily dominated by low intensity types of land uses, such as forestry.</li> <li>• Landscaping and buffering of all types of new development shall be encouraged.</li> </ul>
Rural Residential Development	<ul style="list-style-type: none"> <li>• Keep residential densities low.</li> <li>• Housing opportunities may include single family detached, duplex, and/or up to a fourplex dwelling unit, as supported by open space benefits.</li> <li>• Innovative site planning techniques or grouping of housing units is encouraged for all residential developments whenever possible, as long as the gross density is maintained.</li> </ul>
Home businesses	<ul style="list-style-type: none"> <li>• A home-based businesses shall not adversely affect the use, value, or enjoyment of adjacent properties.</li> </ul>
Rural Commercial Development	<ul style="list-style-type: none"> <li>• Intensive general activities other than "Ma and Pa" type general stores, home-based businesses and cottage industries, personal services, and enterprises coincidental with timber, agriculture or aquaculture production should not be considered compatible with the rural character of the land.</li> </ul>
Rural Industrial Development	<ul style="list-style-type: none"> <li>• Industrial activities, other than those required for local resource production, are considered as urban land use and should not be considered compatible with the rural character of land.</li> </ul>
Resource Based Activities	<ul style="list-style-type: none"> <li>• Promote resource-based activities, including agriculture, forestry, mineral, and mariculture or aquaculture.</li> </ul>

### *Rural Character: Community Perceptions*

Prior to the 1997 GMA amendments defining rural character, Jefferson County adopted a working definition based on the integrated relationship between three elements: environmental qualities, appropriate land uses, and rural aesthetics. Public testimony taken during the visioning component of the comprehensive planning process indicates that many community members view rural character as being dependent on one isolated element. In other cases, two elements have been linked as the key components of rural character. While components of these positions were integrated, it should be stressed that the extreme positions do not represent the County's final approach and are not incorporated into the Plan in their isolated forms. These positions, and a discussion of their applicability, are summarized in the following table under three categories that incorporate different aspects of the amended GMA definition of rural character:

<b>Elements</b>	<b>Isolated Element of Rural Character</b>	<b>Discussion</b>
Environmental Qualities Only	<ul style="list-style-type: none"> <li>Rural character is solely dependent on the preservation of undisturbed natural areas. The highest value should be placed on keeping and/or returning rural lands to a pristine, natural condition.</li> <li>Critical areas are of significant value to the community and must be preserved.</li> </ul>	<ul style="list-style-type: none"> <li>Although open spaces and undisturbed land is a key component of rural character, rural areas are not wholly undisturbed. Much of Jefferson County's rural area was once forested, but has been cleared long ago for use as crop or grazing land. The retention of undisturbed tracts of land contributes to the rural character just as much as appropriate land uses.</li> <li>Clearly, the preservation of critical areas is a key to the maintenance of rural character.</li> </ul>
Rural Aesthetics Only	Preserving views of natural beauty is key to maintaining rural character. Development activities should at the least be buffered from view to provide visual relief.	While it is appropriate to preserve areas of scenic beauty, many visual attributes of accepted rural uses (working farms with visible equipment, log dumps, gravel pits, trailers, logged areas, satellite dishes, exposed storage, etc.) are of low aesthetic value; Buffering may not be appropriate for many of the above uses, as they clearly are part of the existing rural environment. This pattern of visual contrast is part of the rural environment controlled by the parameter of appropriate uses.
Appropriate Land Uses Only	Growth must be allowed to continue. In many cases a significant economic investment has been made in land based on a reasonable expectation that it can be developed. The marketplace should determine where development should occur.	Consistent with GMA, rural areas will continue to grow. Development should be permitted to occur, although the type, quantity, and location of development activities should be clearly defined.

<p>Environmental Qualities/ Rural Aesthetics Only</p>	<ul style="list-style-type: none"> <li>• Undisturbed land offers the highest visual amenity. A pristine natural environment, free from all land use activities except extremely limited resource-based uses, recreational opportunities, and very low density residential development will maintain rural character.</li> <li>• Existing commercial land uses are inconsistent with the maintenance of rural character, and should be strictly limited. In many cases these uses should be considered non-conforming, and be prohibited from expanding and/or rebuilding.</li> </ul>	<ul style="list-style-type: none"> <li>• Equating undisturbed land with providing the highest rural aesthetic value significantly reduces the validity of appropriate land uses as being a key part of rural character. If appropriate land uses are identified as being barely tolerated, invasive activities that do not contribute to rural character, it follows that existing rural patterns of development are inappropriate, and will require remediation. This position is unrealistic given the need for local goods and services and the existence of many uses.</li> <li>• Although inappropriately scaled development has occurred, many of the existing commercial uses are intrinsic to the economic health of the rural areas, and as such contribute to the maintenance of rural character. While expansion of these contributing uses may not be appropriate, non-conforming status would be a disincentive for existing businesses to continue to provide needed goods and services to the rural population.</li> </ul>
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As previously discussed, it is only through the integration of all elements of rural character that the full measure of rural character can be described. An understanding of the interdependence of all the elements is needed for an overarching rural strategy and inclusive policies and regulations which support the preservation of rural character. Isolated positions such as those in the table above have value insofar as they are integrated with other viewpoints. The public processes for development of this Plan have been largely focused on finding a balance for these isolated positions that meets the needs of the majority of residents, within GMA guidelines.

The goals and policies of the Land Use and Rural Element integrate the land use designations and uses described in the Land Use and Rural Element into a framework that includes specific criteria to support the GMA definition of rural character. Other elements of this Plan include goals and policies that build on this framework and are consistent with the requirements of the Growth Management Act.

**NATURAL RESOURCES ELEMENT**

The success of the community forums provided the foundation for public participation in the development of the interim natural resource lands ordinances.

The key issues of natural resource lands conservation as envisioned in the Jefferson County’s Community Plans are summarized in the following table:

Natural Resource Industries	<ul style="list-style-type: none"> <li>• Natural resource industries that comply with best management practices should not be considered public nuisances and should be protected by right-to-practice provisions.</li> <li>• Large resource conversion activities should be considered industrial and be consistent with the goals and policies of industrial land uses.</li> <li>• Resource industries should follow best management practices concerning air and water quality, fish and wildlife habitat, and shoreline and critical areas.</li> <li>• Property owners should be encouraged to participate in the Washington State Open Space/Agricultural/Timberland tax program.</li> <li>• The utilization of natural resource lands should be done in a manner which does not cause undue adverse impacts to neighboring properties or public facilities.</li> <li>• Reclamation should be done in stages as the extraction of resources proceeds.</li> </ul>
Agriculture Lands	<ul style="list-style-type: none"> <li>• The retention of land in farming use should be encouraged through tax incentives, purchase of development rights, and regulation of land subdivision.</li> <li>• Encourage the use of use of farm conservation plans that use best management practices to avoid or reduce impacts on water quality and other environmental values.</li> <li>• Retention of large parcels of land should be encouraged to preserve the commercial viability of agriculture.</li> </ul>
Aquaculture Lands	<ul style="list-style-type: none"> <li>• Aquaculture operations should harmonize insofar as possible with the local shoreline environment.</li> <li>• Offshore fish and shellfish harvesting should not cause any adverse impacts to shoreline areas.</li> </ul>
Forest Lands	<ul style="list-style-type: none"> <li>• Encourage conservation of all forest lands to enhance air and water quality and fish and wildlife habitat.</li> <li>• Retention of large parcels of land should be encouraged to preserve the commercial viability of forestry.</li> <li>• Prime forest lands should not be converted to residential uses as long as less productive land remains available.</li> <li>• Timber harvesting lands should provide buffers to protect forestry practice from incompatible adjacent uses.</li> </ul>
Mineral Lands	<ul style="list-style-type: none"> <li>• Potential mineral lands should be identified and assessed to assure the best sites are used considering quality, quantity, distance from markets, and impact on adjacent lands.</li> <li>• Plans should be prepared for post-project use of properties from which non-renewable resources will be extracted. The subsequent use of these sites should be compatible with the surrounding area.</li> </ul>

## HOUSING ELEMENT

The key components of the Housing Element as envisioned in the community planning process are summarized in the following table:

Siting of Affordable Housing	<ul style="list-style-type: none"> <li>• Encourage construction of affordable housing throughout Jefferson County.</li> <li>• Provide areas for development of a variety of low-income and elderly housing, including single family residences, multi-family residences and mobile homes.</li> <li>• Higher density housing, including multi-family residences, should be located within the UGA of Port Townsend or within those Rural Centers which have adequate infrastructure to accommodate such higher density. Port Ludlow is one such Rural Center.</li> </ul>
Design	<ul style="list-style-type: none"> <li>• Innovative residential development with respect to architectural and structural design, utility systems, and site layout shall be encouraged.</li> <li>• Encourage upgrading and renovation of existing deteriorating housing units.</li> <li>• Maintain rural community character through the use of open space, setbacks, and retention of natural vegetation.</li> <li>• Utilize cluster development, community drainfields, and community water systems to preserve resource lands and promote affordable housing.</li> </ul>
Regulatory Framework	<ul style="list-style-type: none"> <li>• Codes and standards should contain sufficient flexibility to permit innovation and experimentation.</li> <li>• Manufactured and mobile homes should be regulated as conventional housing and meet the same standards with respect to density, water supply, and sewage disposal.</li> </ul>
Environmental Protection	<ul style="list-style-type: none"> <li>• Residential development should be sensitive to areas of natural limitations. Siting of homes should be appropriate with respect to natural features and hazard areas.</li> <li>• Residential development should be designed to minimize the obstruction of natural site values and their availability to existing and future development on adjacent sites.</li> <li>• Encourage the use of the best soils for septic drainfields through the use of septic easements and community drainfields.</li> </ul>

## OPEN SPACE, PARKS AND RECREATION, AND HISTORIC PRESERVATION ELEMENT

The key components of open space protection, parks and recreation enhancement, and historic preservation as envisioned in the community plans is summarized in the following table:

1. Open space	<ul style="list-style-type: none"> <li>• The retention of private and public lands in their natural state should be encouraged.</li> <li>• Open space should connect to other open space, thereby forming a continuous corridor.</li> <li>• Wildlife habitat and greenbelts should be preserved.</li> <li>• Property owners are encouraged to separate areas of development with greenbelts or open space areas and provide trails to link into a system.</li> <li>• Property owners should be encouraged to take advantage of the Open Space/Agriculture/Timberland tax program of Washington State.</li> <li>• Property owners are encouraged to use restrictive covenants or easements which provide for open space when developing their property.</li> <li>• Jefferson County should make available pre-permit educational materials and development guidelines which explain the importance of preserving natural systems and open space, and how to accomplish this.</li> <li>• Natural open spaces and recreational development should be one of the primary uses of the land adjoining shorelines.</li> <li>• Prevent further loss of public access to and enjoyment of the shorelines by including areas for recreation in the open space system, such as trails and pocket parks for viewing Protection Island, Discovery Bay and the Straits of Juan de Fuca.</li> <li>• Utilize waterways and wetlands buffers (setbacks) to connect open spaces as a way to maintain the interconnectedness of wetlands and habitat.</li> </ul> <p>Support entities such as Jefferson Land Trust to preserve open space and wildlife corridors.</p>
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2. Parks, Trail Systems and Recreation	<ul style="list-style-type: none"> <li>• Park and recreational facilities should be located, designed, and constructed to be compatible with natural features and resources.</li> <li>• Acquisition and development of park and recreational facilities should be in response to current and anticipated needs of area residents.</li> <li>• Citizen participation should be an integral part in the planning and improvement of parks and recreational areas.</li> <li>• Specific community parks and recreational facilities that provide for active and passive recreation should be included in the Jefferson County Parks and Recreation Plan.</li> <li>• Residential subdivisions should include provisions for community use such as open space and recreational areas.</li> <li>• Recreational facilities along shorelines should be consistent with the goals, policies and performance standards of the Jefferson County Shoreline Management Master Program.</li> <li>• Parks and recreational facilities should be located, designed, and constructed to be compatible with natural features such as soils, geology, topography, and shoreline resources.</li> <li>• Integrated and coordinated County-wide trail systems (both public and private) for walking, hiking, cycling and riding horses should be developed.</li> <li>• Self-guided nature trails and picnic facilities should be established.</li> </ul>
3. Historic Preservation	<ul style="list-style-type: none"> <li>• The preservation of lands, sites and structures that have historical or archaeological significance is encouraged.</li> <li>• A cultural center and park with its focus on the American Indian burial grounds and our Indian heritage should be developed.</li> </ul>

### 1995 Parks Comprehensive Plan Community Involvement

Adopted in June 1995, the Jefferson County Parks Comprehensive Plan reflects the values and wishes of Jefferson County residents. Opportunities for citizen participation and input to the planning process were provided through the following methods of public involvement:

- 1989 County-wide Park and Recreation Survey;
- 1989-1990 Special Committee;
- 1990 Public Workshops;
- 1990 Public Hearings;
- 1995 Five-year Update of the 1990 Parks Comprehensive Plan;
- 1995 Environmental Review; and,
- 1995 Public Hearing.

The 1989 survey asked specific questions related to the use and support of existing facilities and activities and the preference for proposed projects and recreational offerings. The comments section of the survey allowed respondents to express concerns, criticism and praise about current operations and proposed or desired projects and facilities.

The survey documented a high level of citizen concern with park and recreation issues. The results of the survey indicated that County residents are willing to support various activities and facilities, and that open space, “pocket parks” and greenbelts were very important for recreational activities. The survey supplied important information about the specific needs and concerns of the residents of different planning areas.

The Plan was developed by the Jefferson County Parks Advisory Board. The meetings of the Board were open to the public and the meeting minutes were published in the local weekly newspaper, *The Port Townsend/Jefferson County Leader*. Five public workshops were held during the preparation of public involvement of the 1990 Jefferson County Parks Comprehensive Plan. The County Planning Commission held a workshop, plan review and a final hearing in May 1990.

In 1993, the community-based planning groups described above were formed to produce community plans including goals and policies that reflected the character of their area. Many of the resulting community plans address the issues of parks, recreation and open space with a local community focus.

In 1995, the 1990 Parks Comprehensive Plan was updated to assure consistency with the current County policies and plans. A public meeting to solicit public input on the revised Jefferson County Parks Comprehensive Plan was held on June 7, 1995. Following the public meeting, the Board adopted the Plan by Resolution No. 50-95.

## ECONOMIC DEVELOPMENT ELEMENT

The following table summarizes the key components of the Economic Development Element as envisioned in the community planning process.

Land Use	<ul style="list-style-type: none"> <li>• Ensure that there is a sufficient supply of zoned land with adequate infrastructure to accommodate economic growth and development projections.</li> <li>• Industrial development should be located in the Glen Cove Industrial Park. Resource-based industries are appropriate outside of UGAs.</li> <li>• Commercial strip development should be avoided throughout the County.</li> <li>• A variety of commercial uses serving the immediate rural area should be allowed within existing Rural Village Centers.</li> <li>• Existing, legally established commercial or industrial uses outside of the Rural Village Center or rural crossroads zone should be defined as legal conforming uses, not non-conforming uses.</li> <li>• Commercial land uses in Rural Village Centers should serve the local population and traveling public.</li> <li>• Home-based businesses are encouraged and allowed throughout the County’s rural areas, but are not considered commercial activities.</li> </ul>
Infrastructure	<ul style="list-style-type: none"> <li>• Survey existing infrastructure to identify strengths, weaknesses, issues and responsibilities.</li> <li>• Inventory existing water resources for Jefferson County; identify and seek funding solutions to water supply and availability issues.</li> </ul>
Regulatory Framework	<ul style="list-style-type: none"> <li>• Encourage coordination between permitting and regulatory agencies, and a uniform interpretation of policies and regulations among agencies and staff.</li> </ul>

	<ul style="list-style-type: none"> <li>• Develop and provide an easy-to-follow road map of necessary regulations to ensure that applicants will be aware of the time frame and not subjected to “surprises” throughout the process.</li> <li>• Identify and implement measures to streamline the permitting process. (i.e., elimination of unnecessary permit requirements).</li> </ul>
Tourism	<ul style="list-style-type: none"> <li>• Support a coordinated approach to marketing Jefferson County and Port Townsend as tourist destinations. Encourage visitors to use Jefferson County as “home base” while visiting the region’s attractions.</li> <li>• Support the variety of arts programs and festivals which attract visitors to Jefferson County while providing employment, recreational and cultural opportunities to residents.</li> <li>• Identify and promote off-season marketing opportunities to attract visitors to Jefferson County throughout the year.</li> </ul>
Workforce	<ul style="list-style-type: none"> <li>• Promote programs and services which provide vocational and professional training opportunities for Jefferson County residents, creating a skilled labor force for existing and future employers in Jefferson County</li> <li>• Support training programs which enhance the skills of employees working in industries with identified or emerging competitive advantages</li> </ul>

**ENVIRONMENT ELEMENT**

The community involvement process in which the citizens of Jefferson County participated in the development of the Comprehensive Plan is described in the Introduction to this plan. A community preference summary for environmental issues based on the community forums held early in the process is provided in the table below. These goals provided both a starting point and prioritization for the Environmental Element goals, policies, and strategies for Jefferson County.

The following table summarizes the key components of the Environment Element as envisioned in the community planning process.

Water Resources	<ul style="list-style-type: none"> <li>• The cumulative impacts to the quantity and quality of water resources should be considered and evaluated before development occurs.</li> <li>• Ground water resources, aquifer recharge areas, surface waters, and shorelines should be protected from residential wastes, non-point source pollution, erosion, and storm water run-off.</li> <li>• The maximum residential density should depend upon the amount of land needed to protect an on-site well and to dispose of waste water.</li> <li>• Adequate buffer zones should be established around water resource areas to protect their natural functions.</li> <li>• Development should minimize the impact of roads, infrastructure, buildings, and landscaping on aquifer recharge areas.</li> <li>• The County should provide incentives and promote regulatory reform that will reduce domestic water use.</li> </ul>
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Development and Land Use Standards	<ul style="list-style-type: none"> <li>• Development should be compatible with the physical features of the site. Diversity and originality in site, building, and infrastructure design should be encouraged to achieve the best possible relationship between development and the land.</li> <li>• Flexible development standards should be used to maximize open space and minimize the removal of vegetation.</li> <li>• On-site drainage controls should be required to reduce erosion, and prevent run-off onto adjacent properties.</li> <li>• Development activities and land uses should not adversely affect nearby properties with traffic, noise, odors, or air and water quality degradation.</li> <li>• Environmental concerns should be addressed with scientific evidence when dividing large parcels of land.</li> </ul>
Critical Areas	<ul style="list-style-type: none"> <li>• Pre-permit educational materials and development guidelines that explain the importance of preserving natural systems should be made available.</li> <li>• Development in environmentally sensitive areas should only be allowed if adverse impacts are adequately mitigated.</li> <li>• County guidelines for the restoration, creation, or enhancement of wetlands and their buffers should be strictly enforced.</li> </ul>
Natural Hazard Areas	<ul style="list-style-type: none"> <li>• Development within the floodplain of rivers and streams should be designed and maintained so as not to present a hazard to its occupants or downstream properties.</li> <li>• In no case may construction take place in floodways.</li> <li>• Development may occur on geologically unstable areas or steep slopes if adequately and appropriately designed to minimize adverse impacts to the development, adjacent properties, and public resources.</li> </ul>
Shorelines	<ul style="list-style-type: none"> <li>• Recreational facilities and provisions for public access to shoreline areas should be increased.</li> <li>• Development along shorelines should follow the appropriate policies and performance standards contained in the Shoreline Management Master Program.</li> <li>• Marine waters should be protected from septic tank effluent, non-point source pollution, erosion, and storm water run-off.</li> </ul>
Fish and Wildlife habitat	<ul style="list-style-type: none"> <li>• Property owners should be encouraged to create and maintain continuous wildlife corridors with native vegetation to connect wooded areas across property lines.</li> <li>• Development within the floodplain of rivers and streams should not have a detrimental effect on streamside habitats.</li> <li>• Encourage the implementation of new methods of restoring fish runs to rivers and stream beds.</li> </ul>

## TRANSPORTATION ELEMENT

The Transportation Element was developed over a four year period that included participation by many Jefferson County residents, community and interest groups, and local, state and regional government representatives and elected officials. Meetings were held throughout the County in the various

community planning areas. County residents voiced their concerns about transportation issues and offered recommendations for improvements which have been incorporated into the Transportation Element.

## **UTILITIES ELEMENT**

The Utilities Element relies on data and information shared by the utility providers. Within Jefferson County, both public (e.g., City of Port Townsend and special purpose districts) and private purveyors provide electricity, water service and sanitary sewer disposal and treatment. Telecommunications services, including cable television service, are provided by private companies. The City of Port Townsend provides sanitary sewer service for residents within the City. Jefferson County government oversees solid waste collection and disposal for unincorporated areas and the City of Port Townsend.

The collection of information in support of the Utilities Element began in 1993 by gathering representation from all providers of public service who owned or operated public facilities in Jefferson County. A series of workshop sessions were conducted to provide information on the requirements of GMA. In September of 1994, each representative was given a series of forms that included sheets addressing the following categories:

- Existing Inventory
- Project Costs And Revenue
- Operating Budget Impact Of Capital Projects
- Land Development Impact Of Capital Projects
- Future Proposed Facilities
- Regulatory/Compliance Issues
- Environmental Issues

Each representative was also requested to provide a copy of the current County land use map marked with the location of each facility by type. This information was collected and combined to produce summary information from which the Utilities Element was developed.

## **CAPITAL FACILITIES ELEMENT**

Beginning in 1993, Jefferson County began the process of preparing a Capital Facilities Element by conducting a series of workshop sessions to provide information on the requirements of GMA to representatives of all the entities which own or operate public facilities in Jefferson County. In September of 1994 each entity was requested to provide the following:

- Existing inventory
- New projects for the existing population
- New projects for growth through the year 2002
- Major repair, renovation or replacement of existing facilities
- Project costs and revenue
- Operating budget impact of capital projects
- Land development impact of capital projects

Each entity also provided a copy of a current County land use map showing the location of each type of facility.

The information received was used to produce summary costs from which the Capital Facilities Element was developed. The provider representatives presented financing proposals and proposed Levels of Service for each project and area. Through a collaborative process, methods for determining Level of Service standards were selected. This information was summarized and the options for financing and Level of Service standards were presented to the Board of County Commissioners for their final decisions on the alternatives identified. The plan forwarded by the Planning Commission is based upon these selections.

