

APPENDIX "B"

STATE OF WASHINGTON
County of Jefferson

IN THE MATTER OF A RESOLUTION }
ADOPTING the Jefferson County Growth } Resolution No. 72-98
Management Act Comprehensive Plan, }
all attachments and findings of fact }

WHEREAS, the Growth Management Act, Chapter 36.70A RCW (hereinafter the GMA) requires Jefferson County (hereinafter the County) to adopt a comprehensive land use plan in accordance with the GMA, including all attachments, and adopt findings of fact; and

WHEREAS, the Jefferson County Board of Commissioners has determined that adoption of the Jefferson County Comprehensive Land Use Plan is in the public interest, protects the public health, safety and welfare, and complies with the Growth Management Act;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS by the Board of Jefferson County Commissioners:

Section 1. The June, 1979, Jefferson County Comprehensive Land Use Plan is hereby repealed.

Section 2. The 1998 Comprehensive plan as shown in exhibit "A", attached hereto and incorporated herein by reference is hereby adopted pursuant to the Growth Management Act, Chapter 36.70A.

Section 3. The 1998 Comprehensive Land Use Plan shall govern all planning in Jefferson County. Where any conflicts may arise between the 1998 Comprehensive Land Use Plan and existing County rules, regulations, policy or ordinances, the 1998 Comprehensive Plan shall prevail.

Section 4. In order to provide continuity in implementation of the Comprehensive Plan, the County hereby incorporates by reference the Interim Controls passed on August 28, 1998, which shall be used to implement the Comprehensive Plan as adopted by this ordinance until such time as the County adopts final development regulations. The Comprehensive Plan as adopted by this ordinance shall govern in the event inconsistencies occur between the Plan and existing or interim development regulations.

Section 5. If any provision of this Ordinance or its application to any person or circumstances is held invalid, the remainder of this Ordinance or the application of the provisions to other person or circumstances shall not be affected.



Jefferson County, WA POPE RESOURCES

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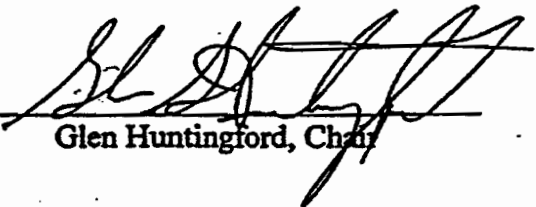
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Section 6. The effective date of this Resolution shall be August 28, 1998.

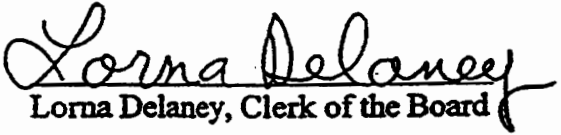
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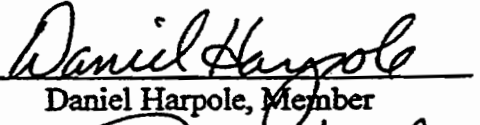
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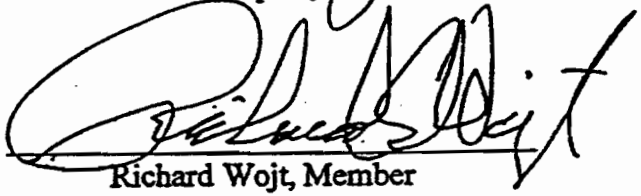
JEFFERSON COUNTY
BOARD OF COMMISSIONERS


Glen Huntingford, Chair

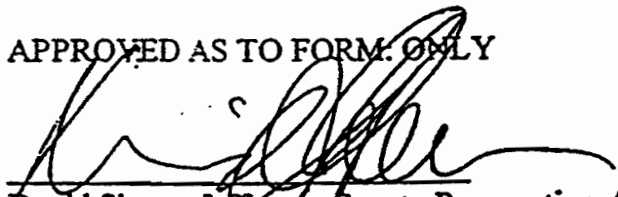
ATTEST


Lorna Delaney, Clerk of the Board


Daniel Harpole, Member


Richard Wojt, Member

APPROVED AS TO FORM ONLY


David Skeen, Jefferson County Prosecuting Attorney

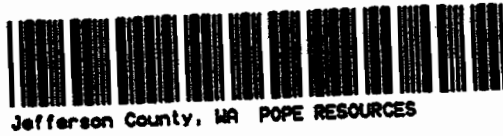


STATE OF WASHINGTON
COUNTY OF JEFFERSON COUNTY

Findings of Fact in support of the Jefferson County Comprehensive Plan adopted August 28, 1998.

In support of adopting the Jefferson County Comprehensive Plan, the Land Use Map and the Elements contained therein, the Jefferson County Board of County Commissioners enters the following findings of fact:

1. Pursuant to RCW 36.70A.010: "The State Legislature finds that uncoordinated and unplanned growth, together with a lack of common goals expressing the public's interest in the conservation and the wise use of our lands, pose a threat to the environment, sustainable economic development, and the health, safety and high quality of life enjoyed by residents of this state. It is in the public interest that citizens, communities, local governments, and the private sector cooperate and coordinate with one another in comprehensive land use planning."
2. The Washington State Legislature adopted the Washington State Growth Management Act of 1990 and amendments thereto, Chapter 36.70A. RCW, (the "Act"), requiring selected counties and cities to prepare comprehensive plans consistent with the provisions of the Act.
3. The Growth Management Act, Chapter 36.70A RCW (hereinafter the "GMA" or the "Act") requires Jefferson County (hereinafter "the County") to adopt a comprehensive land use plan which will accommodate the next 20 years of population growth in a manner consistent with the requirements of the GMA and which will facilitate the orderly and coordinated growth and development of the County.
4. As required under the Act (Chapter 36.70A.210 RCW), and to ensure coordination and consistency between the comprehensive plans of Jefferson County and the City of Port Townsend, the County participated in the preparation and adoption of the County-wide Planning Policy for Jefferson County (City Resolution No. 92-112 and County Resolution No. 128-92, both dated December 21, 1992).
5. Throughout the County's planning process, the County-wide Planning Policy for Jefferson County has been used as a policy guide for the development of the Jefferson County Comprehensive Plan.
6. Jefferson County adopted an Interim Critical Areas Ordinance (Ordinance No. 05-0509-94 on May 9, 1994 and amended by Ordinance No. 14-0626-95, adopted on June 26, 1995, an Interim Agricultural Lands Ordinance (Ordinance No.08-0525-95, adopted on May 25, 1995), and an Interim Mineral Lands Ordinance (Ordinance No. 09-0525-95, adopted on May 25, 1995) that are in compliance with the GMA requirements contained in RCW 36.70A.060, RCW 36.70A.170, and the Minimum Guidelines (Chapter 365-190 WAC).
7. Jefferson County adopted an emergency ordinance establishing interim land use controls, the Interim Growth Strategies Ordinance, Ordinance No. 05-0214-96, on February 14, 1996 to provide development regulations to prevent uncontrolled growth until adoption of the



Comprehensive Plan and approval of final development regulations under the mandate of the Growth Management Act.

8. Jefferson County has also adopted an Interim Forest Lands Ordinance (Ordinance No. 01-0121-97, adopted January 21, 1997) which is based on a Memorandum of Understanding (MOU) dated December 4, 1996 entered into and between a number of parties interested in ensuring the protection of Jefferson County's forest lands of long-term significance.
9. The Act, under RCW 36.70A.140, stipulates that jurisdictions planning under the provisions of GMA shall establish and broadly disseminate to the public a public participation program identifying procedures providing for early and continuous public participation in the development and amendment of comprehensive land use plans and development regulations implementing such plans.
10. Jefferson County embarked upon a public involvement process that exceeds the requirements of the Act, including: the development of a questionnaire ("Jefferson 2000") that sought residents' opinions about the community's future; the establishment of community forums and citizen task forces who helped craft interim ordinances and establish goals and policies; the adoption by the Board of County Commissioners of the Community Planning Process which established community planning groups who developed community plans that articulated their community's goals and vision; the production and dissemination of an informative video ("It's Your Plan"), and the release of a Discussion Draft Comprehensive Plan ("Draft Plan") on February 24, 1997.
11. On February 24, 1997 Jefferson County issued a Draft Environmental Impact Statement for the Plan pursuant to WAC 365-195. A public hearing on the Draft Plan was held on April 2, 1997, and a public comment period was maintained until May 15, 1997.
12. The Draft Plan was reviewed by the Jefferson County Planning Commission for a period of ten (10) months between April 1997 and February 2, 1998, according to a schedule of meetings with assigned topics. During this time period the Planning Commission held thirty-three (33) public meetings, three (3) public workshops, and regional meetings throughout the County. During this period about 750 citizens attended meetings of which approximately 350 provided testimony.
13. Regional public meetings that allowed public testimony were held on the following dates:
 - October 1st the Commission held a public meeting at the Queets/Clearwater School in the West End.
 - October 15th a public meeting was held at the Port Ludlow Bay Club in Port Ludlow
 - November 5th a public meeting was held at the Tri-Area Community Center
 - November 19th a public meeting was held at the Gardiner Community Center
 - December 3rd a public meeting was held at the Quilcene Community Center
14. In their preliminary discussion of Rural Centers and Rural Crossroads, the Planning Commission considered whether single lot commercial areas constituted spot zoning, infill capacity of commercial areas, floodplain constraints, level of service differences between centers and crossroads, existing uses, and grandfathering. Preliminary boundaries for Brinnon, Quilcene



Rural Village Centers and Port Ludlow Commercial Village Center were adopted on July 23rd based on the Commission's findings that boundaries must:

- allow for infill based on ESB 6094 criteria.
- avoid irregular boundaries.
- provide local levels of service.
- consider topography.
- manage floodplains.
- avoid traffic congestion.
- consider the water situation in Quilcene and a proposed water system.
- protect critical areas.
- avoid spot zoning, and
- establish a table of allowed uses.

15. Preliminary boundaries, based on the above findings, were identified for Chimacum, Four Corners, Discovery Bay and Nordland at the Planning Commission meeting of July 30th. Also at this meeting the Planning Commission discussed the criteria related to the proposed crossroads at Wawa Point and Black Point.

16. On August 6th the Planning Commission decided they would accept public comment at all meetings as opposed to the workshops on June 4th and July 2nd and 16th where public comment had not been taken.

17. On August 6th, based on a recommendation from the Port Ludlow Planning Committee and the projected 20-year population allocation, the Planning Commission voted unanimously to decrease the proposed density for the southern portion of the Master Planned Resort to 1:20.

18. On August 13th staff made a presentation to the Planning Commission concerning population distribution, retail square footage analysis as compared to the projected population, ESB 6094 criteria, integration of community plans, County-wide Planning Policies, transportation factors, and levels of service for Rural Crossroads.

19. At the meeting on August 13th, the Planning Commission discussed Black Point as a possible crossroad. The Planning Commission found that Black Point was not an area of more intense development pre-dating July 1, 1990, did not contain a convenience grocery, which was a requirement for crossroad designation in the Draft Plan, and had topographic constraints of a steep slope. A resolution regarding Black Point was not reached at this meeting.

20. Also on August 13th, the Planning Commission established boundaries for Mats Mats, Beaver Valley, Gardiner and the West End:

- Mats Mats: The Planning Commission adopted a boundary based on the existence of the convenience grocery and additional lots to accommodate infill and avoid spot zoning.
- Beaver Valley: The Planning Commission found that the crossroads commercial area was not warranted based on the single lot use and the ability of the grocery/gas station to continue as a grandfathered (non-conforming) use.
- Gardiner: The Planning Commission proposed and adopted a boundary for a crossroads location not included in the Draft Plan, based on the recognition of Gardiner as an historic community and the fact that a convenience grocery had been at that location in the recent past.



- **West End:** The Planning Commission found a lack of a crossroads location in the West End and discussed whether cottage industries and tourist related uses could meet the needs of this area.
21. The Port of Port Townsend made a presentation on the Jefferson County Airport at the Planning Commission meeting of August 20, 1997, presenting justification for industrial development at the Airport and at Port property in Quilcene. The Planning Commission reviewed and adopted staff recommendations for policies restricting industrial use at the airport, in consideration of the protection of aquifer recharge areas and pending completion of the Tri-Area study.
22. Having completed an initial review of all the elements by August 20th, the Planning Commission began to review the goals and policies of each element in turn. At its meeting on August 27, 1997 the Planning Commission discussed proposed goals and policies drafted by a subcommittee for the Land Use and Rural Elements.
23. At the September 3rd meeting, the Planning Commission reviewed the Center store area against the criteria for designating rural commercial crossroads and requested that designation criteria be formulated by staff into policies that could be reviewed by the Planning Commission.
24. Goals and Policies for the referenced elements were discussed at the following Planning Commission meetings:
- September 10th, Transportation, Utilities and Capital Facilities Goals and Policies;
 - September 17th, Natural Resource;
 - September 24th, Open Space, Parks and Recreation;
 - October 22nd, Historic Preservation and Environment;
 - October 29th, Housing;
 - November 12th, Economic Development;
 - November 25th, UGA and Annexation; and on
 - January 14, 1998 Essential Public Facilities Goals and Policies
25. In attempts to further refine commercial boundaries, on October 8th, the Planning Commission began to review and integrate ESB 6094 into criteria for rural commercial boundaries. The Planning Commission reviewed policies establishing logical outer boundaries and established a definition for commercial crossroads.
26. On December 10th, the Planning Commission reviewed goals and policies regarding:
- Legal pre-existing uses, based on staff research, memos from the Prosecuting Attorney's Office and public comment
 - Small scale recreational and tourist related uses based on criteria established in ESB 6094,
 - Home-based business and cottage industry, based on public comment and information researched and provided by staff
 - Revisions to the Quimper peninsula land use map based on the need for low density development adjacent to UGA's, reduced densities on public forestland parcels, critical area constraints, and public comment.
27. At the meeting on December 17th, the Planning Commission approved staff revisions to the crossroad criteria which eliminated the convenience store as a requirement but retained it as



descriptive of the level of service of a crossroad and defined a "concentrated cluster" as "five or more pre-1990 separate businesses and/or related structures," of which "at least three of the legally existing main commercial buildings shall each house a separate business meeting the rural crossroads level of service standard and uses." The change would eliminate the one lot/single use crossroads and some uses would become non-conforming within a crossroads. The Planning Commission also revisited other commercial areas and took the following action:

- Brinnon: reconfirmed the boundary and proposed a strategy to be included in the Plan to investigate establishing an additional area for commercial development outside of the floodplain.
- Four Corners: delete the intersection as a Rural Crossroads based on the fact that the businesses, other than the convenience grocery, were industrial in nature and did not serve the immediate, local neighborhood population and could be permitted conditionally outside of a commercial zone.
- Discovery Bay: reconfirmed the boundary based on concerns about traffic accidents, construction in a floodplain, and protection of critical areas.
- Nordland: delete the crossroads location, based on it being an isolated business on one lot.

28. On January 3, 1998, the Planning Commission, based on Health Department information on a proposed community water system, voted unanimously to reconfirm the restrictive boundary previously delineated for Quilcene noting that the community needed to resolve the water issue.

29. At their January 3rd meeting, the Planning Commission:

- Found that boundaries proposed by staff for new crossroads at Ness' Corner and Irondale Corner were based on the establishment of a logical outer boundary utilizing criteria established in ESB 6094.
- Reconfirmed the boundary for the Chimacum crossroad based on levels of service, uses identified with the level of service, and the protection of critical areas.

30. On January 3rd, the Planning Commission changed the crossroads criteria from "separate businesses" to "separate buildings." The change was meant to preclude a cluster definition of one building housing five businesses from determining a crossroad location.

31. Also on January 3rd, the Planning Commission found that as crossroads Waya Point, Beaver Valley and Gardiner did not meet the adopted criteria and should be deleted.

32. At the meeting on January 3rd, the Planning Commission found that the West End lacked commercial facilities to serve the rural population, and voted to allow tourist related uses to also serve the needs of the local population. The Planning Commission continued its review of revised goals and policies regarding UGA and Annexation, Land Use, Rural, Economic Development, Housing, Natural Resources, Environment, Open Space, parks and Recreation and Historic Preservation Elements.

33. On January 7, 1998 the Planning Commission revisited Mats Mats as a crossroad location and reaffirmed its previously delineated boundaries. The Planning Commission then continued its review of revised goals and policies for the Transportation, Utilities, and Capital Facilities Elements.

34. On January 14, 1998 the Planning Commission reviewed goals and policies for the Essential Public Facilities Element based on RCW 36.70A.200 and continued reviewing policies for the



Natural Resources Element. The Planning Commission found that a public request for a reduced density in some areas of the Quimper Peninsula was consistent with the established criteria for density designations in policy 4.3 of the Land Use Element, and asked staff to research and verify this conclusion.

35. Also on January 14th, the Planning Commission:

- Discussed a proposal from Pope Resources to change the designation of the southern portion of Port Ludlow from 1:20 to 4:1. The Planning Commission voted to affirm the existing 1:20 designation, noting that the proposal to shift densities needed to be considered as part of an entire plan and that the Planning Commission needed more detail to propose such a shift.
- Affirmed their earlier decision to stop the commercial area in Port Ludlow short of Ludlow Creek in accord with the Port Ludlow Planning Groups desire to have a greenway or "reserve" along the creek.
- Affirmed its designation of the Port Ludlow commercial area as a Rural Center (Village Business District) based on the fact that Port Ludlow's status ought to be guided by the goals and policies established for Rural Centers.
- Found that requests for elimination of the forest land designation on parcels owned by Green Crow were unwarranted prior to the review and updating of the Interim Forest Lands Ordinance.
- Found that additional policies were needed on investigating the feasibility of establishing small-scale marine trades in Quilcene or Lower Hadlock and considering residential clustering and the promotion of open space. A majority of the Planning Commission failed to act on a policy that proposed to allow lot averaging.

36. On January 31st, 1998 the Planning Commission reviewed the proposed Land Use Map, including proposed changes to densities in the Quimper Planning Area, and voted to approve the Land Use Map based on previously adopted goals, policies, and definitions and to forward it to the Board of County Commissioners with the Planning Commission's recommendation. The Commission decided minority reports would be submitted to the Board at the workshop on February 10th, 1998 after review by the Planning Commission as a whole.

37. The Planning Commission submitted its recommended Plan to the Jefferson County Board of County Commissioners on February 2, 1998 and released it to the public for review and comment.

38. On February 10th, the Planning Commission approved three minority reports on light manufacturing, Rural Crossroads, and parcel averaging for submission to the Board of County Commissioners.

39. The Jefferson County Board of Commissioners held eight (8) public hearings, thirty (30) workshops and took two field trips, one to the Glen Cove area and one touring Rural Centers and Crossroads, during its review of the Plan from February 2, 1998 to August 28, 1998. During the period from February 27, 1997 to August 28, 1998, the County received approximately 400 letters of comment on the Comprehensive Plan. The County has made good faith efforts to acknowledge the receipt of all letters.

40. Based on extensive public comment received by the BOCC, a presentation on 1997 GMA amendments through ESB 6094 by members of the Land Use Study Commission, and minority



reports from Planning Commission members. the BOCC directed staff to revise the Planning Commission's recommended criteria for commercial and industrial lands to be based on the criteria of the Growth Management Act as revised through ESB 6094, and local circumstances. The BOCC also directed staff to:

- Add, delete or reword goals, policies and/or strategies contained within the following Plan elements: Land Use/Rural, Natural Resources, Urban Growth Area/Annexation, Housing, Open Space, Parks and Recreation, and Historic Preservation, Transportation, Utilities, Capital Facilities, Economic Development, Environment, and Essential Public Facilities.
- Revise the Introduction and Implementation chapters, include a Vision Statement, and add terms to the Glossary.
- Alter the designation of the Port Ludlow Resort/Community to Master Planned Resort, and the commercial area to Village Commercial Center.
- Alter residential densities in several areas of the County.
- Designate the boundaries of the following seven areas within the Glen Cove/TriArea Study Area as interim, pending completion of the Glen Cove/TriArea Special Study and revisiting of the boundaries: Glen Cove light industrial/commercial area, Four Corners, Chimacum, SR 19/20, Port Hadlock, Ness' Corner, and Irondale Corner.

41. Based on the revisions to commercial criteria, the BOCC directed the staff to revise the Plan for commercial areas to:

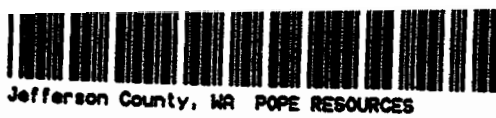
- Alter the proposed commercial boundaries to enlarge the Rural Village Centers of Quilcene and Brinnon, and the relocate the boundary of the Village Commercial Center of Port Ludlow to the original proposed boundary along Port Ludlow Creek.
- Alter the proposed Rural Crossroad boundaries of Chimacum, Discovery Bay, Ness'Corner, Irondale Corner, and Mats Mats, reinstate crossroads at Nordland, Beaver Valley, Wawa Point, and Four Corners, and add two new Rural Crossroads at Gardiner and SR 19/20.
- Modestly expand the Rural Village Center for Quilcene and Brinnon;
- Add three Resource Based Industrial zones; and
- Make minor modifications to the goals and policies.

42. Based on the revision of industrial land criteria, the BOCC directed staff to:

- Designate the Quilcene Light Industrial area.
- Change the designation of three (3) existing Heavy Industrial areas to Forest Resource Based Industrial zones to recognize existing forest resource based activities at Gardiner, Center, and in the West End (Allen Logging).
- Alter the Port Townsend Paper Mill Heavy Industrial zone to include the entire mill property.

43. These revisions were released on May 15, 1998 as the "Jefferson County Comprehensive Plan: BOCC Revisions to the Planning Commission's Recommendations."

44. On May 27, 1998, the Planning Commission held a public hearing on the BOCC changes to the February 2, 1998 Planning Commission Recommendations, and submitted recommendations to the BOCC based on Planning Commission discussion and public testimony at the hearing.



45. On May 27, 1998 Jefferson County issued a Final Environmental Impact Statement on the Jefferson County Comprehensive Plan pursuant to WAC 365-195-610. The FEIS was adopted by the SEPA Administrator on August 17, 1998.

46. On June 15, 1998, the Jefferson County Board of Commissioners held a public hearing on the BOCC's May 15, 1998 revisions to the Plan.

47. Based on staff recommendations regarding the May 1, 1998 legal review by the Jefferson County Prosecuting Attorney of the Planning Commission's Recommended Plan (February 2, 1998), further public testimony, recommendations made by the Planning Commission, recommendations regarding consistency and legal defensibility made by a consultant (Driscoll and Hunter), and recommendations made by other government or quasi-government agencies (i.e. the City and Port of Port Townsend), the BOCC reviewed and discussed the recommendations in public workshops, and made to the following revisions to the Plan:

- Deletion of the UGA/Annexation Element and relation of pertinent goals, policies, and strategies to other Plan Elements.
- Addition, deletion, or rewording of goals, policies and/or strategies contained within the following Plan Elements: Land Use/Rural; Natural Resources; Housing; Open Space, Parks and Recreation, and Historic Preservation; Transportation; Utilities; Capital Facilities; Economic Development; Environment; and Essential Public Facilities.
- Deletion of the UGA and Annexation elements.
- Addition of terms to the Glossary.
- Revision of the proposed commercial boundaries in two (2) Rural Village Centers (Port Hadlock and Quilcene.)
- Amendment of the proposed Glen Cove Light Industrial/Commercial interim boundary to include block 9 in its entirety.
- Reclassification of Neighborhood Crossroads to Neighborhood/Visitor Crossroads;
- Redesignation of two (2) formerly designated General Crossroads to Neighborhood/Visitor Crossroads (Four Corners and Chimacum.)
- Revision of the Land Use Table to restrict certain regional and community level of service uses to the crossroads in which they currently exist, in order to prevent inappropriate land uses in other crossroads and to protect the unique character of the crossroads.
- Revision of the boundaries of three (3) designated Forest Resource Based Industrial Zones (RBIZ) located at Gardiner, Center, and the West End based on the application of ESB 6094 criteria.
- Minor revision of the Port Townsend Paper Mill Heavy Industrial zone boundary based on clarification of the mill property boundaries.
- Revision of residential land use densities in several areas of the County.
- Revision of zoning densities within the Port Ludlow Master Planned Resort to indicate a proposed development agreement for a 200-acre area south of the golf course from 1 dwelling unit per 20 acres to 4 units per acre, and a 100-acre area in the southern portion of the Master Planned Resort from 1 dwelling unit per 20 acres to permanent open space with zero density.
- The amendment of the overall Land Use Map to reflect the above-referenced mapping revisions.

48. The BOCC revisions were included in the Jefferson County Comprehensive Plan, Final Draft, released on July 31, 1998 for public review and comment.



49. The BOCC held two (2) public hearings, on August 10, 1998 and August 24, 1998 on the Final Draft Comprehensive Plan of July 31, 1998. Based on public comment and testimony, the BOCC directed the staff on August 17, 1998 at a regular public meeting of the BOCC to change all commercial area designations and the Glen Cove and Port Townsend Paper Mill industrial boundaries to interim boundaries pending the completion of the Glen Cove/TriArea Special Study and revisiting of the boundaries.

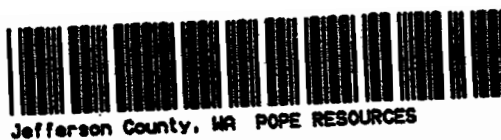
50. On August 28, 1998 the BOCC held a public workshop to consider minor revisions to the Plan. The staff was directed to make non-substantive changes to goals and policies in the Land Use/Rural, Natural Resources, and Essential Public Facilities Elements, and to revise the Land Use Map for Port Ludlow Master Planned Resort to:

- Change the density for an area of single family tracts in the northwest of the Master Planned Resort from 1 dwelling unit per 5 acres to 1 dwelling unit per 2.5 acres.
- Change the designation for a utilities property and a commercial property adjacent to the golf course to single family residential at 4 dwelling units per acre.
- Add the Twin Islands in Ludlow Bay to the Land Use Map and designate as permanent Open Space.
- Designate the golf course as recreational.
- Add to the map a statement that the Master Planned Resort is subject to a cap of 2250 residential units.

51. Adoption of interim development regulations concurrent with the adoption of the Comprehensive Plan will partially implement the goals and policies and the Land Use Map of the Plan on an interim basis, pending adoption of final development regulations. The Interim Growth Strategies Ordinance (Ordinance 05-0214-96, adopted on February 14, 1996) will be repealed and replaced by a revised ordinance that is consistent with the adopted Comprehensive Plan Land Use Map, designations, and land uses, and will be adopted as an Interim Controls Ordinance concurrent with the Comprehensive Plan. . Proposed Interim Controls that have been under review since May, 1998 by the BOCC and the public will be reviewed and revised for adoption within 60 days of Plan adoption following a public process and public hearing.

Land Use Map

1. RCW 36.70A.070 stipulates that "the comprehensive plan of a county or city that is required or chooses to plan under RCW 36.70A.040 shall consist of a map or maps..."
2. RCW 36.70A.070 further stipulates that "...all elements shall be consistent with the future land use map."
3. The Jefferson County Comprehensive Plan contains a Land Use Map that identifies land uses and zoning boundaries for all properties located within Jefferson County, and graphically details the location of land for various land uses, thereby establishing the character, quality, and pattern of future physical development throughout the County.
4. The land uses depicted on the land use map include:
 - Residential lands
 - Parks, preserves and recreation
 - Lands under federal control (i.e. Olympic National Park, military reservations)



- Lands under tribal control (i.e. Hoh and Quinault tribal reservations)
- Urban growth areas
- Resource lands
- Commercial and industrial lands
- The master planned resort of Port Ludlow
- Essential public facilities

5. Resource lands are identified and designated on the Land Use Map according to criteria established in each respective resource ordinance, pursuant to RCW 36.70A.170.
6. Residential land uses and densities are designated on the Land Use Map according to criteria developed by the County, which are contained within the Land Use/Rural element of the Comprehensive Plan.
9. Commercial and industrial land uses are designated on the land use map according to criteria developed by the County, which are contained within the Land Use/Rural element of the Comprehensive Plan.
10. Areas designated as essential public facilities, which include the County Waste Management facility and the Jefferson County International Airport are depicted on the Land Use Map.
11. Between February 24, 1997 and May 31, 1998 four drafts of the Comprehensive Plan Land Use Map were released.
12. The first draft of the Comprehensive Plan Land Use Map, entitled *Jefferson County's Draft Comprehensive Land Use Map*, was released on February 24, 1997.
13. Between April 1997 and February 2, 1998 the Jefferson County Planning Commission deliberated the Draft Comprehensive Plan and made revisions to the *Draft Comprehensive Plan Land Use Map*.
14. Revisions to the *Draft Comprehensive Plan Land Use Map* were incorporated in the the second draft of the land use map, entitled the *Comprehensive Plan Land Use Map As Recommended By Jefferson County Planning Commission*, released February 2, 1998.
15. The Jefferson County Board of County Commissioners, over a period of three months, conducted public hearings and workshops, deliberated the Comprehensive Plan as recommended by the Jefferson County Planning Commission and made revisions to the land use map.
16. Revisions to the *Comprehensive Land Use Map As Recommended By Jefferson County Planning Commission* were incorporated in the third draft of the land use map, entitled the *Comprehensive Plan Land Use Map: Jefferson County Board of County Commissioners Revisions To Planning Commission Recommendations*, released May 15, 1998.
17. Between May 15, 1998 and July 31, 1998 the Jefferson County Board of County Commissioners made minor revisions to the land use map based on legal review provided by the Jefferson County Prosecuting Attorney's Office. These revisions were incorporated in the fourth draft of the land use map, entitled the *Comprehensive Plan Land Use Map: Jefferson*



County Board of County Commissioners Revisions To Planning Commission Recommendation Final Draft Version, released July 31, 1998.

18. Revisions were made to the following areas of the Land Use Map during review of the Jefferson County Comprehensive Plan:

- a). Commercial and industrial land uses, designations, and zoning boundaries were revised.
- b). Residential densities were revised in several areas of the County due to the following:
 - Mapping errors:
 - Updated data which caused residential parcels to no longer meet the designation criteria;
 - Proximity of residential parcels to resource areas, UGAs or the Master Planned Resort of Port Ludlow;
 - Review of parcels according to the criteria for designation.
- c). Land use designations were modified within the Port Ludlow Master Planned Resort boundary upon its designation as a Master Planned Resort:
 - A 200-acre parcel in the southern portion of the MPR, south of the golf course was rezoned from a density of 1:20 to 4:1
 - A 400-acre area in the southern portion of the MPR was rezoned from 1:20 to perpetual open space, with zero density
 - Areas previously designated as mixed-use/commercial were changed
 - New land uses/zoning classifications that are more consistent with the designation of Port Ludlow were assigned, including "Resort Complex" and "Recreation Areas"
 - The commercial area designation was changed from Rural Village Center, as designated in the Draft Plan, to Village Commercial Center.

Land Use/Rural Element

1. RCW 36.70A.070 (1) and (5) identify Land Use and Rural as mandatory comprehensive plan elements.
2. Jefferson County's Draft Comprehensive Plan, released on February 24, 1997, contained a Land Use element and a Rural element, both of which contained goals, policies and strategies that addressed land uses in all areas of the County.
3. A ten (10) month review of the Draft Comprehensive Plan by the Jefferson County Planning Commission resulted in the revision, addition and/or deletion of some of the goals, policies and/or strategies contained within the land use and rural elements.
4. Revisions were made by the Planning Commission to commercial land designations and classifications contained within the Land Use element. The Planning Commission released its Recommendations to the BOCC for the comprehensive plan on February 2, 1998.



5. The Planning Commission's Recommendations to the Comprehensive Plan were reviewed by the BOCC, who made further revisions to the goals, policies, strategies and commercial land designations contained within the Land Use and Rural elements the following criteria:

a. Criteria for the recognition and designation of commercial areas:

- The area is currently under commercial zoning.
- The area existed as a built environment on July 1, 1990
- The area provides basic necessities or multiple commercial services to the local community and/or traveling public.

b. Criteria for the classification of commercial areas based on a rural commercial level of service analysis in *Jefferson County Rural Commercial Zones*, Madrona Planning, September, 1996, and provisions of ESB 6094 as codified in RCW 36.70A.070(5)(d) recognizing existing uses and areas:

- Convenience Crossroads: Single commercial property with an existing commercial level of service that is Local; and may include services for the traveling public.
- Neighborhood/Visitor Crossroads: Multiple existing commercial uses serving a rural neighborhood at a local level of services with limited community uses, and serving the traveling public.
- General Crossroads: Multiple existing commercial uses providing limited regional and multiple community levels of service in the TriArea/Glen Cove Study Area.
- Rural Village Centers: Historical rural community providing all essential goods and day-to-day professional, public, and social services at a community level of service.

c. Criteria for establishing boundaries of commercial areas:

- 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;
 - Protect critical areas and surface and ground water resources;
 - Protect against conflicts with the use of designated natural resource lands.
- Criteria from RCW 36.70A.070(5)(d), the 1997 GMA amendments:
 - Logical outer boundary of an area or use existing in July, 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.
- 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.

6. The BOCC used the criteria in RCW 36.70A.070(5)(a), (c) and (d) to determine logical boundaries of industrial areas, and designated light industrial, light industrial/commercial, heavy industrial, and forest resource-based industrial zones based on the following criteria:

- The existing zoning is industrial
- The area existed as a built environment on July 1, 1990
- The area is not located on designated natural resource lands

7. In an effort to minimize redundancy between the Land Use and Rural elements, and to reduce the overall size of the Comprehensive Plan, the BOCC directed the planning staff to merge the Land Use and Rural elements into a single Land Use/Rural Element.

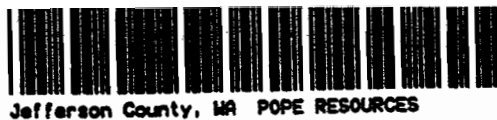
8. The Land Use/Rural element contained within Jefferson County's Comprehensive Plan:

- Designates the proposed general distribution and general location and extent of uses for agriculture, timber production, housing, commerce, industry, recreation, open spaces, public utilities/facilities and other appropriate land uses.
- Includes population densities, building intensities and estimates of future population growth.
- Provides for the protection of the quality and quantity of ground water used for public water supplies as addressed in the Environment element.
- Designates as rural lands that are not designated for urban growth, agriculture, forest or mineral resources as addressed in the Resource Lands element.

9. The Land Use/Rural element contained within Jefferson County's Comprehensive Plan contains goals, policies and strategies that:

- Foster and protect rural character.
- Designate and contain commercial areas throughout the County.
- Designate and contain industrial areas throughout the County.
- Identifies appropriate activities in the rural areas of the County.
- Conserve and protect the County's natural resource lands and environment.
- Establish and designate rural residential densities.

10. The Land Use/Rural element meets GMA planning goals: (1) to encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner; (2) reduce the inappropriate conversion of undeveloped land into sprawling, low-density development; and (12) ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available



for occupancy and use. Jefferson County does not approve development permits unless a water supply and other infrastructure is shown to be available.

Natural Resources Element

1. The Growth Management Act requires local governments to classify, designate and regulate to conserve resource lands and includes a planning goal to maintain and enhance natural resource-based industries, encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.
2. Jefferson County has adopted an Interim Critical Areas Ordinance (Ordinance No. 05-0509-94, adopted May 9, 1994 and amended by Ordinance No. 14-0626-95 on June 26, 1995), Mineral Lands Ordinance (Ordinance No. 09-0525-95, adopted May 25, 1995), Agricultural Lands Ordinance (Ordinance No. 08-0525-95, adopted May 25, 1995) and Forest Lands Ordinance (Ordinance No. 01-0121-97, adopted January 21, 1997) that regulate and protect Jefferson County's natural resource lands.
3. The County's interim resource lands ordinances support the conservation of forest, agriculture and mineral resources by identifying and designating these lands where the principal and preferred activity is resource production and extraction.
4. Jefferson County's Draft Comprehensive Plan, released on February 24, 1997, contained a Natural Resource element that identified Jefferson County's agricultural, forest, mineral land and aquaculture resources.
5. The Jefferson County Planning Commission, over a period of ten (10) months, deliberated the Draft Comprehensive Plan in a public process and made revisions to the goals, policies and strategies of the elements contained therein, including Natural Resource Lands. The Planning Commission released their Recommendations for the Comprehensive Plan on February 2, 1998.
6. Between February 2 and May 15, 1998, the Jefferson County Board of County Commissioners made further revisions to the goals, policies and strategies of the Plan's elements, including the Natural Resource element.
7. The BOCC, on May 15, 1998, released a document of BOCC revisions to the Comprehensive Plan that included revisions made to the goals and policies of the Natural Resources element.
8. Between May 15 and July 31, 1998, the Board made further revisions to Plan elements, including Natural Resources, based on legal review provided by the Jefferson County Prosecuting Attorney's office, recommendations made by a Comprehensive Plan review team (the Consistency and Closure Team), and public comment.
9. Jefferson County, on July 31, 1998, released a Final Draft Comprehensive Plan that included the final draft version of the Natural Resource element.
10. Jefferson County's Comprehensive Plan contains a Natural Resource element that includes goals and policies that address natural resource conservation and protection, and require that interim resource lands ordinances be reviewed for consistency with the Comprehensive Plan and amended as needed prior to adoption as final resource lands ordinances.



- 11. The natural resource element also contains goals and policies that minimize conflicts between resource-based land uses and adjacent non-resource land uses, and which support the sustainable use and conservation of Jefferson County's natural resources.
- 12. The natural resources element also contains maps designating forest, mineral, agricultural, and aquaculture resource lands.

Housing Element

- 1. RCW 36.70A.070(2) identifies Housing as one of the six mandatory comprehensive plan elements.
- 2. GMA Planning goal four (4), codified as RCW 36.70A.020(4), urges jurisdictions to "encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock."
- 3. Jefferson County's County-wide Planning Policy, which serves as a framework for the development of the Comprehensive Plan, contains policies addressing affordable housing throughout the County.
- 4. Jefferson County's Draft Comprehensive Plan, released on February 24, 1997, contained a Housing element that addressed existing and projected housing needs for all segments of the population.
- 5. The Jefferson County Planning Commission, over a period of ten (10) months, deliberated the Draft Comprehensive Plan in a public process and made revisions to the goals, policies and strategies of the elements contained therein, including Housing. The Planning Commission released their Recommendations to the Comprehensive Plan on February 2, 1998.
- 6. Between February 2 and May 15, 1998, the Jefferson County Board of County Commissioners made further revisions to the goals, policies and strategies of the Plan elements, including the Housing element.
 - The Board included provisions that addressed the provision of affordable housing through the inclusion of policy language that permitted multi-family housing within the County's Rural Village Centers
- 7. The Board, on May 15, 1998, released the BOCC revisions of the Comprehensive Plan that included the revisions made to the Housing element.
- 8. Between May 15 and July 31, 1998, the Board made revisions to plan elements, including Housing, based on legal review provided by the Jefferson County Prosecuting Attorney's office, recommendations made by a comprehensive plan review team (the Consistency and Closure Team), and public comment. Revisions include:
 - A policy to consider the use of vacant public lands to accommodate low-income and special needs housing opportunities through a study overseen by the Joint County-City Housing Advisory Committee.

- A policy in which the County commits to supporting the implementation of the provisions of the federal Fair Housing Act, in recognition of the County's negotiated agreement in resolution of the Gray Wolf litigation.
9. Jefferson County, on July 31, 1998, released a Final Draft Comprehensive Plan that contained the final, revised Housing element that is consistent with the GMA and the County-wide Planning Policy.
 10. As required by RCW 36.70A.070(2), the Housing element:
 - Includes an inventory and analysis of existing and projected needs.
 - Identifies sufficient lands available for a wide variety of housing types, including low-income housing, group homes and multi-family housing.
 - Includes a reference to the County's inventory of undeveloped publicly-owned lands and the commitment to utilize these lands in order to accommodate affordable housing needs.
 - Includes goals, policies and strategies addressing the preservation and improvement of existing housing stock, and the development of new housing in order to meet the need for affordable housing to serve all economic segments of the community.
 - Includes goals and policies that address that address affordable housing in all areas of the County.
 - Contains policies and strategies that address special needs housing, such as assisted care living facilities, group homes, and housing for the developmentally disabled, mentally ill, persons with HIV/AIDs, the elderly, and other special needs.

Open Space, Parks and Recreation, and Historic Preservation

1. RCW 36.70A.160 requires that jurisdictions identify open space corridors within and between urban growth areas.
2. The Washington State Growth Management Act enumerates thirteen (13) planning goals, codified as (RCW 36.70A.020), to help guide the development and adoption of comprehensive plans.
 - Planning goal nine (9) urges jurisdictions to "encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks."
 - Planning goal thirteen (13) urges jurisdictions to "identify and encourage the preservation of lands, sites, and structures, that have historic value or archaeological significance."
3. Jefferson County's Discussion Draft Comprehensive Plan, released on February 24, 1997, contained an Open Space, Parks and Recreation, and Historic Preservation element that identified Jefferson County's parks and recreational resources, wildlife corridors and historical features.
4. The Jefferson County Planning Commission, over a period of ten (10) months, deliberated the Draft Comprehensive Plan in a public process and made revisions to the goals, policies and strategies of the elements contained therein, including the Open Space, Parks and Recreation, and Historic Preservation element. The Planning Commission released their recommended draft comprehensive plan on February 2, 1998.



5. Between February 2 and May 15, 1998, the Jefferson County Board of County Commissioners made further revisions to the goals, policies and strategies of the plan's elements, including the Open Space, Parks and Recreation and Historic Preservation element.
6. The Board, on May 15, 1998, released revisions to the Comprehensive Plan that included the BOCC revisions made to the Open Space, Parks and Recreation, and Historic Preservation element of the Comprehensive Plan.
7. Between May 15 and July 31, 1998, the Board made further revisions to plan elements, including Open Space, Parks and Recreation and Historic Preservation based on legal review provided by the Jefferson County Prosecuting Attorney's office and recommendations made by a comprehensive plan review team (the Consistency and Closure Team).
8. Jefferson County, on July 31, 1998, released a Final Draft Comprehensive Plan that included the final revised Open Space, Parks and Recreation and Historic Preservation element.
9. Jefferson County's Comprehensive Plan contains an Open Space, Parks and Recreation and Historic Preservation element that meets the planning goals enumerated in RCW 36.70A.020 and in accordance with RCW 36.70A.160.
10. The Open Space, Parks and Recreation and Historic Preservation element includes goals, policies and strategies that strive to protect and enhance open space lands and parks, and link them to a county-wide trail network.
11. The Open Space, Parks and Recreation and Historic Preservation element also includes a parks and recreation strategy to ensure adequate park and recreational facilities are developed to serve the needs of the general public.
12. The Open Space, Parks and Recreation and Historic Preservation element contains an assessment of current level of service standards for existing parks and recreational facilities throughout the County in order to determine whether the County is providing an adequate level of park and recreation service to the general public.
13. The Open Space, Parks and Recreation and Historic Preservation element also contains maps identifying potential lands for open space corridors and parks and recreation areas, conservation easements, and areas for future cooperative preservation efforts.

Economic Development Element

1. GMA planning goal five (5) (RCW 36.70A.020(5)) urges jurisdictions to "encourage economic development throughout the state that is consistent with adopted comprehensive plans, promotes economic opportunity for all citizens of this state, especially for unemployed and disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacity of the state's natural resources, public services, and public facilities."
2. Jefferson County's County-wide Planning Policy, which serves as a framework for the development of the comprehensive plan, contains policies that address economic



development within the County and calls for the inclusion of an economic development element within Jefferson County's Comprehensive Plan.

3. Jefferson County's discussion Draft Comprehensive Plan, released on February 24, 1997, included an Economic Development element in accordance with the County-wide Planning Policy and in accordance with GMA planning goal five (5).
4. The Jefferson County Planning Commission, over a period of ten (10) months, deliberated the Draft Comprehensive Plan in a public process and made revisions to the goals, policies and strategies of the Economic Development element. The Planning Commission released their Recommendations for the Comprehensive Plan on February 2, 1998.
5. Between February 2 and May 15, 1998, the Jefferson County Board of County Commissioners made further revisions to the goals, policies and strategies of the plan's elements, including the Economic Development element.
6. On May 15, 1998 the BOCC issued revisions to the Comprehensive Plan that included the BOCC revisions made to the Economic Development element.
7. Between May 15 and July 31, 1998, the BOCC made further revisions to Plan elements, including to Economic Development, based on legal review provided by the Jefferson County Prosecuting Attorney's office and recommendations made by a comprehensive plan review team (the Consistency and Closure Team).
8. Jefferson County, on July 31, 1998, released a Final Draft Comprehensive Plan that included the final revised version of the Economic Development element.
9. Jefferson County's Comprehensive Plan, adopted on August 28, 1998, contains an Economic development element that includes goals and policies that promote economic development throughout the County and to all segments of the population, encourages programs to train and retrain the population, streamline regulatory provisions, promote coordination among economic development agencies and the County, and support a wide array of economic development opportunities to all residents.
10. Jefferson County's strategy for economic development focuses on four key issues:
 - The retention of the existing business and industries.
 - The promotion of new businesses and industry that complement the County's rural development pattern.
 - Providing educational opportunities to retrain workers and train new workers.
 - Identifying and targeting new businesses and industries that the County wishes to promote in order to diversity the economy of the County and meet the goals and policies of the Comprehensive Plan.
 - Promoting cooperation and collaboration with the Economic Development Council and other economic development agencies and organizations to develop a detailed economic development plan for Jefferson County

**Environment Element**

1. GMA planning goal ten (10) (RCW 36.70A.020) encourages jurisdictions to "protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water."
2. Jefferson County has adopted ordinances such as Shoreline Management Master Program (adopted on March 7, 1989, and revised on August 16, 1993, August 26, 1996, and February 6, 1998) consistent with RCW 90.58 (the Shoreline Management Act), and the Interim Critical Areas Ordinance (Ordinance No. 05-0509-94, adopted May 9, 1994 and amended by Ordinance No. 14-0626-95 on June 26, 1995) which protects the values and functions of Jefferson County's designated critical areas, as required by RCW 36.70A.060(2).
3. Jefferson County's discussion Draft Comprehensive Plan, released on February 24, 1997, contained an Environment element that identified Jefferson County's environmental resources and included goals and policies that addressed environmental conservation and protection and the protection of critical areas.
4. The Jefferson County Planning Commission, over a period of ten (10) months, deliberated the Draft Comprehensive Plan in a public process and made revisions to the goals, policies and strategies of the Environment elements. The Planning Commission released their Recommendations to the Comprehensive Plan on February 2, 1998.
5. Between February 2 and May 15, 1998, the Jefferson County Board of County Commissioners made further revisions to the goals, policies and strategies of the plan's elements, including the Environment element.
6. The Board, on May 15, 1998, released Revisions to the Comprehensive Plan that included the BOCC revisions made to the Environment element.
7. Between May 15 and July 31, 1998, the BOCC made further revisions to plan elements, including Environment, based on legal review provided by the Jefferson County Prosecuting Attorney's office and recommendations made by a comprehensive plan review team (the Consistency and Closure Team).
8. Jefferson County, on July 31, 1998, released a Final Draft Comprehensive Plan that included the final revised Environment element.
9. Jefferson County's Comprehensive Plan contains an Environment element that includes goals and policies that balance land development and environmental protection, and require that Jefferson County review the Shoreline Management Master Program and the Interim Critical Areas Ordinance and other environmental ordinances for consistency with the Comprehensive Plan and amend them as needed to meet the goals and policies of the Comprehensive Plan.
10. The environment element outlines Jefferson County's environmental protection strategy which focuses on four essential components:
 - Watershed and fish habitat recovery management based on plans developed in cooperative stakeholder groups, in order to better protect and manage water resources

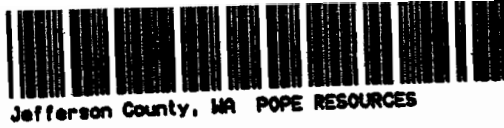
and in response to proposed listings of fish species under the Endangered Species Act (ESA).

- Regulatory strategies for consolidated environmental review and cooperation among regulatory agencies in order to improve permitting efficiency and effectiveness.
- Critical area protection strategy in order to improve the information identifying and regulating critical areas based on the best available science.
- Public education and involvement in order to improve public participation, understanding of, and compliance with environmental regulations.

11. The environment element also identifies Jefferson County's critical environmental areas, including: aquifer recharge susceptible and vulnerable areas, frequently flooded areas, landslide hazard areas, erosion hazard areas, seismic hazard areas, fish and wildlife habitat areas, and wetlands, and contains goals, policies and strategies designed to protect these areas from incompatible land uses. Maps of critical areas are contained in the Environment element.
12. The Environment element includes goals, policies and strategies to guide the revision of the Shoreline Management Master Program for the protection of shoreline resources consistent with the Growth Management Act, the Comprehensive Plan, the Shoreline Management Act, and other applicable laws. The policies affirm that upon completion of this revision, the goals and policies of the Shoreline Management Master Program shall be incorporated as an element of the Comprehensive plan, consistent with RCW 36.70A.480.

Essential Public Facilities

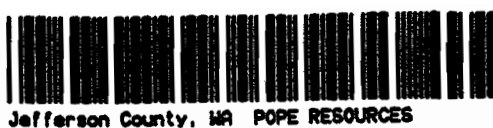
1. Jefferson County currently contains two designated essential public facilities: Jefferson County International Airport (JCIA), and the Jefferson County Waste Management facility.
2. Jefferson County's County-wide Planning Policy, which serves as a framework for the development of the Comprehensive Plan, contains policies addressing the siting of new essential public facilities which are consistent with the provisions contained within the GMA as RCW 36.70A.200.
3. Jefferson County's discussion Draft Comprehensive Plan, released on February 24, 1997 which did not include an Essential Public Facilities element.
4. Subsequent to the release of the Draft Comprehensive Plan, an Essential Public Facilities element was added to the Comprehensive Plan to ensure consistency with the County-wide Planning Policy, to address the County's existing essential public facilities, identify procedures for siting new essential public facilities, and ensure that new and expanding essential public facilities are not precluded by plan goals or policies.
5. The Jefferson County Planning Commission, over a period of ten (10) months, deliberated the Draft Comprehensive Plan in a public process, during which time, the Essential Public Facilities element was reviewed and revisions were made to the goals, policies and strategies of the element. The Planning Commission released their recommended draft comprehensive plan on February 2, 1998.



6. Between February 2 and May 15, 1998, the Jefferson County Board of County Commissioners made further revisions to the goals, policies and strategies of the plan's elements, including the Essential Public Facilities element.
7. The Board, on May 15, 1998, released Revisions to the Draft Comprehensive Plan that included the revisions made to the Essential Public Facilities element.
8. Between May 15 and July 31, 1998, the Board made further revisions to Plan elements, including the Essential Public Facilities element, based on legal review provided by the Jefferson County Prosecuting Attorney's office and recommendations made by a comprehensive plan review team (the Consistency and Closure Team).
9. Jefferson County, on July 31, 1998, released a Final Draft Comprehensive Plan that included the revised Essential Public Facilities element.
10. Jefferson County's Comprehensive Plan contains an Essential Public Facilities element that includes goals and policies that identify a process for siting new essential public facilities, and address future development at Jefferson County's International Airport essential public facility.
11. The Essential Public Facilities element contains guidelines and polices that provide for a process and a set of criteria to be used to identify sites for the development of those facilities classified as essential public facilities.
12. The Essential Public Facilities element also provides for a coordinated interjurisdictional approach to siting new essential public facilities and for the expansion of existing essential public facilities.

Port Ludlow Master Planned Resort

1. Amendments to GMA legislation in 1997, specifically RCW 36.70A.362, authorize jurisdictions to recognize and include existing resorts as master planned resorts which may constitute urban growth outside of urban growth areas as limited by RCW 36.70A.362.
2. RCW 36.70A.362 defines an existing resort as a resort in existence on July 1, 1990 and developed, in whole or in part, as a significantly self-contained and integrated development that includes short-term visitor accommodations associated with a range of indoor and outdoor recreational facilities within the property boundaries in a setting of significant natural settings.
3. RCW 36.70A.362 further states that an existing resort may include other permanent residential uses, conference facilities, and commercial activities supporting the resort, but only if these other uses are integrated and into and consistent with the on-site recreational nature of the resort.
4. Port Ludlow is a planned community which prepared a phased development plan for the area in 1967 that envisioned a community of 6,000 dwelling units with attendant recreation and resort/convention facilities.



5. Over time, the development plan was revised which entailed the decrease of the total number of residential dwelling units and the addition of a marina, a golf course and a commercial center.
6. Since 1988, development at Port Ludlow has proceeded under the 1987 Port Ludlow Development Plan which outlined the continued residential build out and added a RV park, a recreation center and a 9-hole expansion to the golf course.
7. In 1993, the Port Ludlow Final Environmental Impact Statement was adopted by Jefferson County which examined the environmental impacts associated with the phased development of additional residential units, the addition of 47,500 square feet of commercial space, a 36-room Inn, expansion of the existing marina, construction of a new golf course clubhouse, development of recreational trails and supporting infrastructure, and designation of 815 acres as permanent open space. Additionally, the EIS provided for sewer and water connections to accommodate the 2250 residential units and associated Master Planned Resort activities. The developers continue to address on-site and off-site infrastructure impacts through project-specific mitigation and conditions of approval.
8. Because of its urban and suburban-style development pattern, Port Ludlow was considered in Jefferson County's County-wide Planning Policy (#1.4) as being "characterized by urban growth."
9. In 1994, Jefferson County adopted Ordinance #02-0110-94, designating Port Ludlow as an Interim Urban Growth Area.
10. In 1994, the Western Washington Growth Management Hearings Board invalidated the designation of Port Ludlow as an Interim Urban Growth Area and stipulated that the County must complete a land use and infrastructure analysis prior to designating Port Ludlow an IUGA.
11. In 1996, Jefferson County adopted an Interim Growth Strategies Ordinance (#05-0214-96) designating Port Ludlow as a Planned Rural Community based on criteria codified in section 2.70 of said ordinance.
12. In 1995, the Port Ludlow Planning Committee, comprised of Port Ludlow residents and established at the request of the Jefferson County Board of County Commissioners, submitted a 20-year Plan that articulated the Community's goals and policies for the development of Port Ludlow.
13. In 1997, Jefferson County released a Draft Comprehensive Plan which included many of the goals and policies identified in the Port Ludlow 20-year Plan and proposed the designation of Port Ludlow as a Master Planned Community and Resort.
14. In 1997, during review of the Draft Comprehensive Plan by the Jefferson County Planning Commission, Port Ludlow was designated as a Master Planned Resort/Master Planned Community because of its resort and residential components.
15. In 1998, during review of the Jefferson County Comprehensive Plan as Recommended by the Jefferson County Planning Commission, the BOCC designated Port Ludlow as a

Master Planned Resort based on its phased development patterns and because it meets the criteria for existing master planned resorts codified as RCW 36.70A.362.

16. The BOCC finds that, because of its development history and patterns of development, the land on which Port Ludlow is located is determined to be better suited and has more long-term importance as a Master Planned Resort than for the commercial harvesting of timber or agricultural production.
17. Jefferson County's Comprehensive Land Use Plan specifically identifies policies to guide development of the Port Ludlow Master Planned Resort.
18. Jefferson County's Comprehensive Land Use Plan designates the surrounding area as rural residential and/or forest resource lands, which precludes new urban or suburban land uses in the vicinity of the existing resort.
19. Port Ludlow's development according to its master plan and 1993 EIS is consistent with Jefferson County development regulations established for critical areas. All applications for new development are reviewed for critical area concerns.

Capital Facilities Element

1. RCW 36.70A.070 (3) identifies a Capital Facilities element as one of the six mandatory comprehensive plan elements.
2. Jefferson County's Draft Comprehensive Plan, released on February 24, 1997, included a Capital Facilities Element that contained goals, policies and strategies pursuant to RCW 36.70A.070 (3).
3. Jefferson County Planning Commission public meetings conducted throughout 1997 culminated in a final public hearing on the Capital Facilities element on January 14, 1998 wherein the Capital Facilities element was adopted as amended. The Planning Commission recommended Capital Facilities element was issued on February 2, 1998.
4. Based on public workshops conducted on February 23, 1998; March 9, 1998, and April 23, 1998, the Jefferson County Board of Commissioners proposed revisions to the Jefferson County Planning Commission recommended Capital Facilities element. In the public workshops referenced above, the Board of County Commissioners reviewed the level of service standards and the six year capital facilities concept plan adopted, and selected the adopted six-year capital financing plan that includes two funding strategies.
5. The Capital Facilities element includes an inventory of existing capital facilities owned by Jefferson County including name, location, and capacity; and a forecast of the future needs for these facilities.

6. The Capital Facilities element includes level of service standards for all existing and future public capital facilities, and policies and strategies to ensure adequate public facility capacity concurrent with development.
7. The Capital Facilities element includes a six-year capital facilities concept plan to finance Jefferson County capital facilities based on identified revenue sources and projected funding capacities.
8. The capital facilities element policy CFP 3.2 identifies the requirement to reassess the Comprehensive Plan if probable funding falls short of meeting existing needs; therefore, ensuring that the Land Use element, the Capital Facilities element, and the Capital Facilities element capital facilities financial plan are coordinated and consistent.
9. The Jefferson County Prosecuting Attorney conducted a preliminary legal review, dated May 1, 1998, and a final legal review, dated August 7, 1998, of the capital facilities element.

Utilities Element

1. RCW 36.70A.070 (4) identifies the Utilities Element as one of the six mandatory comprehensive plan elements.
2. Jefferson County's Draft Comprehensive Plan, released on February 24, 1997, included a Utilities Element that contained goals, policies and strategies pursuant to RCW 36.70A.070 (4).
3. Jefferson County Planning Commission public meetings conducted throughout 1997 culminated in a final public hearing on the Utilities Element on January 7, 1998 wherein the Utilities Element was adopted as amended. The Planning Commission recommended Utilities Element was issued on February 2, 1998.
4. The Utilities Element includes general current utility locations and existing and future capacity needs and requirements of utility facilities in Jefferson County.
5. Based on public workshops conducted on March 26, 1998 and April 23, 1998, the Jefferson County Board of Commissioners proposed revisions to the Jefferson County Planning Commission recommended Utilities Element.
6. The Jefferson County Prosecuting Attorney conducted a preliminary legal review, dated May 1, 1998, and a final legal review, dated August 7, 1998, of the Utilities Element.



7. To ensure consistency with the Capital Facilities Element and clarify Jefferson County capital commitments, the Utilities Element adopted on August 28, 1998 contains revised narrative language specific to watershed planning.
8. To provide greater clarification of multiple party involvement in the growth management planning and development of water utilities and service, the Utilities Element adopted on August 28, 1998 contains one additional strategy.