



Rural Small-Scale Recreational Tourist Uses

Pacific County Planning
Commission Study Session
October 6, 2016

Agenda

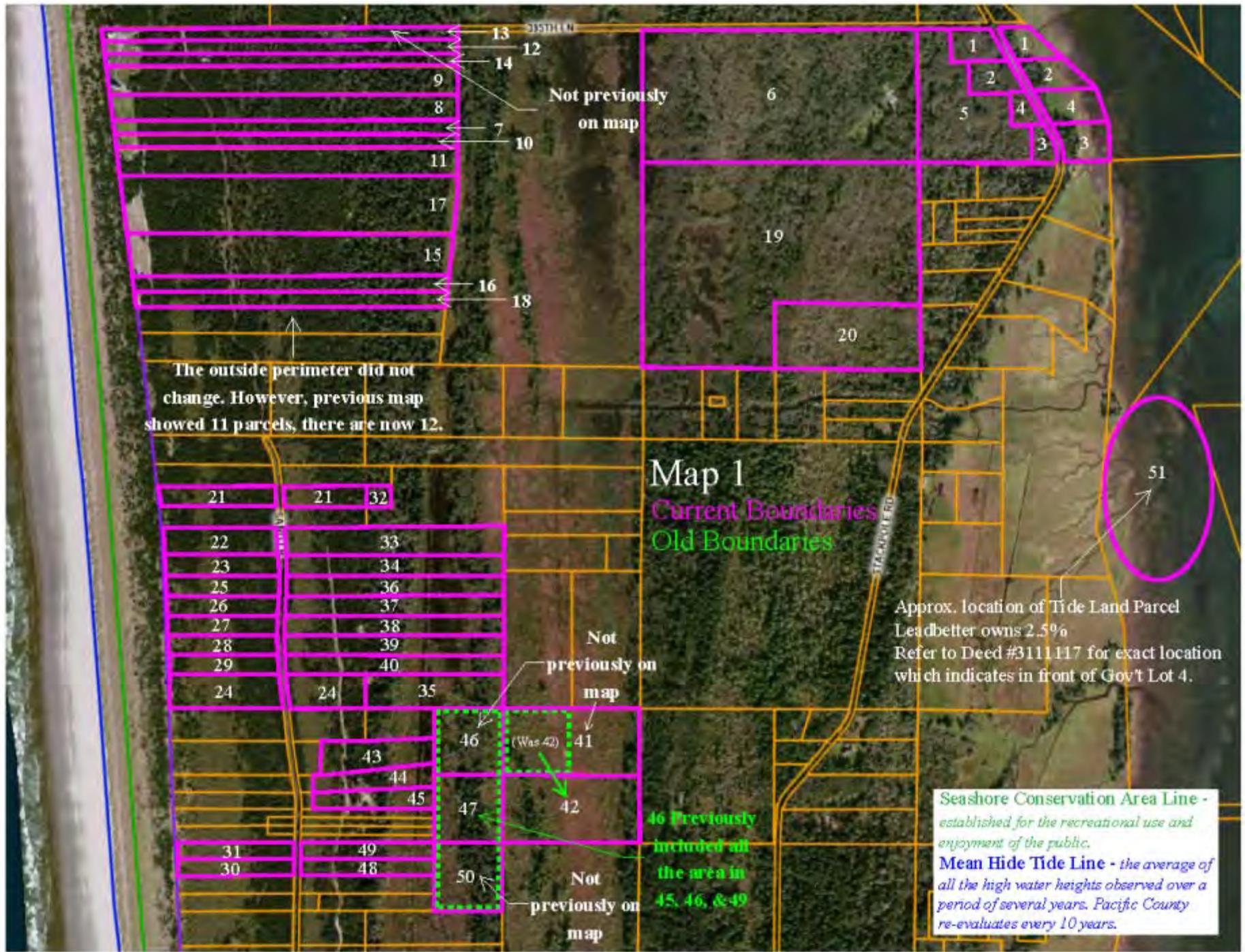
- Introduction – Leadbetter Farms
- Site History
- Snowy Plover Habitat Restoration
- Issue
- Opportunity – Small-scale recreation and tourist uses
- Discussion – Feedback – Next Steps

Introduction – Leadbetter Farms

- Shannon Bryant, CFO
- Trent Jarman, Head Property Manager
- Alan Wallace, Williams Kastner PLLC

Site History

- Parcel acquisitions
- Map – aerial photos
- Present use, open space & habitat values



Not previously on map

The outside perimeter did not change. However, previous map showed 11 parcels, there are now 12.

Map 1
 Current Boundaries
 Old Boundaries

Not previously on map

46 Previously included all the area in 45, 46, & 49

Not previously on map

Approx. location of Tide Land Parcel Leadbetter owns 2.5% Refer to Deed #3111117 for exact location which indicates in front of Gov't Lot 4.

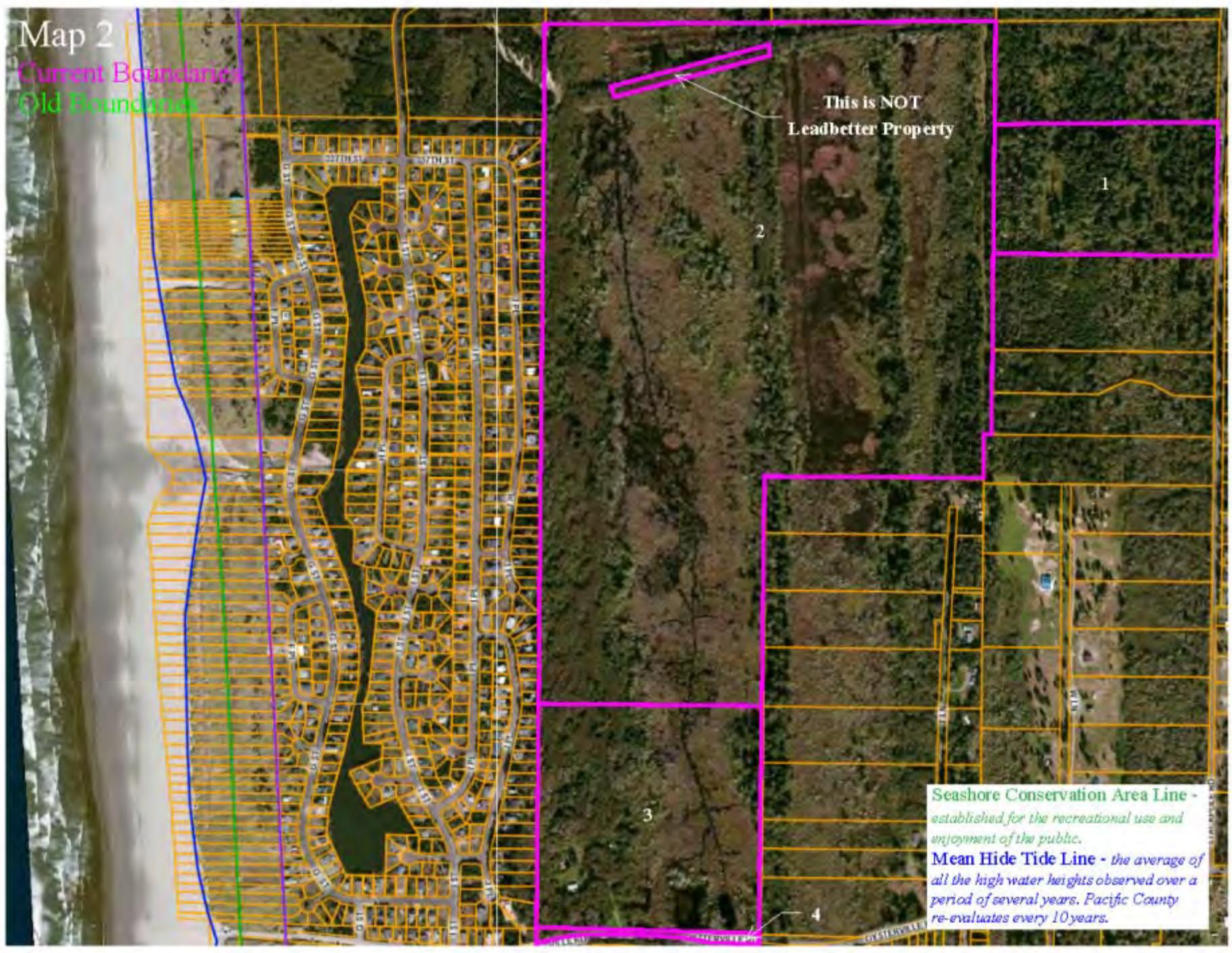
Seashore Conservation Area Line - established for the recreational use and enjoyment of the public.
Mean Hide Tide Line - the average of all the high water heights observed over a period of several years. Pacific County re-evaluates every 10 years.

Map 2

Current Boundaries
Old Boundaries

This is NOT
Leadbetter Property

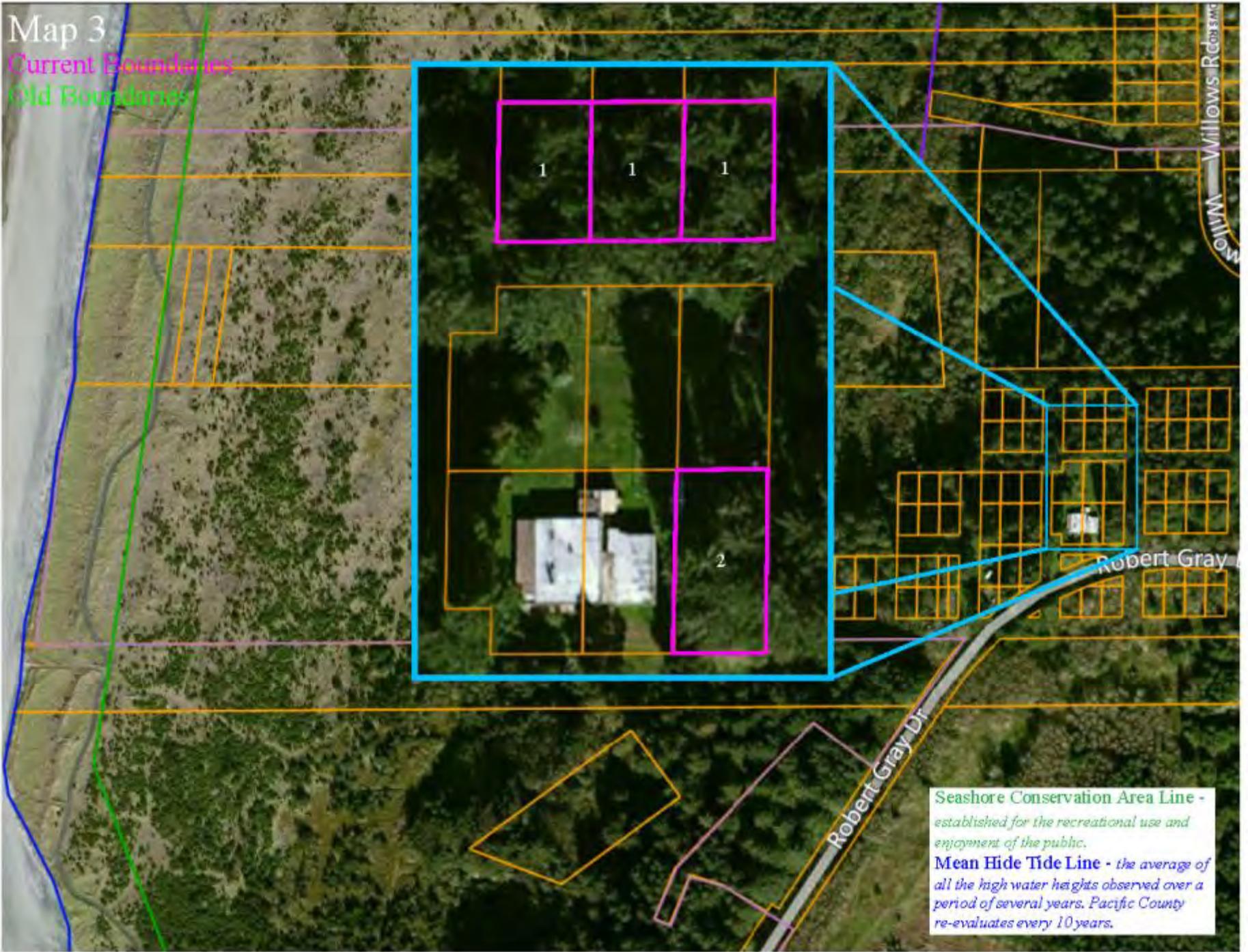
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Map 3

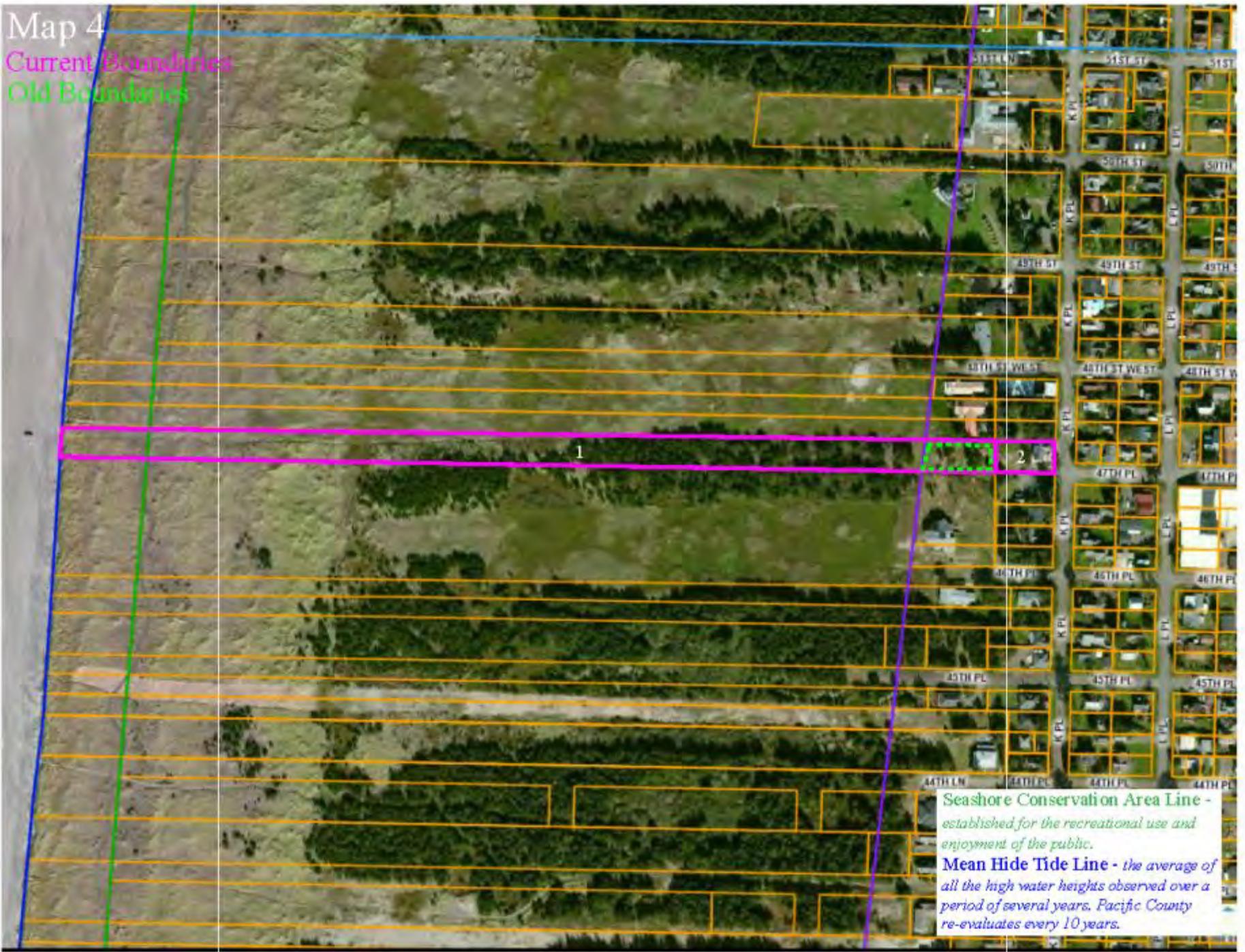
Current Boundaries

Old Boundaries



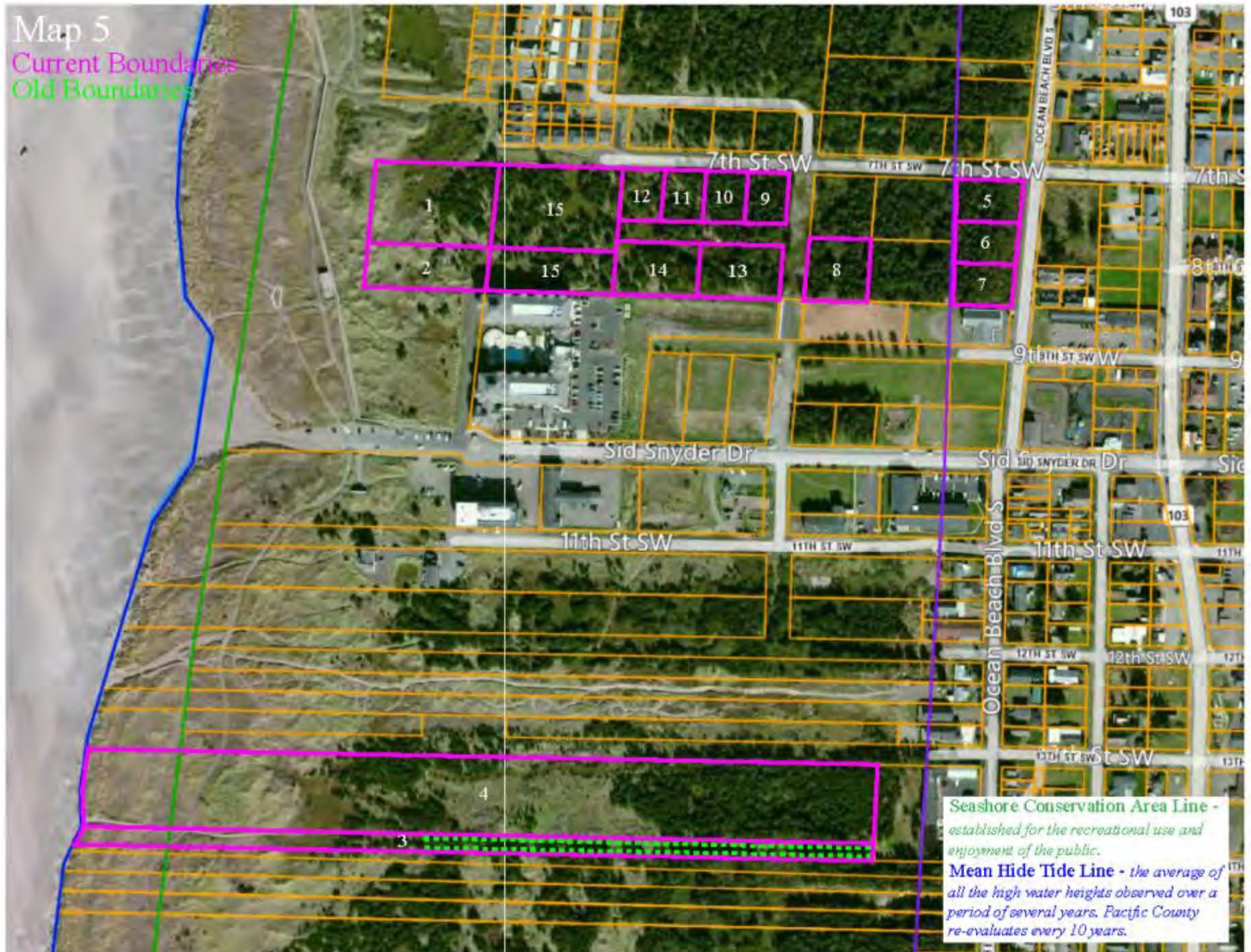
Map 4

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Old Boundaries



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Map 5
Current Boundaries
Old Boundaries



PART OF GOVERNMENT LOT 3
 SEC. 29 - T.13N. - R.11W., W.M.
 PACIFIC COUNTY, WASHINGTON

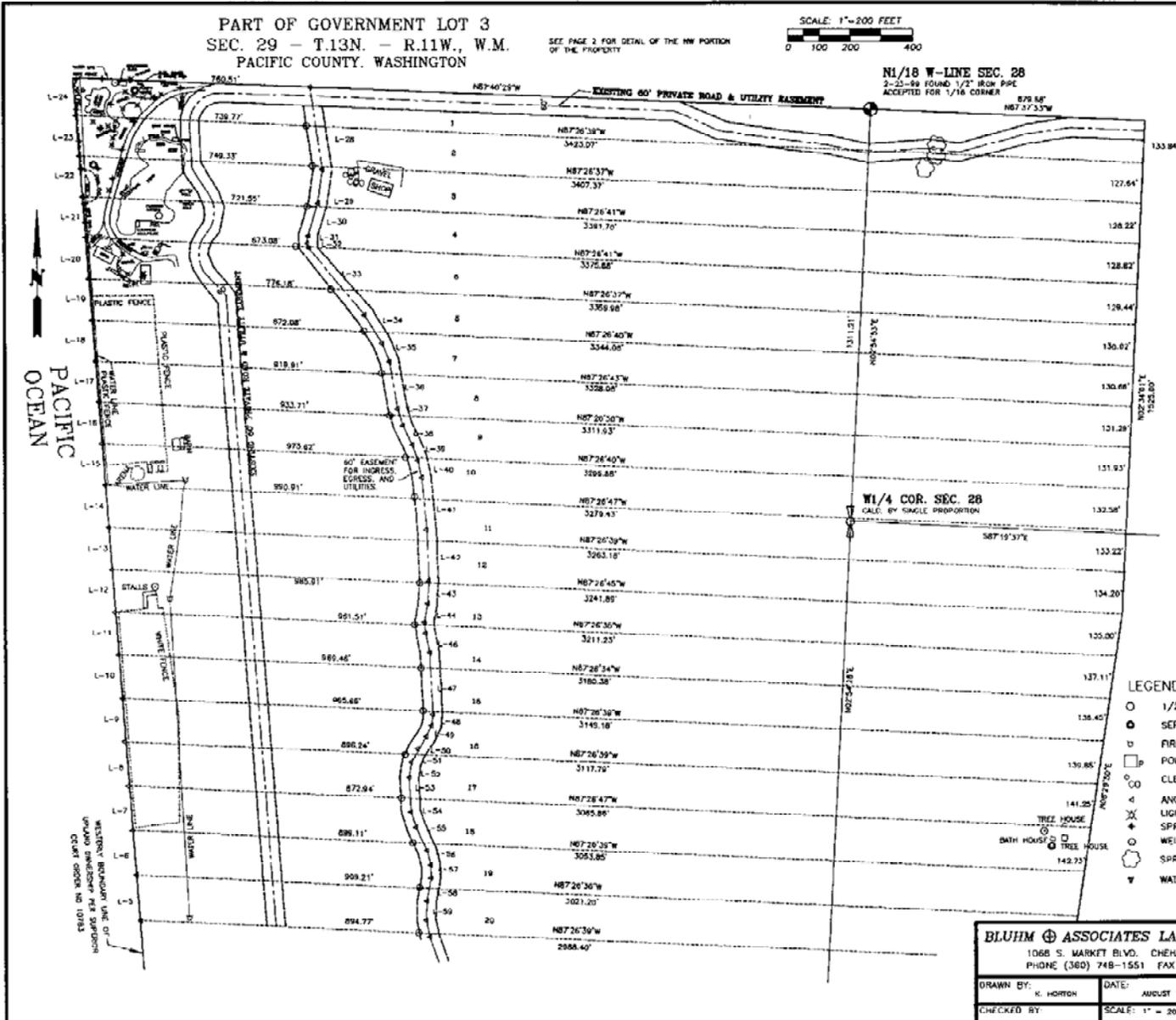
SEE PAGE 2 FOR DETAIL OF THE NW PORTION
 OF THE PROPERTY

SCALE: 1"=200 FEET
 0 100 200 400

N1/18 W-LINE SEC. 28
 2-25-89 FOUND 1/2" IRON PIPE
 ACCEPTED FOR 1/16 CORNER

LINE CALL TABLE

COURSE	BEARING	DISTANCE
L-1	N04°07'14"W	189.72'
L-2	N04°27'03"W	151.03'
L-3	N04°23'08"W	148.94'
L-4	N04°27'56"W	148.37'
L-5	N04°24'04"W	148.17'
L-6	N04°29'14"W	144.32'
L-7	N04°22'18"W	142.88'
L-8	N04°27'37"W	141.68'
L-9	N04°22'38"W	140.11'
L-10	N04°28'22"W	138.83'
L-11	N04°24'54"W	137.38'
L-12	N04°27'28"W	135.53'
L-13	N04°25'46"W	135.05'
L-14	N04°21'34"W	134.08'
L-15	N04°30'03"W	133.30'
L-16	N04°22'09"W	132.94'
L-17	N04°26'55"W	132.19'
L-18	N04°24'42"W	131.88'
L-19	N04°24'17"W	131.04'
L-20	N04°28'28"W	130.24'
L-21	N04°23'04"W	129.38'
L-22	N04°23'50"W	128.24'
L-23	N04°27'53"W	128.37'
L-24	N04°21'32"W	121.64'
L-25	N02°54'50"E	149.72'
L-26	N40°09'50"E	189.83'
L-27	N35°27'03"W	188.72'
L-28	S08°57'52"E	256.10'
L-29	S 08°10'38"W	118.03'
L-30	S 17°30'20"W	106.87'
L-31	S 09°12'00"W	24.31'
L-32	S 20°44'28"E	16.44'
L-33	S 40°02'35"E	279.67'
L-34	S 21°33'50"E	105.86'
L-35	S 22°14'41"E	84.18'
L-36	S 09°30'11"E	150.83'
L-37	S 17°38'14"E	55.88'
L-38	S 25°29'14"E	89.77'
L-39	S 20°00'43"E	48.68'
L-40	S 12°18'40"E	58.97'
L-41	S 08°21'12"E	188.82'
L-42	S 02°19'04"E	182.95'
L-43	S 03°31'59"W	70.85'
L-44	S 09°53'02"W	61.76'
L-45	S 08°43'50"E	36.36'
L-46	S 11°47'41"E	61.88'
L-47	S 02°51'37"E	186.31'
L-48	S 07°29'25"W	29.90'
L-49	S 25°36'51"W	67.79'
L-50	S 30°28'51"W	48.25'
L-51	S 23°57'16"W	46.40'
L-52	S 08°30'51"W	49.25'
L-53	S 22°56'24"E	118.80'
L-54	S 17°41'20"E	82.78'
L-55	S 25°23'23"E	80.25'
L-56	S 14°17'42"E	48.32'
L-57	S 00°33'20"E	41.71'
L-58	S 10°28'58"W	73.80'
L-59	S 00°49'54"W	63.01'
L-60	S 11°41'50"E	52.36'
L-61	S 19°14'59"E	80.54'
L-62	S 04°48'21"E	45.90'
L-63	S 08°53'37"E	44.11'
L-64	S 17°50'48"W	83.47'
L-65	S 01°16'01"E	57.86'
L-66	S 28°17'45"E	42.64'
L-67	S 47°50'53"E	26.26'
L-68	S 88°5'17"E	148.27'
L-69	S 40°50'29"E	60.22'
L-70	S 20°29'19"E	51.71'
L-71	S 05°02'38"E	58.29'

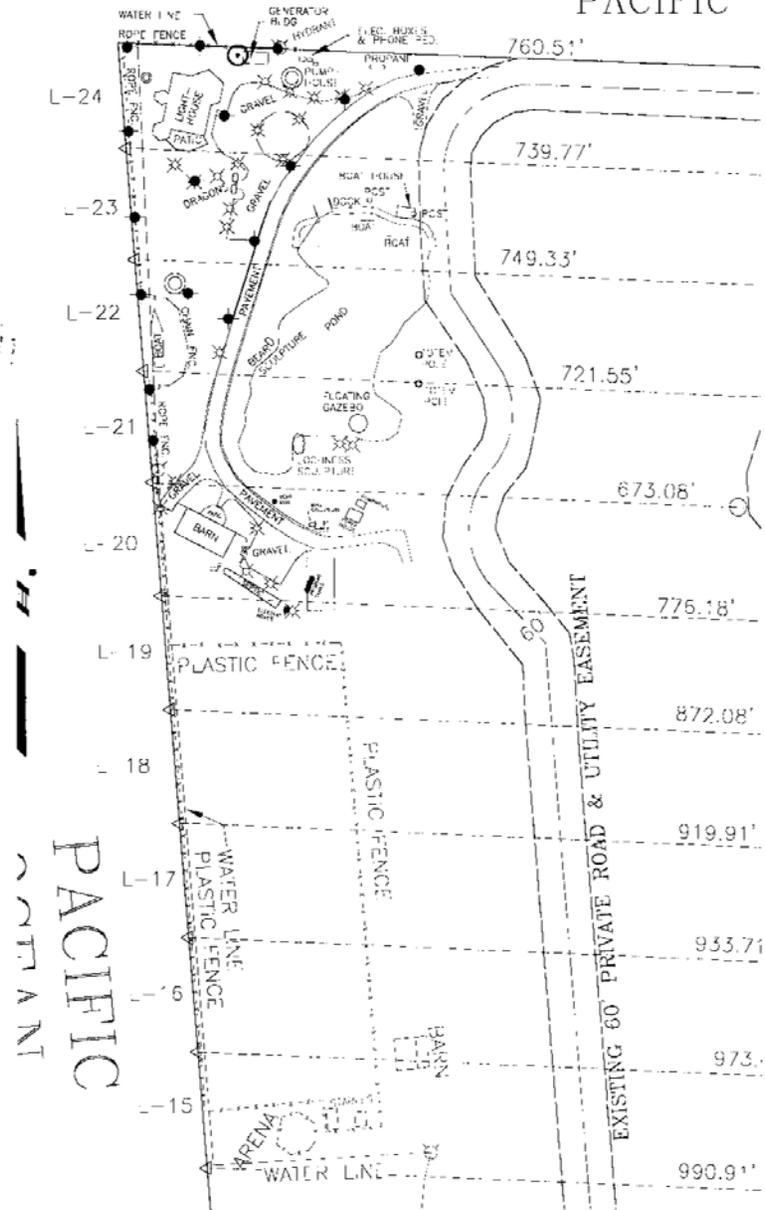


- LEGEND
- 1/2" REBAR WITH CAP
 - SEPTIC
 - ⊕ FIRE HYDRANT
 - POWER BOX
 - CLEAN OUT
 - ∠ ANGLE POINT OR INTERSECT POINT
 - ⊙ LIGHT POLE
 - ⊕ SPRINKLER HEAD
 - WELL
 - ⊕ SPRUCE TREE WITH FORT
 - ⊕ WATER VALVE

BLUHM & ASSOCIATES LAND SURVEYORS, INC.
 1068 S. MARKET BLVD. CHEHALIS, WA 98532
 PHONE (360) 748-1551 FAX (360) 748-6282

DRAWN BY: K. HORTON	DATE: AUGUST 17, 2010	JOB # 04-001 2010-000
CHECKED BY:	SCALE: 1" = 200'	COMP: MS
		SHEET 1 OF 2

SEC. 29 - PACIFIC



Leadbetter Farms

- 1,000 Acres
- \$125,000 annual property taxes
- \$10,000 annual Fire District assessment

Note – Figures have been rounded for discussion purposes.



Snowy Plover Habitat Restoration

U.S. Fish & Wildlife Service

News Release - DRAFT

Willapa National Wildlife Refuge

Willapa National Wildlife Refuge Complex
3888 SR 101, Ilwaco, WA 98624-9707
360/484 3482, www.fws.gov/willapa

FOR IMMEDIATE RELEASE
Contact: Terri Butler-Bates 360/484 3482

Visitors to the Long Beach Peninsula may see some unusual activity north of the Oysterville Approach. Tracked dozers are being used to restore sparsely vegetated coastal dune habitat that historically comprised Leadbetter Point. Willapa National Wildlife Refuge has partnered with Washington State Parks and Leadbetter Farms, LLC for the benefit of federally threatened western snowy plover and a variety of other dune dwelling wildlife.

The invasion of nonnative European and American beachgrasses have resulted in the degradation of essential foraging, breeding, and nesting habitat for the western snowy plover (*Charadrius alexandrinus nivosus*), and other dune-dependent wildlife. This restoration project on State Park and Leadbetter Farms, LLC lands complements the successful efforts being conducted on Willapa National Wildlife Refuge's Leadbetter Point Unit.

Willapa National Wildlife Refuge, part of a nationwide network of lands managed by the U.S. Fish and Wildlife Service, encompasses over 15,500 acres of diverse habitats in southwest Washington including coastal dunes. In 2002, the Refuge began restoring coastal dune habitat on the Leadbetter Point Unit to remove nonnative beachgrasses and reopen the coastal dune habitat essential to western snowy plovers. The Refuge has recognized the importance of restoring, protecting and enhancing wildlife habitat beyond the refuge boundary and is accomplishing this goal through the Refuge Partnership Program, including the Partners for Fish and Wildlife and Coastal programs.

The Partners for Fish and Wildlife and the Coastal Programs provide the Refuge a unique opportunity to work with private landowners; non-governmental entities; tribes; and Federal, State and local government agencies to restore degraded habitats essential for coastal wildlife and plants. Through these programs the Refuge provides technical assistance, project assistance, and/or utilizes refuge staff and equipment to complete the projects. It was through these programs that the Refuge has implemented agreements with Washington State Parks and Leadbetter Farms, LLC to restore coastal dune habitat.

COASTAL DUNE RESTORATION PROJECT

Through the Partners for Fish and Wildlife Program the Willapa National Wildlife Refuge, Washington State Parks and Recreation, and Leadbetter Farms have partnered to restore coastal dune habitat on areas north of the Oysterville Approach.

If you have questions please contact the Willapa National Wildlife Refuge at 360.484.3482





2013/04/12





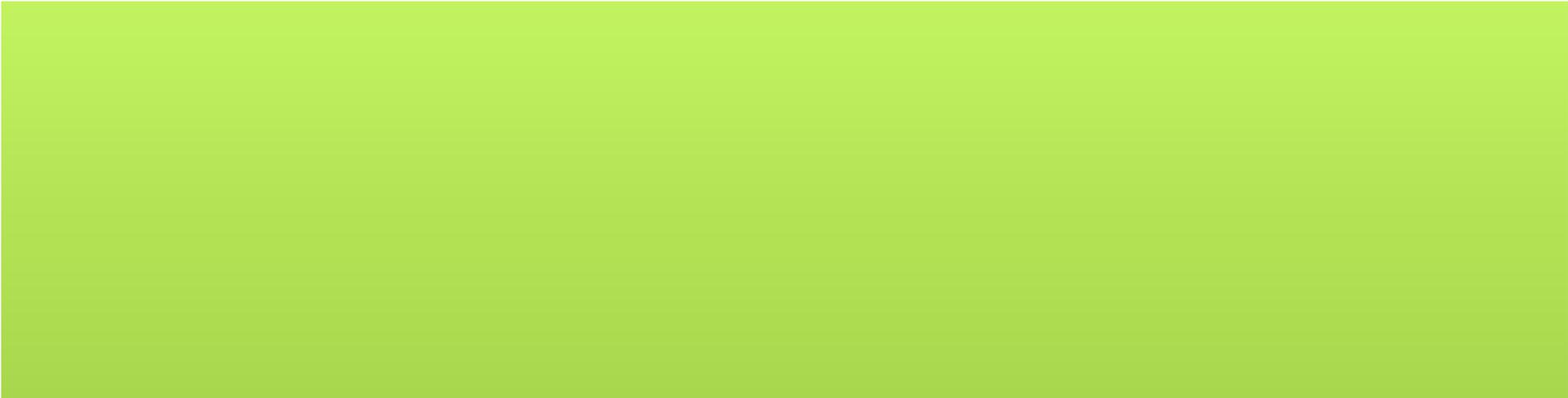






2012/12/10















2013/03/20





2013/04/12

Issue

- Longer term economic sustainability
- Retaining Leadbetter Farms as whole versus future parcelization

Opportunity – Small-scale recreation and tourist Uses

- Growth Management Act Rural Element
- WAC 365-196-425 Rural Element
- Guidelines
- Municipal Research Service Center
- Jefferson County
 - Performance and Use-Specific Standards
 - 18.20.250 Small-Scale Recreation and Tourist Uses
- Growth Management Hearings Board

identifying the built environment, they may be included within the logical outer boundary as infill.

(III) The logical outer boundary is not required to strictly follow parcel boundaries. If a large parcel contains an existing structure, a county may include part of the parcel in the LAMIRD boundary without including the entire parcel, to avoid a significant increase in the amount of development allowed within the LAMIRD.

(D) The fundamental purpose of the logical outer boundary is to minimize and contain the LAMIRD. Counties should favor the configuration that best minimizes and contains the LAMIRD to the area of existing development as of the date the county became subject to the planning requirements of the act. When evaluating alternative configurations of the logical outer boundary, counties should determine how much new growth will occur at build out and determine if this level of new growth is consistent with rural character and can be accommodated with the appropriate level of public facilities and public services. Counties should use the following criteria to evaluate various configurations when establishing the logical outer boundary:

- (I) The need to preserve the character of existing natural neighborhoods and communities;
- (II) Physical boundaries such as bodies of water, streets and highways, and land forms and contours;
- (III) The prevention of abnormally irregular boundaries; and
- (IV) The ability to provide public facilities and public services in a manner that does not permit low-density sprawl.

(E) Once a logical outer boundary has been adopted, counties may consider changes to the boundary in subsequent amendments. When doing so, the county must use the same criteria used when originally designating the boundary. Counties should avoid adding new undeveloped parcels as infill, especially if doing so would add to the capacity of the LAMIRD.

(ii) Type 2 LAMIRDs - Small-scale recreational uses. Counties may allow small-scale tourist or recreational uses in rural areas. Small-scale recreational or tourist uses rely on a rural location and setting and need not be principally designed to serve the existing and projected rural population.

(A) Counties may allow small-scale tourist or recreational uses through redevelopment of an existing site, intensification of an existing site, or new development on a previously undeveloped site, but not new residential development. Counties may allow public services and facilities that are limited to those necessary to serve the recreation or tourist uses and that do not permit low-density sprawl. Small-scale recreational or tourist uses may be added as accessory uses for resource-based industry. For accessory uses on agricultural lands of long-term commercial significance, see WAC 365-196-815.

(B) Counties are not required to designate Type 2 LAMIRDs on the future land use map and may allow them as a conditional use. If using a conditional use process, counties should include in their development regulations conditions that address all the statutory criteria for the location of a Type 2 LAMIRD. Conditions must assure that Type 2 LAMIRDs:

- (I) Are isolated, both from urban areas and from each other. Conditions should include spacing criteria to avoid creating a pattern of strip development.
- (II) Are small in scale;
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WAC 365-196-425: Rural element.

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Rural Land Use Regulation/Development

Introduction

This webpage provides information on rural land use and development in Washington. This page particularly focuses on providing information helpful in planning and shaping development patterns in those rural areas that are not designated for long-term resource uses such as agricultural and timber production or mineral extraction. *Webster's New World Dictionary* defines "rural" as "of or relating to the country, country people or life, or agriculture, which may represent a common understanding of the term "rural." However, Washington's Growth Management Act (GMA) creates a separate category for rural areas, which are outside of designated urban areas and which are not in long-term resource use. By creating a separate category, the GMA focuses attention on how these non-resource lands may be developed, and on their relationship to resource lands. 1997 amendments to the GMA (ESHB 6094) sought to give further definition to the concept of "rural" and added definitions for "rural character," "rural development," and "rural governmental services." The 2005 amendments also provided further detail about what should be included in rural elements of a comprehensive plan, including guidelines for limited areas of more intensive rural development, and other land use options for rural economic development.

These amendments provide flexibility for more varied economic uses in rural areas, while maintaining rural character and scale. Some local jurisdictions are tailoring regulatory and/or non-regulatory tools to address rural and resource areas, where urban solutions typically have not worked. At times, inflexible regulations have made resource operations more difficult, despite goals for protecting farmlands, resource areas, and open space. Urban, suburban or rural settings will likely require different types of approaches to be effective and gain acceptance. Greater flexibility regarding uses and performance standards, and strategic incentives, may better meet the needs of rural areas and resource-related operations.

Included on this page are several guidebooks prepared for the Department of Community, Trade and Economic Development for the purpose of helping counties plan for and control development while preserving rural character on the non-resource rural lands. The two guides are [Defining Rural Character and Planning for Rural Lands A Rural Element Guide](#), and the [Keeping the Rural Vision: Protecting Rural Character and Planning for Development](#). The article [Avoiding Sprawl in Rural Areas](#), summarizes and comments on Growth Management Hearing Boards cases that have struggled with interpreting Washington laws related to rural development issues. A number of other articles, statutes, growth management hearing board cases, and examples of plan policies and ordinances related to rural issues are also presented on this page.

Statutes, Administrative Rules, and Selected Cases

In addition to statutes and case law cited below, a number of growth management hearings board (GMHB) decisions address relevant rural issues, and provide helpful guidance. Digests of hearings board cases containing keyword indexes are available at the [GMHB Website](#) and are helpful in finding cases of interest. For instance, various digests provide a brief description of findings under topic headings such as "rural centers," "rural character", "rural densities," "limited areas of more intensive rural development," "major industrial development," and "master planned resorts."

- San Juan County Code [Sec. 18.30.070](#) - Rural, resource, and special districts - Special provisions
- San Juan County Code [Sec. 18.30.040](#) - Land use table - Rural, resource, and special land use districts; [Sec. 18.30.030](#), Land use table 3.1 - Activity center land use districts, and [Sec. 18.30.200](#) - Interim controls in village and hamlet activity centers; and [Sec. 18.30.230](#) - Residential development standards in island centers, rural industrial and rural commercial districts
- San Juan County [Staff Report](#) to San Juan Council, 10/20/2009 RE: Establishing a Limited Area of More Intense Rural Development (LAMIRD) at Country Corner - Comprehensive look at issues and alternatives for specific LAMIRD
- Spokane County Comprehensive Plan, 2008 [Ch. 3](#) - Rural Land Use - See especially "Residential Limited Development Areas" Policy RL 1.3 on p. RL-5, and "Rural Activity Centers" Policies R-21 - RL 2.4 on pp. RL-9 and RL-10)
- Thurston County [Limited Areas of More Intensive Rural Development](#) (LAMIRDs)
- Yakima County Plan 2015: A Blueprint for Yakima County Progress: Volume 1, updated 12/18/2007 - Scroll to page 1-59 to find [Rural Settlements](#). Scroll to p. 1-80 to see Rural Settlement Policies LU-R-6 & LU-R-7

Small Scale Recreation and Tourist Use LAMIRDs

Many of Washington's rural areas offer magnificent scenic settings and natural amenities with potential to attract tourists and recreational enthusiasts. Small-scale recreational or tourist uses (SSRTs) provide the opportunity for additional sources of rural jobs and income. When carefully planned and sited, some of these recreation-related uses can be developed without jeopardizing neighboring resource uses or sacrificing rural character. Small-scale recreational or tourist uses rely on a rural location and setting.

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- Island County Code Sec. 17.03.180(T) - Small-scale recreation and tourist uses and Ordinance No. C-29-00 - An ordinance to comply with the order of the Western Washington Growth Management Hearings Board relating to the rural zone, passed 03/20/2000 - Amended above section
- Jefferson County Code Sec. 18.15.572 - Small-scale recreation and tourist (SRT) overlay district, Sec. 18.20.350 - Small-scale recreation and tourist uses, and Sec. 18.20.290 - Recreation developments
- Skagit County Code Sec. 14.16.130 - Small Scale Recreation and Tourism (SRT)
- San Juan County Unified Development Code Sec. 18.40.330 - Recreation Developments

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- San Juan County Unified Development Code Sec. 18.40.330 - Recreation Developments

Jefferson and Mason counties no longer meet the eligibility criteria established in 1970, until the criteria was revised in 2003 to make Clallam and Jefferson counties eligible). Note that a county's eligibility based statute criteria may vary over time, especially if population size or unemployment rates change, making a county ineligible under the criteria specified in RCW 36.70A.367(5).

Counties must designate locations suited to major industrial development in an adopted county comprehensive plan, and then adopt development regulations for the approval of specific major industrial developments through a master plan process. The development regulations must ensure that the criteria specified in RCW 36.70A.367(3) are met.

Counties choosing to identify land banks must take action to designate them and adopt regulations on or before the deadline for completion of the county's next periodic comprehensive plan and development regulations review that occurs before December 31, 2014. The authority of a county to designate a land bank area in its comprehensive plan expires if not acted upon within these time limitations. In addition, RCW 36.70A.368, enacted in 2007, allows counties meeting certain criteria to designate an industrial land bank on reclaimed surface coal mine sites (See the Lewis County TransAlta example.)

- Grant County Code Sec. 23.04.660 - Master planned industrial development (MPI), Sec. 23.12.740 - Master planned industrial development standards, and Sec. 23.08.230 - Industrial uses -Standards for site development
- Jefferson County Code Ch. 18.15, Art. VIII - Major Industrial Development, Sec. 18.15.600 - 18.15.635

Chapter 18.20 PERFORMANCE AND USE-SPECIFIC STANDARDS

18.20.350 Small-scale recreation and tourist uses.

(1) Small-Scale Recreation and Tourist Uses. Small-scale recreational and tourist uses rely on a rural location and setting and provide opportunities to diversify the economy of rural Jefferson County by utilizing the county's abundant recreational opportunities and scenic and natural amenities in an

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(1) Small-Scale Recreation and Tourist Uses. Small-scale recreational and tourist uses rely on a rural location and setting and provide opportunities to diversify the economy of rural Jefferson County by utilizing the county's abundant recreational opportunities and scenic and natural amenities in an environmentally sensitive manner consistent with the rural character of the county.

(i) Outdoor recreational equipment rental and/or guide services;

(j) Outdoor shooting and archery ranges;

(k) Private hunting or fishing camps;

(l) Public display gardens;

(m) Recreational off-road vehicle (ORV) and all terrain vehicle (ATV) parks and recreational areas on parcels 20 acres or larger in size;

(n) Recreational, cultural or religious conference center/retreat facilities on parcels 10 acres or larger in size;

(o) Recreational vehicle parks, travel trailer parks, and commercial campgrounds on parcels at least five acres in size;

(p) Rural restaurants, only when associated with a primary recreational or tourist use; and

(q) Rural recreational lodging or cabins for overnight rental on parcels 10 acres or larger in size.

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(1) Small-Scale Recreation and Tourist Uses. Small-scale recreational and tourist uses rely on a rural location and setting and provide opportunities to diversify the economy of rural Jefferson County by utilizing the county's abundant recreational opportunities and scenic and natural amenities in an environmentally sensitive manner consistent with the rural character of the county. Upon approval pursuant to this code, these types of uses may be conducted in the land use districts specified in Table 3-1 in JCC 18.15.040 and as provided for in small-scale recreation and tourist (SRT) overlay districts under JCC 18.15.572. Agritourism on designated agricultural lands is regulated in JCC

Upon approval pursuant to this code, these types of uses may be conducted in the land use districts specified in Table 3-1 in JCC 18.15.040 and as provided for in small-scale recreation and tourist (SRT) overlay districts under JCC 18.15.572.

(e) Commercial fishing ponds;

(f) Cultural festivals;

(g) Miniature golf, not to exceed a gross use area of one acre;

(h) Model hobby parks and sites on parcels 10 acres or larger in size;

(i) Outdoor recreational equipment rental and/or guide services;

(j) Outdoor shooting and archery ranges;

(k) Private hunting or fishing camps;

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(q) Rural recreational lodging or cabins for overnight rental on parcels 10 acres or larger in size.

The following list of uses is not intended to be exhaustive, but rather is intended to be illustrative of the types of small-scale recreation or tourist uses:

- (a) Aerial recreational activities such as balloon rides, glider and parachute events;
- (b) Animal preserves and game farms;
- (c) Equestrian centers, on parcels 10 acres or larger in size;
- (d) Campgrounds and camping facilities;
- (e) Commercial fishing ponds;
- (f) Cultural festivals;
- (g) Miniature golf, not to exceed a gross use area of one acre;
- (h) Model hobby parks and sites on parcels 10 acres or larger in size;
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- (q) Rural recreational lodging or cabins for overnight rental on parcels 10 acres or larger in size.

Chapter 18.20 PERFORMANCE AND USE-SPECIFIC STANDARDS

(h) All shooting areas must be completely fenced; and

(i) In the consideration of an application for permit, the approval authority shall take into account both safety and noise factors, and may prescribe additional conditions with respect thereto.

(9) Rural Recreational Lodging or Cabins for Overnight Rental and Recreational Cultural or Religious Conference Center/Retreat Facilities. Rural recreational lodging or cabins for overnight rental and conference retreat facilities are subject to the following standards:

(a) Minimum parcel size is 10 acres;

(b) Fifteen built cabins or bedrooms for overnight lodging comprising up to 6,000 square feet of gross floor area are allowed for every 10 acres of parcel size, up to a maximum of 30 rooms or cabins comprising no more than 12,000 square feet of total building area over the entire site, excluding a caretaker's or manager's residence;

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§ 1; Ord. 6-06 § 1)

18.20.360 Solid waste handling and disposal facilities.

(1) Solid waste handling and disposal facilities include:

(a) Sanitary landfills;

(b) Transfer stations; and

(c) Construction, demolition and land-clearing (CDL) facilities.

Chapter 18.20 PERFORMANCE AND USE-SPECIFIC STANDARDS

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(c) Lodging operators may not allow any person to occupy overnight lodging on the premises for more than three months in any year;

(d) New residential development shall not be permitted. New residential development includes the subdivision or sale of land for year-round or second-home residential housing that is owner-occupied or rented;

(e) An on-site caretaker or manager's residence is allowed.

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(e) An on-site caretaker or manager's residence is allowed;

(f) A conditional use permit subject to a Type III approval process, which includes a public hearing, shall be required.

BEFORE THE WESTERN WASHINGTON GROWTH
MANAGEMENT HEARINGS BOARD

**BEFORE THE WESTERN WASHINGTON GROWTH
MANAGEMENT HEARINGS BOARD**

BETTER BRINNON COALITION,

Petitioner,

v.

JEFFERSON COUNTY,

Respondent.

No. 03-2-0007

**FINAL DECISION
AND ORDER**

Board is asked to consider the County's compliance with the Growth Management Act ("GMA") requirements as to public participation; the consistency of the sub-area plan with the County's comprehensive plan and development regulations; the propriety of the boundaries of the LAMIRDs that were expanded in size and use under the plan; and the adequacy of the County's State Environmental Policy Act (SEPA) analysis.

I. PROCEDURAL HISTORY

(c), and (d) as stipulated in the Land Use and Rural Element of the Comprehensive Plan? Does Ordinance 13-1213-02 violate RCW 36.70A.070 by not being consistent with the county Comprehensive Plan Goals, Policies and Procedures as stipulated in LNG 1.0, LNP 4.3.3, LNP 4.3.4, LNP 4.4, and LNP 4.8 in the Land Use and Rural Element?

Issue No. 3: Does Ordinance 13-1213-02 violate RCW 36.70A.070(1) by not considering flooding, drainage, storm water run-off or mitigations in the area, nearby jurisdictions, or Hood Canal?

Issue No. 4: Does Ordinance 13-1213-02 violate RCW 36.70A.070(3) by failing to consider a forecast of future capital facilities needs, locations of capital facilities, a six-year plan to finance such capital facilities, or a requirement to reassess the land use element if probable funding falls short of meeting existing needs within the capital facilities plan element?

Issue No. 7: Does Ordinance 13-1213-02 violate RCW 36.70A.070(5)(d)(iv) by allowing improper expansion of the WaWa Point LAMIRD?

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Issue No. 8: Does Ordinance 13-1213-02 violate RCW 36.70A.140 by failing to establish and broadly disseminate a public participation program and communication programs, and by not broadly disseminating proposals and alternatives, or considering or responding to public comment?

Issue No. 11: Does Ordinance 13-1213-02 violate RCW 36.70A.070(1) by failing to consider population forecasts in expanding two LAMIRDs and establishing a new Light Industrial District?

Issue No. 12: Does Ordinance 13-1213-02 violate RCW 43.21C.030 by failing to utilize a systematic, interdisciplinary approach to planning, failing to state the environmental impact of expanding two LAMIRDs, establishing a new Light Industrial Zone, “recommending” a Master

The WaWa Point LAMIRD

Prior to the current amendment to the comprehensive plan, the WaWa Point interim Crossroads Convenience was a four-acre area surrounding the existing Hjelvik's General Store. Brinnon Subarea Plan at 33. This four-acre designation represented the one existing commercial use (the store) and three acres of possible expansion. Brinnon Subarea Plan at 35.

The new designation creates a Small-scale Recreation and Tourist overlay district (SRT) in WaWa Point. The SRT overlay adds the 2.3 acres of the Cove Grocery and RV Park (already designated in the comprehensive plan as an SRT), 3 acres of a former dance hall site (not used since the 1930s), 7 acres of pasture that has never been developed but is described as "a particularly attractive and unique property for small-scale recreation and tourist uses", and 6.5 acres including a boat launch at Right Smart Cove where there is occasional RV camping.

Brinnon Subarea Plan at 38.

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Brinnon Subarea Plan at 38.

Unlike in type (d)(i) mixed-use LAMIRDs, in SRT LAMIRDs (type (d)(ii) LAMIRDs), new development is allowed. This means that there can be small-scale recreational and tourist development dependent upon a rural location and setting on property that has not had this kind of development before. However, type (d)(ii) LAMIRDs must still be created in ways that contain and control rural development; assure visual compatibility with the rural area; reduce the inappropriate conversion of undeveloped land into sprawling, low-density development; protect critical areas; and protect against conflicts with resource lands. RCW 36.70A.070(5)(c). Importantly, this kind of LAMIRD (SRT) does not permit residential development. RWC 36.70A.070(5)(d)(ii).

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impacts on traffic, noise, visual or public safety.

Conclusion: We find the WaWa Point Small-Scale Recreation and Tourist Overlay is compliant with the GMA.

Challenges To The County's Review Of The Land Use Element And The Capital Facilities Plan

Issue No. 3: Does Ordinance 13-1213-02 violate RCW 36.70A.070(1) by not considering

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We agree that the County has struck an appropriate balance between creating new development opportunities for small-scale residential and tourist uses and limiting and containing rural development. By not using the entire parcels of land on which the new small-scale recreational and tourist LAMIRD will be located, the County has kept the new development contained. The uses are appropriately limited by the restrictions imposed in Section 4.35 of the Jefferson County UDC, including restrictions on the size, scale, design and function of development; and limits on impacts on traffic, noise, visual or public safety.

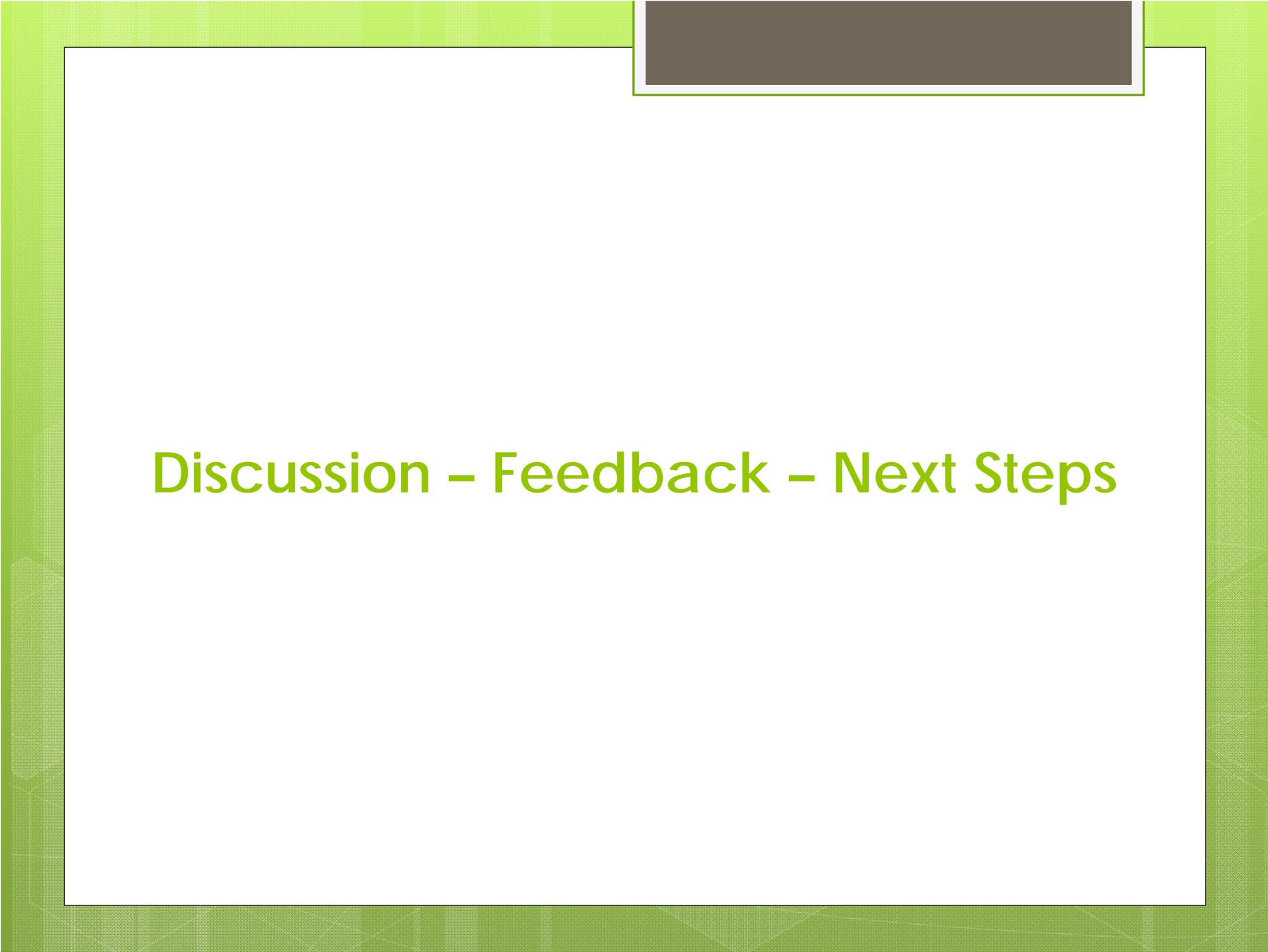
Conclusion: We find the WaWa Point Small-Scale Recreation and Tourist Overlay is compliant with the GMA.

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Conclusion: We find the WaWa Point Small-Scale Recreation and Tourist Overlay is compliant with the GMA.

Challenges To The County's Review Of The Land Use Element And The Capital Facilities Plan

Issue No. 3: Does Ordinance 13-1213-02 violate RCW 36.70A.070(1) by not considering



Discussion – Feedback – Next Steps