

Appendix F Fitness Test Example

Chapter 3: Land Use and Rural Element						
Goal or Policy	Description	Actionable/Keep as is	Delete	Change	Move	Achieved/Removed
<b>GENERAL LAND USE</b>						
LNG 1.0	Ensure consistency between the Growth Management Act, the County-wide Planning Policy, this Comprehensive Plan, land use and zoning maps, the Unified Development Code, Western Washington Growth Management Hearings Board decisions, other related policies and regulations, and all land use, environmental and development decisions and approvals.					
LNP 1.1	Incorporate opportunities for continuous and ongoing public participation into both the comprehensive planning process and the implementation of the resulting Comprehensive Plan.					
LNP 1.2	Acknowledge and protect the rights of private property owners in preparing land use, development, and environmental regulations, prohibit arbitrary and discriminatory actions, and preserve reasonable uses for					
LNP 1.3	Review and amend the Comprehensive Plan consistent with the requirements of the Growth Management Act. Revisions to the Land Use Map may be considered on an annual basis, and shall be in strict compliance with the Comprehensive Plan criteria.					
LNP 1.4	Maintain consistency with the Comprehensive Plan when amending the Unified Development Code.					
LNP 1.5	Encourage the use of innovative site planning and design techniques, including lot consolidation opportunities, as a means of preserving rural character, open lands, and protecting the natural environment through development regulations.					
LNP 1.6	If the County chooses to adopt an impact fee ordinance, determine through a public process how to apportion the fair share of funding for required public facilities, services, and amenities.					
LNP 1.7	Ensure appropriate services are provided as needed and that the duplication of services is avoided by promoting the coordination of local governmental programs and planning.					
LNP 1.8	Ensure that land use permitting processes are both predictable and timely.					
LNP 1.10	The annexation of unincorporated territory in Jefferson County shall occur in a manner consistent with State law.					
<b>RURAL RESIDENTIAL LAND USE</b>						
LNG 2.0	Establish land use goals and policies in the Land Use Element of this plan that are internally consistent with and reflective of the goals and policies of all other elements of the Plan.					
LNP 2.1	Include provisions for implementation of goals and policies of all elements and chapters of the Plan in the overall land use strategy.					

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LNG 3.0	Ensure that rural residential development preserves rural character, protects rural community identity, is compatible with surrounding land uses, and minimizes infrastructure needs.					
LNP 3.1	Identify and encourage diverse rural land uses and densities which preserve rural character and rural community identity.					
LNP 3.2	Establish rural residential land use densities for all lands located outside of designated Urban Growth Areas. Proposed rural residential densities shall allow for an adequate supply of appropriately zoned land based upon the County's rural population projections and needs while maintaining rural character and rural community identity, preserving rural resource-based uses, and avoiding sprawl.					
LNP 3.3	Rural residential densities shown on the Land Use Map shall be designated by three (3) residential land use densities: one dwelling unit per five (5) acres, one dwelling unit per ten (10) acres, and one dwelling unit per twenty (20) acres in size and subject to the following criteria:					
LNP 3.3.1	A residential land use designation of one dwelling unit per 5 acres (RR 1:5) shall be assigned to those areas throughout the County with: a. an established pattern of the same or similar sized parcels (i.e., 5 acres) or smaller sized existing lots of record; b. parcels of similar size (i.e., 5 acres) or pre-existing smaller parcels along the coastal areas; c. parcels immediately adjacent to the boundaries of the Rural Village Centers; and d. as an overlay to pre-existing developed "suburban" platted subdivisions. e. parcels designated as Forest Transition Overlay.					
LNP 3.3.2	A rural residential land use designation of one dwelling unit per 10 acres (RR 1:10) shall be assigned to those areas throughout the County with: a. an established pattern of the same or similar sized parcels (i.e., 10 acres); b. parcels along the coastal area of similar size; c. areas serving as a "transition" adjacent to Urban Growth Areas; and,					
LNP 3.3.3	A rural residential land use designation of one dwelling unit per 20 acres (RR 1:20) shall be assigned to those areas throughout the County with: a. an established pattern of the same or similar sized parcels (i.e., 20 acres) or larger; b. parcels along the coastal area of similar size; c. areas serving as a "transition" to Urban Growth Areas or the Port Ludlow Master Planned Resort; d. critical land area parcels; e. agriculture resource designated parcels; f. publicly owned forest lands; and g. lands adjacent to forest resource land.					

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LNP 3.4	Review residential limited areas of more intensive rural development and consider measures to allow infill development at comparable densities. Measures shall be considered to limit and contain these areas to the logical outer boundary of the existing area or use once identified and designated. Designation of Residential LAMIRDs shall be through an amendment to the Comprehensive Plan.					
LNP 3.5	Allow minimum lot sizes within the designated boundaries of Rural Village Centers which are flexible and determined by such considerations as: septic or sewer availability, potable water availability, zoning and building regulations such as setbacks and parking requirements, fire prevention measures, and community character.					
LNP 3.6	Facilitate the multiple use function of Rural Village Centers (RVC) by establishing siting and design criteria to provide buffering and mitigation between potentially incompatible uses.					
LNP 3.7	Provide a density exemption to allow the segregation of lots on a parcel containing more than one dwelling unit and one septic system, provided that the dwelling unit and septic system were constructed prior to the adoption of the Comprehensive Plan on August 28, 1998.					
<b>RURAL COMMERCIAL LAND USE</b>						
LNG 4.0	Establish and maintain the size and configuration of the county's Rural Village Centers and provide for the development of appropriately scaled commercial uses.					
LNP 4.1	The land use designation of Rural Village Center shall accommodate both commercial and residential land uses.					
LNP 4.2	Encourage a variety of commercial, retail, professional, tourist-related, community service, cottage industry, and residential uses, including duplexes, triplexes and assisted living facilities, within the designated boundaries of Rural Village Centers (RVC) at a scale appropriate to protect the rural character of the natural neighborhood.					
LNP 4.3	Establish logical outer boundaries based upon the criteria listed in RCW 36.70A.070(5)(d).					
LNP 4.4	Concentrate and contain the existing built environment through development regulations allowing for infill development within Rural Village Center boundaries.					
LNP 4.5	Ensure the provision of a variety of goods and day-to-day services and a limited range of professional, public, and social services through new infill development and existing development which addresses most of the essential needs of the rural population and the commuting/traveling public.					
LNP 4.6	Ensure visual compatibility of Rural Village Center commercial infill development with the surrounding rural area, through the creation and implementation of community based "rural character" design and development standards. Uses within Rural Village Centers shall be scaled and sized to preserve the natural character of the neighborhood.					

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LNP 4.7	Evaluate the need for revised development regulations in Quilcene following a community Local Utility District election regarding a public water system, in order to address issues related to the adequacy of commercial fire flow.					
LNG 5.0	Establish and maintain the location and size of the County's Rural Crossroads to provide access to a limited range of non-residential uses.					
LNP 5.1	All rural commercial lands shall be designated based on the provisions of the Growth Management Act (RCW 36.70A).					
LNP 5.2	Designate the following historic crossroads as Convenience Crossroads (CC) as shown on the Land Use Map: Nordland, Beaver Valley, and Wawa Point.					
LNP 5.2.1	Designation is based on the criteria in the Growth Management Act and the following additional criteria: a. Consists of a single commercial property; and b. Provides local rural population and commuting/traveling public with basic consumer goods and services.					
LNP 5.2.2	Limit uses and their scale within the designated boundary of each of the Convenience Crossroads to those involving basic consumer goods and services.					
LNP 5.3	Designate the following historic crossroads as Neighborhood/Visitor Crossroads (NC) as shown on the Land Use Map: Chimacum, Discovery Bay, Four Corners, Gardiner, and Mats Mats.					
LNP 5.3.1	Designation is based on the criteria of the Growth Management Act and the following additional criteria: a. Multiple commercial properties; and b. Includes limited specialty goods and professional services; and c. Serves the local rural population and the commuting/traveling public. d. critical area land parcels.					
LNP 5.3.2	Limit uses and their scale within the designated boundaries of each of the designated Neighborhood/Visitor Crossroads to those involving basic consumer staples with a limited range of goods and services and/or serving the commuting/traveling public.					
LNP 5.3.3	Encourage affordable housing through the allowance of multifamily housing opportunities such as multifamily residential units, senior housing, and assisted living facilities, and manufactured/mobile home parks.					
LNP 5.4	Designate the following crossroads as General Commercial Crossroads (GC) as shown on the Land Use Map: SR 19/20 Intersection.					
LNP 5.4.1	Designation is based on the criteria in the Growth Management Act and the following additional criteria: a. Location at a major highway intersection near high density population in the Tri-Area; and b. Existing commercial uses meet limited regional and multiple community levels of service.					
LNP 5.4.2	Limit uses and the scale of those uses within each of the designated General Commercial crossroads to those involving an expanded range of commercial goods and services.					

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LNP 5.4.3	Encourage affordable housing through the allowance of multifamily housing opportunities such as multifamily residential units, senior housing, assisted living facilities, and manufactured/mobile home parks.					
LNP 5.5	Ensure visual compatibility and traditional design elements for Rural Crossroads commercial infill development with the surrounding rural area through the creation and implementation of community based design and development standards. Uses within Rural Crossroads shall be scaled and sized to protect the rural character of the natural neighborhood.					
<b>HOME-BASED BUSINESSES AND COTTAGE INDUSTRIES</b>						
LNG 6.0	Foster home-based businesses or cottage industries in order to provide economic and employment opportunities outside of Rural Village Centers.					
LNP 6.1	Permit home-based businesses which are accessory to the residential use of the property throughout the unincorporated portions of the County, subject to permit review procedures.					
LNP 6.1.1	Home-based businesses in Western Jefferson County shall be regulated according to the following provisions in order to provide employment opportunities in a unique area that is isolated and distant from commercial and urban growth areas. This region is characterized by high unemployment, a distressed economy, low residential densities, and a total projected 20-year population growth of 43 persons.					
LNP 6.1.1 (a)	Home-based businesses in the West End shall be exempt from restrictions on the number of non-resident employees, hours of operations, and retail sales					
LNP 6.1.1 (b)	Home-based businesses in the West End shall be exempt from requirements to move to a location designated for commercial or industrial uses if the operation is expanded or intensified beyond its original scope. Instead they may be permitted conditionally at a non-residential location under provisions of RCW 36.70A.070(5)(d)iii.					
LNP 6.1.1 (c)	Exemptions allowed under this section shall not be disruptive to the use of adjacent properties. No equipment or process shall be used in a home-based business which creates excessive noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the property.. Any hearings associated with regulation under or conditional permitting under LNP 6.1.1(b) shall be held in Western Jefferson County close to the residents who may be affected.					
LNP 6.1.2	Home-based businesses in the Brinnon Planning Area shall be regulated according to provisions established in the Brinnon Subarea Plan for the Brinnon Planning Area—Remote Rural overlay district. The intent of the Brinnon Planning Area—Remote Rural overlay district is to allow for expanded rural-compatible employment opportunities in a sparsely populated rural area that is isolated and remotely located from commercial and urban growth areas. The Brinnon Planning Area is characterized by high unemployment, a distressed resource-based economy, low residential densities, and a very limited projected 20-year population growth.					

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LNP 6.2	Permit cottage industries conducted by the owner or lessee of the property, who shall reside within the dwelling unit, as an accessory use within a single family dwelling or building accessory to a dwelling and which are accessory to the residential use of the property throughout the unincorporated portions of the County, subject to conditional use permit review procedures.					
LNP 6.2.1	Cottage industries in Western Jefferson County shall be regulated according to the following provisions in order to provide employment opportunities in a unique area that is isolated and distant from commercial and urban growth areas. This region is characterized by high unemployment, a distressed economy, low residential densities, and a total projected 20-year population growth of 43 persons.					
LNP 6.2.1 (a)	Cottage industries in the West End shall be exempt from restrictions on the number of non-resident employees, types of uses and retail sales, hours of operation, and outdoor storage.					
LNP 6.2.1 (b)	Cottage industries in the West End shall be exempt from the requirement to move to a location designated for commercial or industrial uses if the operation is expanded or intensified beyond its original scope. Instead they may be permitted conditionally at a non-residential location under provisions of RCW 36.70A.070(5)(d)iii.					
LNP 6.2.1 (c)	Exemptions allowed under this section shall not be disruptive to the use of adjacent properties. No equipment or process shall be used in a home-based business which creates excessive noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the property. Any hearings associated with regulation of cottage industry or conditional permit review procedures shall be held in Western Jefferson County close to the residents who may be affected.					
LNP 6.2.2	Cottage industries in the Brinnon Planning Area shall be regulated according to provisions established in the Brinnon Subarea Plan for the Brinnon Planning Area—Remote Rural overlay district. The intent of the Brinnon Planning Area—Remote Rural overlay district is to allow for expanded rural-compatible employment opportunities in a sparsely populated rural area that is isolated and remotely located from commercial and urban growth areas. The Brinnon Planning Area is characterized by high unemployment, a distressed resource-based economy, low residential densities, and a very limited projected 20-year population growth.					

**SMALL-SCALE RECREATIONAL AND TOURIST RELATED USES**

LNG 7.0	Foster economic development in rural areas which is small-scale recreational or tourist-related and that relies on a rural location and setting.					
LNP 7.1	Small-scale recreational or tourist uses shall be provided for through a permitting process appropriate to the type of proposed use and the land use district in which it is proposed.					
LNP 7.2	Small-scale recreational or tourist uses shall demonstrate under the permit review process that the proposed wholly new location or use or expansion of existing location or use is reliant upon a particular rural location and setting.					

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LNP 7.3	Small-scale recreational or tourist uses shall be defined as those uses reliant upon the rural setting, incorporating the scenic and natural features of the land. Under no circumstances should this policy be interpreted to permit new residential development, except that necessary for on-site management, or a Master Planned Resort pursuant to RCW 36.70A.360.					
LNP 7.4	The primary use of the site shall be for the small-scale recreational or tourist use. Commercial facilities, as provided for within an approved conditional use permit for small-scale recreational or tourist uses, shall serve only those recreational and tourist uses.					
LNP 7.5	Small-scale recreational or tourist uses shall not include new residential development, except that necessary for on-site management.					
LNP 7.6	Upon application for intensification/expansion of existing small-scale recreational or tourist areas and uses, the ultimate size and configuration of the site should be established and maintained by logical outer boundaries. Existing areas and uses are those that are clearly identifiable and contained, and where there is a logical boundary delineated predominately by the built environment on July1, 1990, but may also include undeveloped lands if the overall goals of the Rural Element are maintained, by: a. preserving the character of the existing natural neighborhood; b. physical boundaries such as bodies of water, roadways, and land forms and contours are used to assist in delineation of the site; c. abnormally irregular site boundaries are prevented; d. public facilities and services are provided in a manner that does not permit low-density sprawl; and e. protecting critical areas and surface and groundwater resources.					
LNP 7.7	Within Jefferson County's isolated West End, allow small-scale recreation and tourist uses to provide basic goods and services to meet the needs of a local population living at a distance from commercial areas. This limited expansion of uses is also intended to allow for the creation of local jobs in an area of high unemployment and distressed economic conditions.					
LNP 7.8	When a specific area is identified through community planning as appropriate for the expansion of existing small-scale recreation and tourist uses and for new small-scale recreation and tourist uses, a Small-scale Recreation and Tourist (SRT) overlay district for the identified area may establish variations from the conditional use permitting process and the criteria in this section, so long as the overall goals of the Rural Element are maintained.					

**LEGAL EXISTING USES**

LNG 8.0	Support the continued existence and economic viability of legally established land uses which become nonconforming as a result of Comprehensive Plan adoption.					
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LNP 8.1	Existing commercial and industrial uses that become nonconforming will be allowed to continue and to expand within limits as defined in LNP 8.5. Legal existing uses may be sold without jeopardizing the continuation of the use or activity.					
LNP 8.2	Existing commercial and industrial uses in areas designated as Rural Residential will have the right to continue and not be subject to nuisance claims if operating in compliance with all County regulations.					
LNP 8.3	Existing commercial and industrial uses should be allowed to expand or be replaced in Rural Residential areas provided that: a. they do not require additional urban levels of government service; b. they do not impose uncompensated additional costs to the taxpayers of Jefferson County for the provision of infrastructure, its replacement or improvement; c. they do not conflict with natural resource-based uses; d. they are compatible with surrounding rural uses, and e. the expansion results in no further adverse environmental or neighborhood impacts, unless mitigated.					
LNP 8.4	Businesses that do not meet the above criteria shall not be expanded or rebuilt if destroyed.					
LNP 8.5	Expansion of structures housing legal existing uses or replacement of structures occupied by legal existing nonconforming uses shall be subject to the following criteria:					
LNP 8.5.1	Where a legal existing nonconforming use of a structure exists, that structure can be replaced provided the original footprint is not relocated or altered except as provided for below.					
8.5.1(a)	The original footprint does not meet current regulations regarding building setbacks and buffers.					
8.5.1(b)						
8.5.1(c)						
8.5.1(d)						
LNP 8.5.2	A structure housing a legal existing nonconforming use may be enlarged and/or expanded if it meets all applicable bulk, dimensional and lot coverage requirements for the zoning district in which the use is located.					
8.5.2(a)						
LNP 8.6	A legal existing nonconforming use may change to a conforming use allowed within the zone classification in which the use is located.					
LNP 8.7	A legal existing nonconforming use may change to a different non-conforming use of equal or lesser intensity.					
LNP 8.8	All proposals to change the use of a legal existing nonconforming use to a different non-conforming use shall be processed in accordance with a public hearing process to ensure notification of adjacent property owners.					

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LNP 8.9	A legal existing nonconforming structure damaged or destroyed by fire, earthquake, explosion, wind, flood, or other calamity may be completely restored or reconstructed if all the following criteria are met:					
LNP 8.9.1	The restoration and reconstruction shall not serve to extend or increase the nonconformance of the original structure or use with existing regulations.					
LNP 8.9.3	Permits shall be applied for within one (1) year of damage. Restoration or reconstruction must be substantially completed within two (2) years of permit issuance.					
LNP 8.9.4	Any modifications shall comply with all current regulations and codes (other than use restrictions) including, but not limited to lot coverage, yard, height, open space, density provisions, or parking requirements unless waived by the appropriate County official through the granting of a variance.					
LNP 8.10	Should a legal existing nonconforming use of a property or structure be discontinued for more than two (2) years, the use of the property and structure shall be deemed abandoned and shall conform to a use permitted in the zone classification in which it is located, unless the property owner demonstrates through property maintenance a bona fide intention to sell or lease the property. If the property is adequately maintained the property shall not be deemed abandoned and be allowed to remain vacant for up to three (3) years.					
LNP 8.11	Legal existing use nonconforming status only applies to businesses which were established prior to the adoption of the Comprehensive Plan as legal commercial establishments. This section does not apply to Home Businesses and Cottage Industries.					

**CAPITAL FACILITIES**

LNG 9.0	Limit the establishment or expansion of urban-style development and infrastructure to areas designated for urban growth.					
LNP 9.1	Ensure that expansion of urban-style infrastructure occurs only in coordination with designated land uses based on projected growth estimates.					
LNP 9.2	Periodically review and update the Coordinated Water System Plan (CWSP) to ensure consistency with the joint population projection and all land use designations.					
LNP 9.3	Ensure that any impact fees adopted by the County require that a “fair share” of development costs are borne by the developer. Land use decisions should consider cost efficiency regarding publicly-funded infrastructure.					
LNP 9.4	Ensure that where the County assumes maintenance responsibilities for infrastructure, the infrastructure is adequately designed to meet the area growth projections and to fulfill the functions the infrastructure is intended to perform.					
LNP 9.5	Require the provision prior to or concurrent with development of an appropriate level of facilities and services. These services shall include, but are not limited to, potable water supply, commercial fire flow, adequate sewage disposal, and roads, including sidewalks and pathways if safety is an issue.					

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LNP 9.6	Ensure that rural areas are served by a rural level of public services.					
LNP 9.7	Allow community water facilities and community sewage facilities in rural lands in order to support projected growth, or where necessary to protect public health and safety.					
<b>INDUSTRIAL LAND USES</b>						
LNG 10.0	Identify and designate sufficient land area within the county for industrial uses and economic development.					
LNP 10.1	Major industrial developments (MIDs) may be sited outside of Urban Growth Areas consistent with the UDC and all the criteria in RCW 36.70A.365.					
LNP 10.2	Consistent with RCW 36.70A.367, consider the establishment of up to two Industrial Land Banks for the siting of MIDs.					
LNP 10.3	Designate sufficient land for light industrial uses within the Irondale/Hadlock UGA.					
LNG 11.0	Recognize and contain the following areas and uses of more intensive industrial development within boundaries that may allow for limited areas of infill development:					
LNP 11.1	Designate the Port Townsend Paper Mill property as Heavy Industrial.					
LNP 11.2	Designate the Glen Cove area boundary as Light Industrial and Light Industrial/Commercial , consistent with the provisions of RCW 36.70A.070(5)(d).					
LNP 11.3	Designate the Quilcene industrial area as Light Industrial/Manufacturing .					
LNP 11.4	Designate the Eastview Industrial Plat as Light Industrial/Manufacturing (LI/M).					
LNG 12.0	Locate new natural resource-based industries in rural lands and near the resource upon which they are dependent, in accordance with RCW 36.70A.365.					
LNP 12.1	Encourage the establishment of sustainable natural resource-based industrial uses in rural areas to provide employment opportunities.					
LNP 12.2	Natural resource-based industries may be located near the agricultural, forest, mineral, or aquaculture resource lands upon which they are dependent.					
LNP 12.3	Recognize and designate existing pre-1990 forest resource-based industrial uses and activities at Center, Gardiner, and the West-End as Resource-Based Industrial Zones (RBIZ).					
LNP 12.4	Existing forest resource based industrial uses and activities shall be recognized as areas of more intensive rural development under RCW 36.70A.070(5)(d)(i). These Resource-Based Industrial Zones should be allowed to accommodate conversions and/or an intensification of these uses and activities under the provisions contained in RCW 36.70A.070(5)(d)(iii).					
<b>NATURAL RESOURCE LANDS</b>						

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LNG 13.0	Conserve and manage the forest, agriculture, aquaculture, and mineral resources of Jefferson County for sustainable natural resource-based economic activities that are compatible with surrounding land uses.					
LNP 13.1	Conserve natural resource lands through land use designations and encourage resource-based industries that provide rural employment opportunities.					
LNP 13.2	Support cooperative resource and habitat management processes between stakeholders and local, state, federal and tribal governments by integrating cooperative agreements and plans into land use ordinances and regulations.					
LNP 13.3	Work with resource-based industries to achieve compliance with all applicable regulations to protect environmental values and to protect surrounding land uses.					
LNP 13.4	Ensure that land use activities adjacent to resource lands are sited and designed to minimize conflicts with resource management activities.					
<b>ENVIRONMENT</b>						
LNG 14.0	Preserve the functions and values of critical environmental areas and protect development from the risks of environmental hazards.					
LNP 14.1	Ensure that land use decisions are based on land use ordinances which are in compliance with the Critical Areas Ordinance and all applicable state and federal environmental laws.					
LNP 14.2	Allow residential, commercial, and industrial development in a manner that minimizes risk from flooding, earth movement, shoreline erosion, and other natural hazards.					
LNP 14.3	Support cooperative ecosystem and habitat management processes between stakeholders and local, state, federal and tribal governments.					
LNP 14.4	Ensure that land use decisions along Jefferson County shorelines protect the shoreline environment, facilitate public access, recognize the needs of water-oriented activities and cooperate with regional plans for protection and management of shorelines. In areas of the County under the jurisdiction of the Shoreline Management Act (Chapter 90.58 RCW), activities which are water-oriented will be preferred over those activities which are not, all other factors being equal, consistent with the Shoreline Management Act. and the land use designations, goals, and policies of this Comprehensive Plan.					
LNP 14.5	Encourage small-scale marine trades activities, in Port Hadlock, Port Ludlow, Nordland, and Quilcene.					
LNP 14.6	Develop land use ordinances based on comprehensive watershed and salmon recovery plans for the conservation, protection, and management of surface and ground waters, in order to maintain water quality and quantity, provide potable water, and to restore and protect fish habitat.					
<b>HOUSING</b>						
LNG 15.0	Support opportunities to provide a variety of affordable housing types for county residents.					

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LNP 15.1	Encourage duplexes, triplexes, senior housing, and assisted living facilities--limited in size and scale--to be permitted in rural commercial/mixed-use areas within the capacity of local infrastructure and site constraints.					
LNP 15.2	Allow special needs, senior housing, and assisted living facilities to be permitted conditionally in rural residential areas.					
LNP 15.3	Consider existing platted developments for designation as Residential Limited Areas of More Intensive Rural Development (Residential LAMIRDs).					
<b>Public Purpose Lands</b>						
LNG 16.0	Identify and designate lands for both public purposes and essential public facilities.					
LNP 16.1	Assess for designation public purpose lands to provide a range of services to the public and serve as sites for some public facilities.					
LNP 16.2	Wherever practical, site essential public facilities, such as airports, large-scale transportation facilities, state educational facilities, correctional facilities, solid waste treatment facilities, substance abuse facilities, mental health facilities and group homes, so as to avoid potential adverse impacts to surrounding land uses and critical areas.					
LNP 16.3	Ensure that designated public purpose lands are appropriate to the level of service standards for the designated land use density.					
LNP 16.4	Provide for broad-based participation by agencies, citizens and other interested parties in the process for designating land to be used for essential public facilities.					
LNP 16.5	Encourage through development standards the siting of public facilities in a manner unobtrusive to the immediate environment. These standards should address buffers, screening, lighting, noise, drainage, traffic impact and lot coverage.					
<b>TRANSPORTATION</b>						
LNG 17.0	Ensure that transportation is safe, efficient, multi-modal, and based on levels of service that correspond to the land use densities in the Comprehensive Plan.					
LNP 17.1	Encourage development and land use proposals that utilize existing transportation systems and provide non-motorized transportation opportunities.					
LNP 17.2	Coordinate with state and federal transportation agencies to ensure that their plans meet the land use expectations of the County's Comprehensive Plan.					
LNP 17.3	Include provisions to consolidate access points to main arterials.					
LNP 17.4	Site transportation facilities in locations which minimize the disruption of natural habitat, floodplains, wetlands, geologically sensitive areas, resource lands, and other priority systems.					
<b>RURAL CHARACTER</b>						

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LNG 18.0	Preserve rural character and promote rural lifestyle.. Rural character is defined by local rural lifestyle, opportunity to live and work in rural areas, local rural visual landscapes, resource productivity, environmental quality, and significant areas of open space.					
LNP 18.1	Identify and implement rural land uses, densities, and environmental standards which preserve and protect rural character.					
LNP 18.2	Environmental quality is critical to the preservation of rural character.					
LNP 18.4	The preservation of open space is directly linked to the maintenance of Jefferson County's rural character. Protect open space consistent with the goals and policies of the Open Space Element of this plan.					
LNP 18.5	Locate designated open space areas so as to provide connections with adjoining open space areas, offer visual relief for both on and off-site residents, enhance habitat values, and where appropriate allow for recreational opportunities.					
LNP 18.6	Endorse the extension of the forest corridor concept from Port Townsend's City limits south along SR 20 to Old Fort Townsend Road to preserve and protect the forest corridor, and to provide a visual buffer between the roadway and new commercial and manufacturing development. Require planting when necessary to enhance the buffer, and the replanting of native and non-native species to replace trees and vegetation removed during development.					
LNG 19.0	Ensure that development is accomplished in a manner which protects the long-term habitability, historically significant areas and natural beauty of Jefferson County.					
LNP 19.1	Encourage the preservation and conservation of Jefferson County's unique history, scenic resources, and rural community identities, support the contributions that each community has made to the fabric of the County's rural and cultural character, and encourage the preservation of community cohesiveness through designated land uses in this Plan.					
LNP 19.2	Encourage project proponents to mitigate potential adverse impacts to the public health, safety, and welfare as a result of a proposed project, action, or use concurrent with project development.					
LNP 19.3	Preserve, protect, and enhance cultural amenities such as farms and historic settlements throughout the rural landscape.					
LNP 19.4	Limit access to arterial roads. Accommodate access to residential and commercial development by access roads and common-use driveways.					
LNP 20.0	Preserve and protect the rural character of the land and the identities of existing rural communities through rural land uses and densities.					
LNP 20.1	Residential uses in the unincorporated portions of the County shall be characterized by a variety of rural residential parcel sizes and densities.					

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LNP 20.2	Develop streamlined procedures and other incentives for aggregating and replatting of lots so as to meet the following design objectives: a. flexibility in site design in the placement of structures, circulation systems, and utilities; b. diversity of lot sizes without exceeding the underlying density requirement; c. preservation and/or enhancement of open space and significant site features; and d. provision of on-site vegetative landscape areas or topographic buffers.						
LNP 20.3	Encourage innovative, low impact rural residential planning by developing regulations which incorporate the following criteria: a. retention of high-value open space area; b. proximity to public transit and pedestrian pathways; c. maintenance of topographical features, and buffer setbacks; d. consideration of cumulative impacts associated with adjacent development; and e. demonstration of innovative design technique advantages compared to a conventional subdivision approach.						
LNP 20.4	Prohibit outside of Urban Growth Areas new rural commercial development that is incompatible with rural character or inconsistent with rural commercial level of service standards.						
LNG 21.0	Encourage residential land use and development intensities that protect the character of rural areas, avoid interference with resource land uses, and minimize impacts upon environmentally sensitive areas.						
LNP 21.1	Rural residential cluster subdivisions shall be encouraged, consistent with development regulations, throughout the rural areas. The open space tracts in these planned rural residential development subdivisions shall be permanently preserved.						
LNP 21.2	Integrate open space planning with innovative programs such as the purchase or transfer of development rights, cluster development with density bonuses, open space tax assessment, and acquisition of easements.						
LNG 22.0	Foster sustainable natural resource-based industry in rural areas through the conservation of forest lands, agricultural lands, mineral lands, and aquaculture lands in order to provide economic and employment opportunities that are consistent with rural character.						
LNP 22.1	The County has identified resource lands as an integral part of rural character. Resource-based uses that are compatible with the conservation and sustainable use of the county's resources shall be permitted.						

Appendix F Fitness Test Example

LNP 22.2	The implementing development regulations shall assure that the use of lands adjacent to agricultural, forest, or mineral resource lands shall not interfere with the continued use, in the accustomed manner and in accordance with best management practices, of these designated lands for the production of food, agricultural products, or timber, or for the extraction of minerals. (RCW 36.70A.060(1).)					
LNP 22.3	Use farm preservation programs and other tools to preserve historic farmland.					
<b>MASTER PLANNED RESORT</b>						
LNG 23.0	Maintain the viability of Port Ludlow as Jefferson County's only existing Master Planned Resort (MPR) authorized under RCW 36.70A.362.					
LNP 23.1	Ensure that development in Port Ludlow complies with County development regulations established for critical areas and that on-site and off-site infrastructure impacts are fully considered and mitigated.					
LNP 23.2	The provision of urban-style services to support the anticipated growth and development at Port Ludlow shall occur only within the designated MPR boundary.					
LNP 23.3	No new urban or suburban land uses will be established in the vicinity of the Port Ludlow Master Planned Resort.					
LNP 23.4	The total number of residential lots allowable within the MPR boundary shall not exceed the 1993 Port Ludlow FEIS total of 2,250 residential dwelling units.					
LNP 23.5	Port Ludlow shall accommodate a variety of housing types, including affordable housing, single family and multi-family housing and assisted living care facilities.					
LNP 23.6	Support efforts to preserve and protect Port Ludlow's greenbelts, open spaces and wildlife corridors.					
LNP 25.6.1	Support the establishment of a Ludlow Creek Nature Preserve.					
LNP 23.7	No preliminary plats will be processed by Jefferson County for the 200-acre area south of the Port Ludlow Golf Course within the MPR boundary (as depicted on the official Jefferson County Land Use Map) until such time as a conceptual site plan has been approved by the County.					
LNP 23.8	The Port Ludlow Master Planned Resort commercial area shall be designated as the Port Ludlow Village Commercial Center.					
LNG 24.0	Provide for the siting of Master Planned Resorts (MPRs), pursuant to the adoption of development regulations consistent with the requirements of the Growth Management Act (RCW 36.70A.360), in locations that are appropriate from both an economic and environmental perspective.					
LNP 24.1	Master planned resorts are generally larger in scale, and involve greater potential impacts on the surrounding area, than uses permitted under the Small-Scale Recreation and Tourist Uses standards. MPRs may constitute urban growth outside of urban growth areas as limited by RCW 36.70A.360.					

Appendix F Fitness Test Example

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

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LNP 24.7	<p>The capital facilities, utilities and services, including those related to sewer, water, storm water, security, fire suppression, and emergency medical provided on-site shall be limited to meeting the needs of the resort. These facilities, utilities, and services may be provided by outside service providers, such as special purpose districts, provided that the resort pays all costs associated with service extension capacity increases, or new services that are directly attributable to the resort, and provided that the nature of the facilities and services provided are adequate to meet the increased needs of the resort, based on the planned concentration of guests, structures and other facility, utility and service demands. Plan approval shall provide that facilities serving the resort, which may be urban in nature, not be used to serve development outside the resort areas, except at appropriate rural densities, uses, and intensities.</p>					
LNP 24.8	<p>MPRs should only be approved when it can be demonstrated that on-site and off-site impacts to public services and infrastructure have been fully considered and mitigated.</p>					
LNP 24.9	<p>The MPR shall contain sufficient portions of the site in undeveloped open space for buffering and recreational amenities to help preserve the natural and rural character of the area. Where located in a rural area, the master planned resort should also be designed to blend with the natural setting and, to the maximum extent practical, screen the development and its impacts from the adjacent rural areas outside of the MPR designation.</p>					
LNP 24.10	<p>The MPR must be developed consistent with the County's development regulations established for environmentally sensitive areas and consistent with lawfully established vested rights, and approved development permits.</p>					
LNP 24.11	<p>Master planned resorts shall include existing or new Development Agreements, as authorized by RCW 36.70B.170, to implement these policies.</p>					
LNP 24.12	<p>The County shall prepare development regulations to guide the review and designation of master planned resorts that include, at a minimum, compliance with these policies.</p>					

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LNP 24.13	New or expanded existing master planned resorts must be located in areas of existing shoreline development, such as marinas and shoreline lodges, which promote public access to developed shorelines, and/or locations which promote public access and use of National Parks and National Forests.					
<b>DRAINAGE, FLOODING, STORMWATER MANAGEMENT &amp; POLLUTED DISCHARGES</b>						
LNG 25.0	To manage stormwater to improve drainage, control stormwater quality and quantity, protect shellfish beds, fish habitat and other natural resources and to reduce nonpoint sources of pollution.					
LNP 25.1	Require new development and redevelopment to comply with the standards of the latest edition of the Department of Ecology <i>Stormwater Management Manual for Western Washington</i> .					
LNP 25.2	Encourage the preservation of natural drainage systems.					
LNP 25.3	Periodically review, revise and update the storm water management Standards of the Unified Development Code to incorporate current best management practices (BMPs) and to ensure consistency with the Puget Sound Water Quality Plan, as may be amended.					
LNP 25.4	As a condition of project approval, require operation and maintenance agreements for all privately operated stormwater management facilities as a means of ensuring long-term compliance with the stormwater management standards of the Jefferson County Unified Development Code and the Puget Sound Water Quality Plan.					
LNP 25.5	As appropriate funds, funding sources and staff resources become available, develop and implement an operation and maintenance program for public and private stormwater control facilities. Ensure that the program includes provisions for ongoing monitoring and inspection of stormwater facilities, as well as effective compliance and enforcement measures.					
LNP 25.6	Consider adopting stormwater control facility charges (as authorized by RCW 36.89) in order to provide an adequate funding source for stormwater facility development, operation and maintenance, and for public education, water quality monitoring, stream gauges, and enforcement.					
LNG 26.0	Protect life and property from flood hazards and retain the flood storage capacity of rivers and streams.					
LNP 26.1	Minimize hazards to life and property within designated flood hazard areas by giving priority to the following uses: forestry; agriculture; public recreation; and water dependent uses. Ensure that other development allowed in flood hazard areas is of low density and intensity and constructed to avoid damage from floods.					
LNP 26.2	Prohibit encroachment in floodways except for the purpose of stabilizing channels against erosion in order to protect public roads and bridges, existing public or private structures or assist in habitat enhancement efforts.					

Appendix F Fitness Test Example

LNP 26.3	Periodically review, and if necessary, update the Jefferson County Flood Damage Prevention Ordinance to reflect changes in federal, state and local legislation, including <i>Jefferson County-City of Port Townsend Natural Hazards Mitigation Plan</i> adopted in 2004.					
LNP 26.4	Encourage community-based flood hazard management planning through participation in the National Flood Insurance Program's "Community Rating System" (CRS).					
LNP 26.5	Collaborate with FEMA as a Cooperating Technical Community and enter into Mapping Activity Agreements in order to update and maintain accurate flood hazard area data and maps.					
LNG 27.0	To improve the base of information on the uses, existing conditions, and vulnerability of surface waters in the county.					
LNP 27.1	As funding and staff resources become available, work to establish a local water resource data collection program to acquire, store, retrieve, and evaluate water resource information collected locally or by other agencies.					
LNP 27.2	Establish and maintain long-term ambient water quality monitoring sites to facilitate the collection of reliable water quality data.					
LNP 27.3	Focus water resource data collection efforts upon suspected water quality problem areas where little or no current data exist.					
LNG 28.0	To protect and enhance the water quality of surface waters in Jefferson County.					
LNP 28.1	Work to improve water quality in areas with identified problems.					
LNP 28.2	Ensure that county water quality programs are designed to complement related programs developed and implemented by other local as well as state and federal agencies. For ease of administration and enforcement, reference related programs implemented by other agencies within relevant county plans and regulations.					
LNP 28.3	As appropriate funds, funding sources and staff resources become available, implement the Puget Sound Water Quality Management Plan in order to protect shellfish beds, fish habitat, and other natural resources, prevent contamination of sediments from urban runoff, and achieve standards for water and sediment quality by reducing, and eventually eliminating, polluted discharges from stormwater throughout Jefferson County.					
LNP 28.4	Adopt and implement agricultural best management practices (BMPs) to control and reduce harmful discharges to surface waters.					
LNP 28.5	Require that animal feeding and watering operations, retention and storage ponds, feed lot storage and manure storage facilities be located to prevent contamination to water bodies.					
LNP 28.7	In coordination with adjacent jurisdictions and as funding sources become available, seek to develop, adopt and implement watershed and basin plans to reduce nonpoint sources pollution.					