



Community Development

PLAN

GARDINER COMMUNITY DEVELOPMENT PLAN

Jefferson County Board of Commissioners

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CHAPTER 1

INTRODUCTION AND PURPOSE

Gardiner is a quiet and rural community in the northwestern corner of eastern Jefferson County. With fabulous views across the adjacent waters of Discovery Bay and into the southerly foothills of the Olympic Mountains, this community offers particularly attractive homesites.

Gardiner is not a fast-growing community, but residents expressed a desire to formulate land use policy for future development. The community's interest is to guide the development of the area so that the existing natural beauty and country-like atmosphere of Gardiner is not lost.

Based on this interest, the citizens of the Gardiner community asked the Jefferson County Board of Commissioners to assist with a planning program to address future growth and development of the area. This community development plan is a product of that program. It serves as a written expression of the thoughts of the Gardiner people with regard to the future development of the community and their lifestyles.

Once adopted, the community development plan becomes a special chapter of the *Jefferson County Comprehensive Plan*. It is a critical element in the decision making process for a host of activities within the Gardiner community.

It must be remembered that even though the purpose of this plan is to give direction, flexibility is also necessary. As community attitudes and other factors change, a new course may become desirable. To that end, this plan should be periodically reviewed and appropriate amendments made.

The integrity of the *Gardiner Community Development Plan* can only be assured by the continuing support of local citizens in cooperation with their elected officials.

CHAPTER 2

THE PLANNING PROCESS

In 1965, the Board of County Commissioners appointed the Jefferson County Planning Commission as a non-paid citizen advisory group to make on-going recommendations regarding the overall development of the county. The primary responsibility of the Planning Commission is to give policy-oriented recommendations to the County Commissioners. The Planning Department provides the County Commissioners and Planning Commission with administrative and technical planning assistance. The Planning Department also acts as a consultant to many private property owners and developers whose projects come within the jurisdiction of county plans, policies, and ordinances.

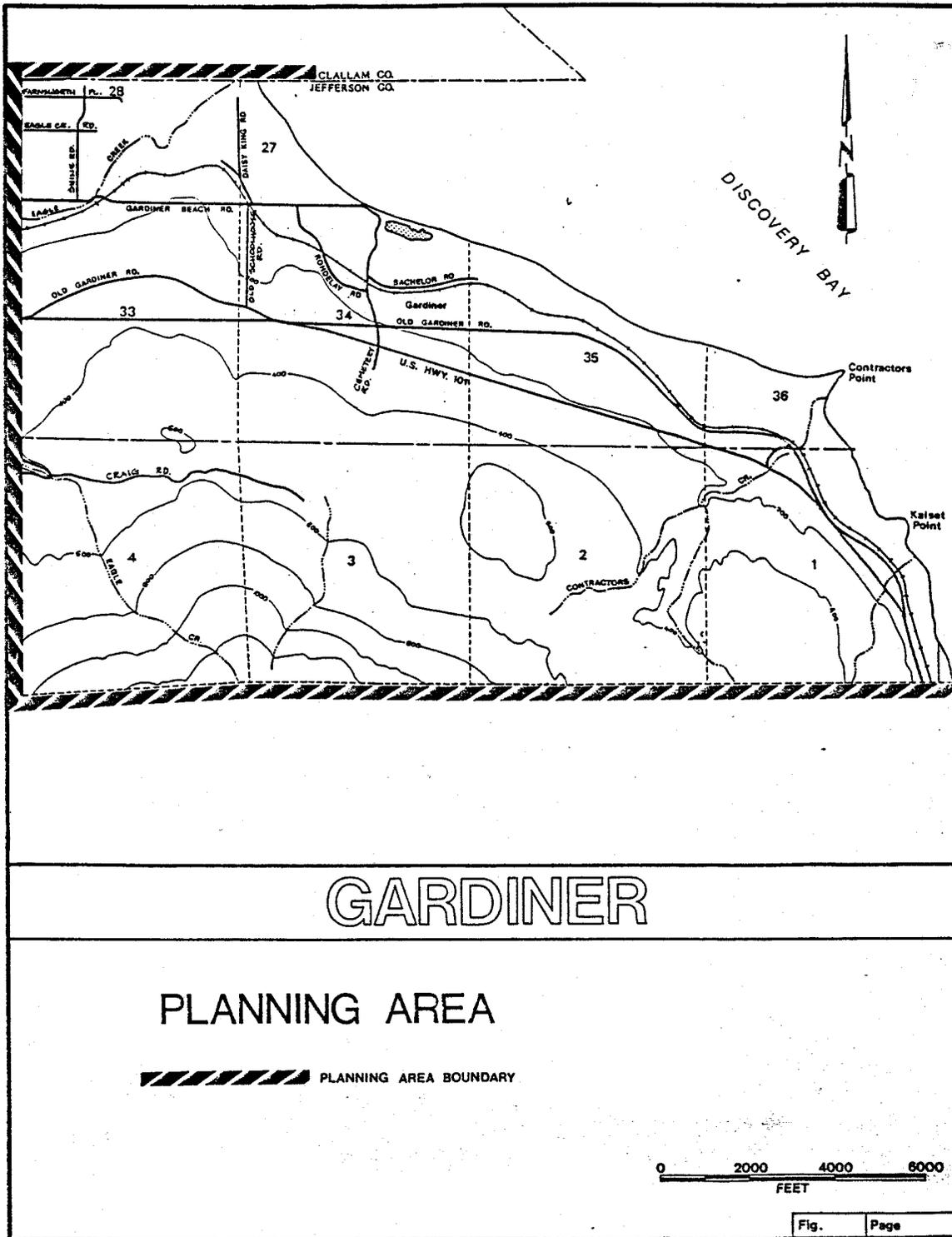
The authority to carry on the county planning program is granted by the State Planning Enabling Act first adopted by the legislature in 1959 and amended a number of times since. It governs many aspects of a county comprehensive plan. A comprehensive plan is defined by the act as policies and proposals adopted by the Board of County Commissioners that serve as:

1. A beginning step in planning for the physical development of the county.
2. The means for coordinating county programs and services.
3. A source of reference to aid in the developing, correlating, and coordinating official regulations and controls.
4. A means for promoting the general welfare.

The community development plans are special chapters of the county comprehensive plan. The county is made up of fourteen (14) planning areas, Gardiner being the smallest, approximately seven (7) square miles. Gardiner was a portion of the original larger Discovery Bay planning area, but in response to community request the County Commissioners approved the planning effort for Gardiner as its own planning area.

The community plans are valuable in a number of ways. Primarily, they allow groups of people in various areas of the county a better means of determining for themselves what type and degree of future growth and development they want in their specific community. The distinct desire of one community need not intrude on the wishes of other areas. The plan attempts to bridge the communication gap between the citizens of the planning area and the land use administrators and elected officials of the county.

A community plan will not truly be successful unless it represents the values and opinions of the area's citizens. It is the hope of the Board of County Commissioners, Planning Commission, and the Planning Department that the citizens of the Gardiner area take every opportunity to participate in all phases of the planning program.



CHAPTER 3

GARDINER AND ITS RESOURCES

HISTORY

The history of the Gardiner area is most evident by the names of land and water features around the community. The bay on which Gardiner is located is named after Captain George Vancouver's ship, the Discovery. It was to Captain Vancouver's delight that he entered the tranquil waters of the Strait of Juan de Fuca in 1792, while searching for the Northwest Passage.

Captain Vancouver's ships were outfitted with new spars while in Discovery Bay. There is record of one ship sailing from England to this bay for a full load of spars for ship building during this time; however, it would be a half century later before a timber industry would be established.

From the 1700s to the 1800s, the area developed into an international shipping area. Ships whose flags represented every maritime nation in the world, were moored in Discovery Bay and other harbors of Jefferson County. During this period, the fur trade and the Native American Indian culture that was prevalent in the area came to an end.

The timber resources of the area led to further development and economic growth. The first mill on Discovery Bay was started in 1858. Mills were successful as long as they had accessible land and timber. At one time, over one hundred sailing vessels were in the bay loading millions of board feet of lumber. At successive periods, oxen, horses, trucks, and the railroad all made more timber available for logging.

Each of these phases would bring in more settlers. Some of the first settlers were men who, after long and difficult journeys from northern Europe and the east coast of the United States, could not resist the serene beauty of the area and would jump ship.

Homesteading of the area began. Deer trails became foot paths. These paths developed into eight-foot-wide horse trails, and finally into roads. Water transportation was used to connect to other developing areas such as Port Townsend and Port Angeles.

Port Townsend became the center for shipping. Settlers were under the delusion that it would become a great coastal port dominating the Puget Sound area. With the development of steam tugs and sailing vessels with auxiliary steam engines, Port Townsend and Discovery Bay lost trade to Puget Sound cities where the ships could now be maneuvered. A great speculation on land and future development caused by the expectation that Port Townsend was to be the terminus of a railroad, ended in much economic loss to the area when the railroad went into Tacoma and Seattle.

In 1906, Herbert Gardner of Minneapolis, accompanied by his wife and several followers, settled in the area. After logging the 2,500 acres they acquired, they raised crops such as apples, pears, and loganberries. A dock was built in the vicinity of Gardner's existing boat ramp for steamboats that had routes from Olympia to Victoria. Herbert Gardner built a warehouse on property near this dock.

Loggers who worked for Gardner named the settlement after him. In time, the spelling of the town became "Gardiner", based on a request by the postal district as there was another town named "Gardner" in the state.

LOCATION AND TOPOGRAPHY

Gardiner is located about eighteen (18) road miles south and west of Port Townsend, eleven (11) miles east of Sequim, and five (5) miles south of the mouth of the Discovery Bay. Located at the northwestern-most corner of eastern Jefferson County, adjacent to Discovery Bay, the Gardiner community encompasses about seven (7) square miles.

The topography of the community varies from the low bank and cliffs of the waterfront to the highlands and near mountainous property found further inland. Small scattered areas of zero to eight percent (0 to 8%) slope occur but most of the region is in the eight to fifteen percent (8 to 15%) slope. Steeper slopes occur near the shoreline, along stream valleys and in uplands south of Highway 101.

State Highway 101 more or less divides the waterfront area of Gardiner from the higher lands to the south. This major transportation corridor ties Jefferson County to the neighboring Clallam County adjacent to Gardiner.

LANDFORM AND GEOLOGY

The surface materials of eastern Jefferson County were formed during the ice age and have since been sculpted and modified by running water and wave action. About a million years ago, vast sheets of ice began moving south and west from Canada carving out the Puget Sound basin and the Straits of Juan de Fuca. Over tens of thousands of years, the ice advanced and melted away. The last advance in this area, called the Vashon, occurred about 60,000 years ago and the melting about 12,000 to 15,000 years ago.

The glacial action which carved the highlands and lowlands of the county, left behind a variety of glacial deposits. These deposits are of two major types, till and outwash. Till, or hardpan, consists of unsorted fine and coarse materials which may have been compacted by the weight of the ice or deposited later as the ice melted. Outwash consists of unconsolidated sand, gravel and rock deposited by running meltwater of the glacier. Soils derived from both outwash and till are present in Gardiner.

The most recent materials in the area are the alluvium along Eagle Creek and the beach deposits along the shore. Predating these by more than 12,000 years are the Vashon lodgement tills. These are generally distributed throughout the upland area. Surrounding Gardiner beach and on the uplands to the west are older deposits of Vashon advance deposited by meltwater streams as the glacier advanced over the area. Small areas of saturated sand and clay as well as tertiary shale and mudstone are found near Gardiner beach and Contractors Point.

Slope stability: Slope stability is the potential of land slippage due to such factors as slope gradient, change in vegetative cover, soil and geologic characteristics, and water content. The slopes of the Gardiner area are classed as generally or normally stable. The area near Contractors Creek is classed as unstable. An unstable slide area is found along the waterfront at the northwestern most portion of the Gardiner community.

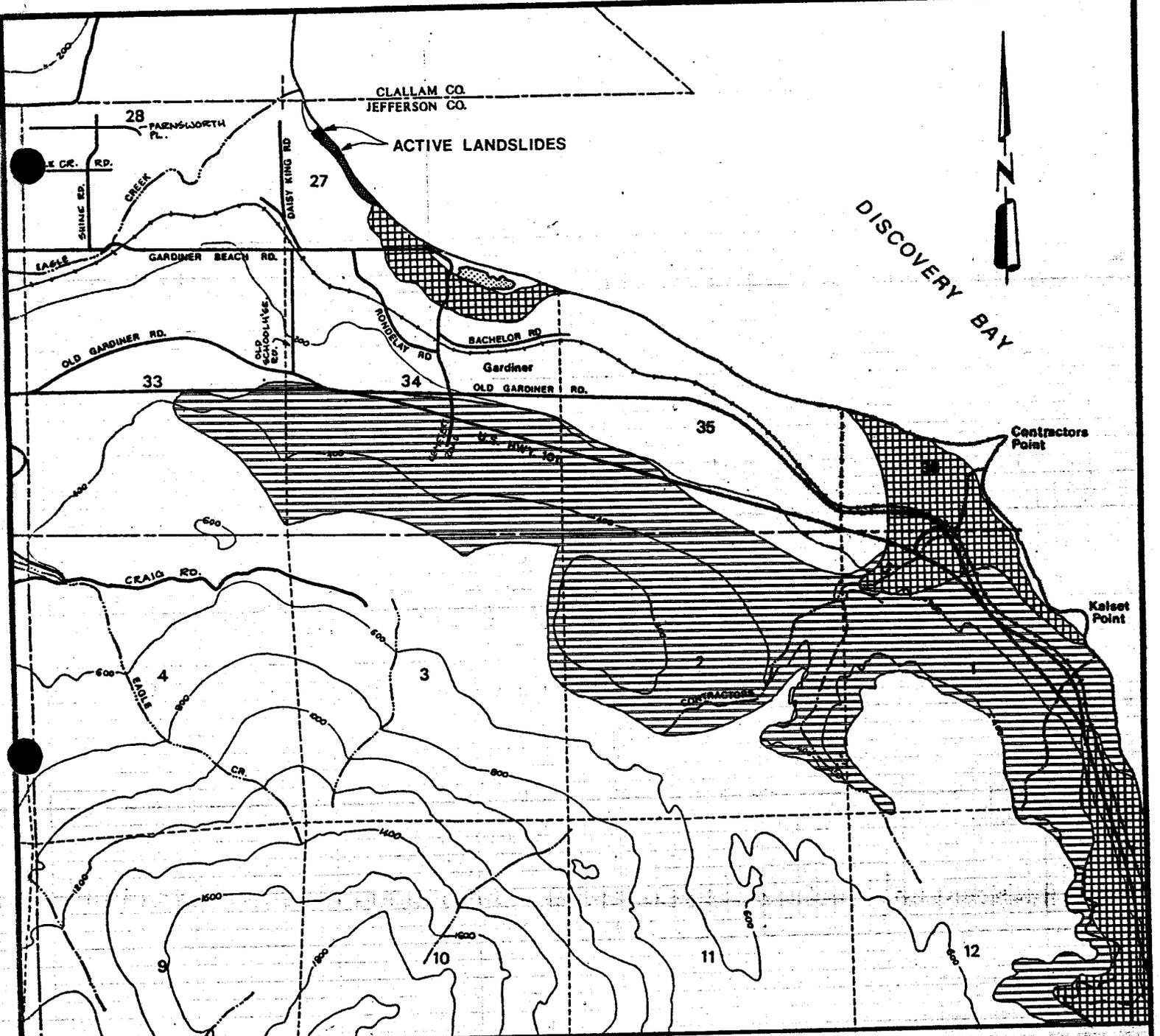
Slope stability characteristics are important to consider. Without special precautions, the placement of heavy overburdens such as houses and roads could result in land slippage or landslides. When developing on geologically unstable properties, property owners should take special precautions such as placing structures and roads an adequate distance from slide areas, avoidance of oversaturation of the subsurface soils from septic tank and drainfield systems, or the use of rainwater retention systems. Careful consideration should be given to the removal of vegetation within such areas. In extraordinary situations, special engineering techniques and slope stabilization measures may be needed to ensure against possible landslides.

Compressibility: Compressibility is the characteristic of a geologic formation to resist consolidation or compaction due to heavy overburden or from seismic shaking. In general, the more compressible an area, the less stable it is for supporting building and road foundations. In highly compressible areas, adequate measures should be taken to ensure that building foundations are structurally sound.

The Clallam, Hoypus, and Dick soils of the Gardiner area exhibit low compressibility and are excellent for foundations. The Agnew soils near the north county line and the Tukey soils which occur irregularly throughout the area, have medium to high compressibility.

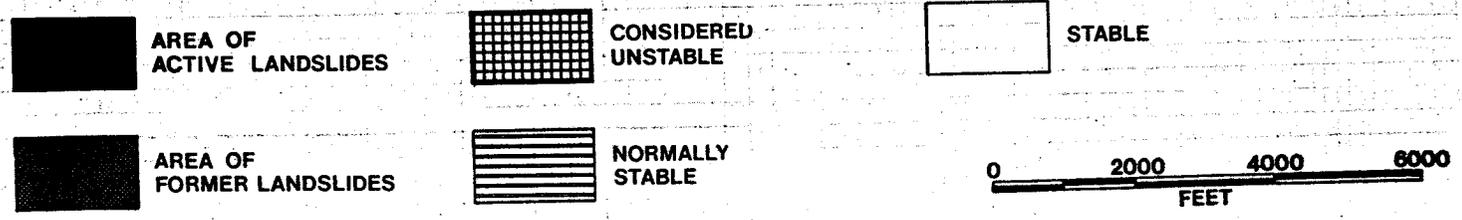
SOILS

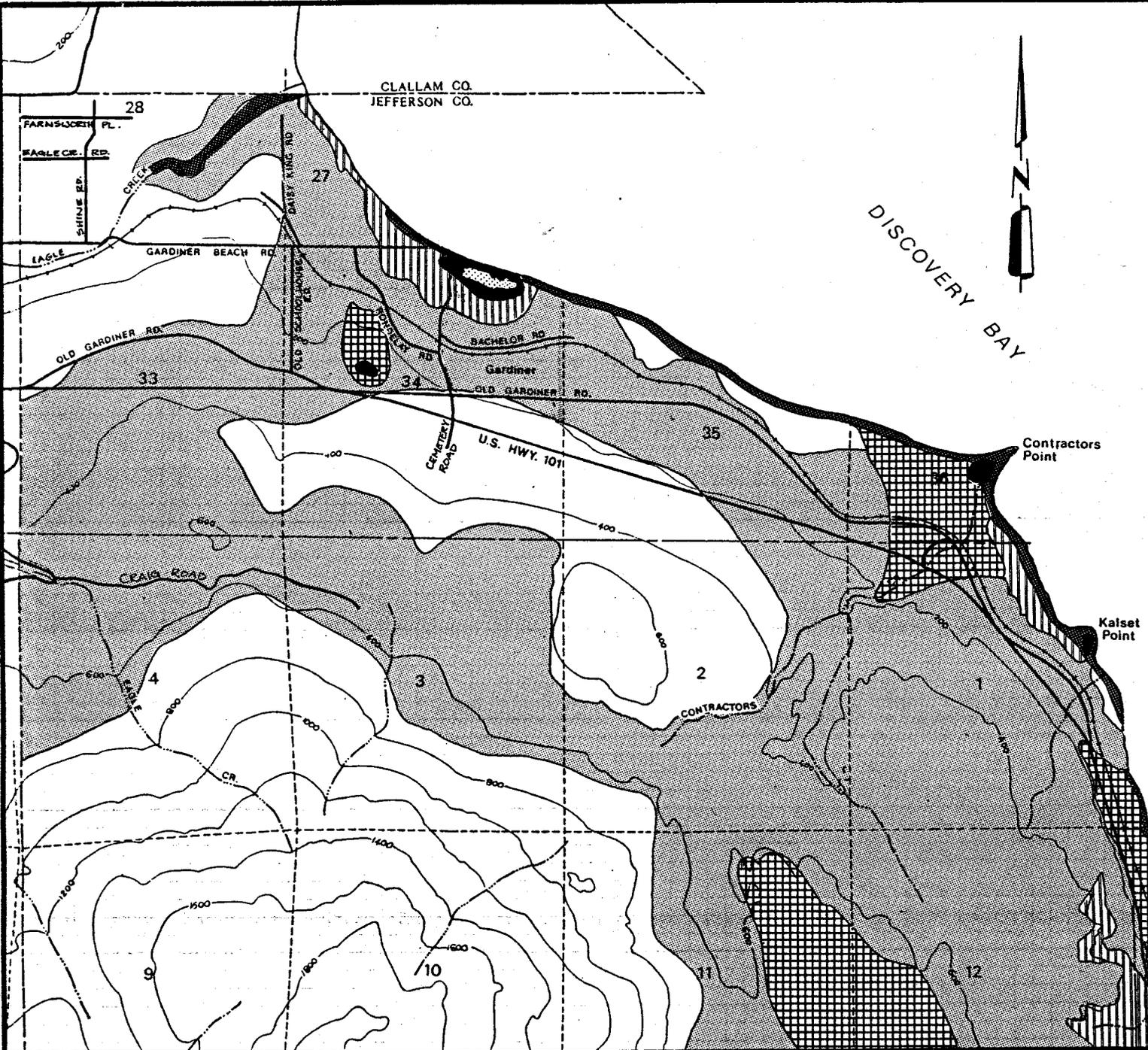
The soils of Gardiner were formed by the various forces of water, heat, time, vegetation, and animal life, all acting upon the geologic parent material. The parent material is mostly the till and outwash deposited by the last glaciation period. These deposits generally derived from acidic igneous rocks from up to 500 miles to the northeast, are very thick near most of the



GARDINER

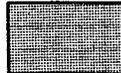
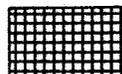
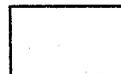
SLOPE STABILITY





GARDINER

COMPRESSIBILITY (GEOLOGIC)

	HIGHLY COMPRESSIBLE		VERY SLIGHT TO SLIGHT
	MODERATE		VERY SLIGHT
	SLIGHT TO MODERATE		VIRTUALLY NONCOMPRESSIBLE



shore of Discovery Bay in the Gardiner area. These deposits thin out to less than five (5) feet approximately one and one-half miles south and west of Highway 101.

Water runoff velocity and erosion potential in the area vary. The near continuous vegetation cover prevents excessive erosion to a large extent. The presence of fine materials also serves to bind the soil particles against dislodgement by water.

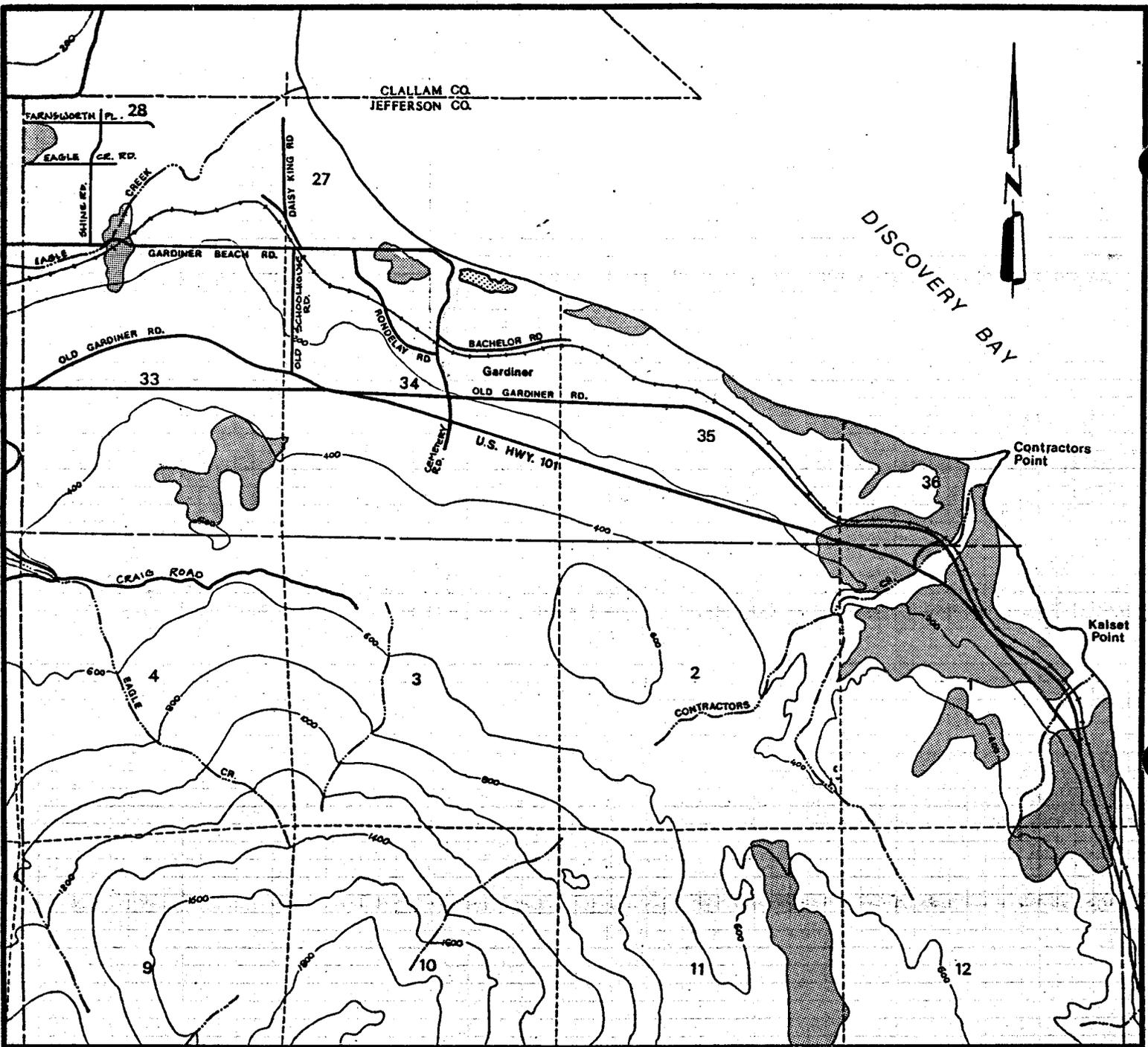
Knowledge of soil characteristics and capabilities is important when determining the suitability of properties for various uses and can lead to the wise planning of land use projects. Important soil characteristics include septic tank suitability, depth to seasonal water table, ponding and flooding, aquifer recharge potential, and woodland suitability. Interpretive maps of these soil characteristics are available for inspection in the Jefferson County Planning and Building Department in the county courthouse. It should be noted that these maps should not be substituted for specific on-site field inspections which may produce findings somewhat different from the more general maps.

Suitability for Septic Tanks and Drainfields: The classification of soil suitability for septic tank and drainfield systems is based on soil properties that may inhibit the proper functioning of these systems (i.e. the proper absorption and decomposition of septic effluent).

All but two (2) of the soil types in the Gardiner area are classified as having severe limitations for septic tanks and drainfields due to poor permeability, excessive slope, shallow bedrock, or seasonal high water tables. The Dick and Hoypus soil areas have only slight limitations in the areas with slope less than eight percent (8%). These sandy and gravelly soils occur generally west and south of Contractors Point. The Clallam and Tukey soils developed on glacial till are the most common in the most densely settled areas along Gardiner Beach and Old Gardiner Roads. They generally have severe limitations but individual sites may contain outwash gravel lenses which increase permeability enough to permit a drainfield.

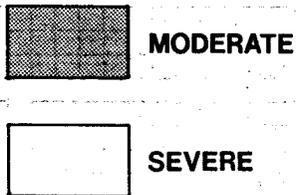
Depth to seasonal water table: Depth to seasonal water table is a measurement from the surface of the ground to the water table that occurs during the wet months of the year. A shallow depth between the ground surface and the water table may cause foundation and septic tank effluent disposal problems.

The depth to the seasonal water table in the Gardiner area varies from a depth of zero to three (0 to 3) feet to areas over five (5) feet in depth. Property owners with land having a seasonal water table of zero to three (0 to 3) feet should use special engineering techniques to stabilize building foundations to avoid floating of structures and ensure proper disposal of septic tank effluent.



GARDINER

SEPTIC TANK/DRAINAGE LIMITATIONS



Ponding and flooding: Ponding occurs when the seasonal water table rises above the surface of the ground. Areas of ponding are almost exclusively found in low lying areas and areas surrounding lakes and ponds. Flooding occurs when a spring, stream, or river overruns its banks or when coastal lands are inundated by water due to the combination of storm conditions and high tides.

Ponding is not a problem in the Gardiner area due to the generally sloping nature of the topography. Flood potential exists in low lying areas at Contractors Point and Kalset Point and near Gardiner Beach.

Aquifer recharge potential: Aquifer recharge potential is the relative ability of the soil and underlying geology to transport rainwater into underground aquifers. This classification considers the water intake rate of the topsoil and the permeability of subsoils and parent materials. While it is not exactly known if water falling on these areas actually reaches the aquifers that supply wells in the area, it is reasonable to assume these aquifer recharge areas play a role in recharging underground reservoirs.

Aquifer recharge areas contain some of the most permeable soils. Such surfaces are found in the valley of Eagle Creek on alluvium, and on exposures of Vashon Advance outwash. The location of such soils becomes important as development in these areas may cause pollution to the aquifer.

Rooftops, driveways, walkways, and roads all reduce the amount of land surface able to receive rainwater. In areas of extreme permeability, septic tank effluent may percolate faster than the ability of micro-organisms to purify it, thus increasing the change of ground water contamination. As many Gardiner residents are dependent on ground water to serve their domestic needs, special care must be taken in the siting of septic systems, the use and disposal of various types of household pollutants (such as herbicides, pesticides, crankcase oil, and the like), and the location of activities that may pose a threat to ground water quality. While the exact location of water bearing geology is unknown, proper precautions must be taken to ensure that ground water resources are protected from contamination.

Woodland suitability: The U.S. Soil Conservation Service has classified soils within Jefferson County that are well-suited for the growing of timber, specifically douglas fir, western hemlock and western red cedar. Classes 1, 2, and 3 woodland productivity soils produce high yields of marketable timber. In eastern Jefferson County there are no Class 1 soils. Relatively low rainfall of the Gardiner area restricts potential production of forest trees to two-thirds or less of the productivity of the wetter coastal areas.

Agricultural Suitability: The suitability of soils for agricultural production has been classified by the Soil Conservation Service into eight (8) categories. These categories are determined by expected crop yield and soil management techniques required. Class I through IV soils produce the highest yields with the least amount of soil management. Class V through VIII soils require more costly management and lower yields can be expected.

The Gardiner area has considerable acreage of Class III and Class IV soils. These soils have severe limitations that reduce the choice of plants and require special conservation and management practices. These are on the more gently sloping areas zero to fifteen percent (0 to 15%).

FLORA AND FAUNA

The diverse ecosystems on the Olympic Peninsula provide habitat areas for a variety of flora (plant) and fauna (animal) species. Local Indians found these resources plentiful and had no need to cultivate them. Since the landing of the first white settlers, a number of new species were introduced, including various plants for cultivation and domestic animals.

The Gardiner area is in the Lowland Forest Zone which ranges from sea level to about 1500-2000 feet. The principal coniferous trees include douglas fir, white fir, western red cedar, and western hemlock. Pacific Madrona is a broadleaf evergreen tree found here. Deciduous trees present are red alder, bigleaf and vine maple, oak, and Pacific dogwood. Typical shrubs include salal, rhododendron, holly, Oregon grape, thimbleberry, salmonberry, huckleberry, and blackberry.

Wildlife species in the wooded areas include deer, racoon, rabbit, chipmunk, and black bear. A variety of birds are seen in the area including bald eagle, owl, Canadian geese, sparrows, wrens, woodpeckers, crows and others. Waterfowl are prevalent in the area due to the adjacent water and nearby breeding grounds of the bird sanctuary on Protection Island. Cormorants, great blue heron, sea gulls, and a variety of ducks populate Discovery Bay.

MARINE RESOURCES

The marine waters of Discovery Bay provide a rich habitat for many shellfish and fish. Intertidal clams are found all along the shoreline of the Gardiner area and in some locations have been commercially harvested for years. Hardshell clams and geoducks are prevalent in a patchwork fashion from the Gardiner boat ramp to the lower end of the bay.

Crustaceans such as red crab and shrimp are found near the mouth of Discovery Bay. Fish population varies widely and includes english sole, true cod, herring, and ling cod. Salmon come into the bay at times to feed on smaller fish and a few still spawn in the nearby Snow Creek.

CLIMATE

Gardiner is located in the heart of the low rainfall area northeast of the Olympic Mountains, generally known as the Olympic Rain Shadow. Average

rainfall, based on United States Weather Bureau data recorded at Sequim and Port Townsend, averages eighteen (18) inches per year. Average annual temperature is about fifty-one (51) degrees fahrenheit. The proximity to the water gives the area a moderate marine climate.

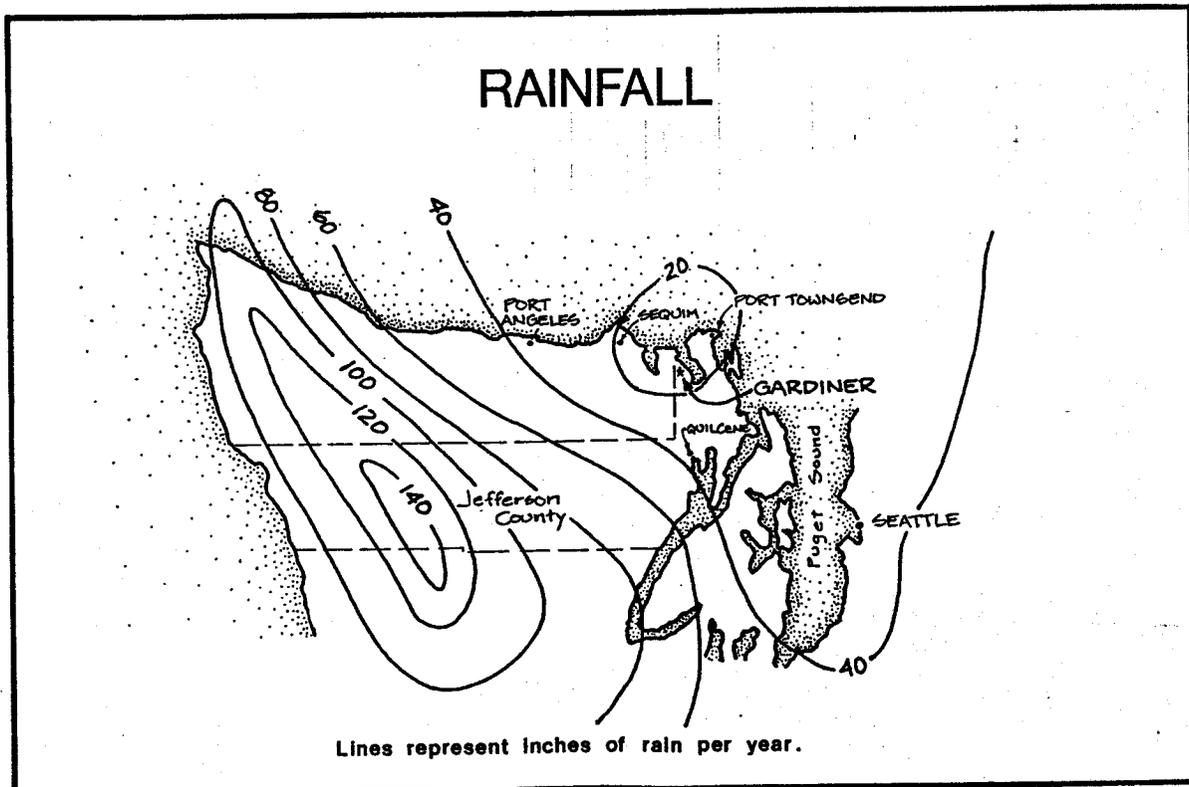
Precipitation is highest in the winter months (November, December and January), averaging about two (2) inches per month. Lowest rainfall is about 1/2 inch per month in July, August and September.

Officially recorded data for average precipitation and temperature are as follows:

Average Annual

	Precipitation In Inches	Temperature Degrees F
Port Angeles	27	50
Sequim	16	51
Gardiner (interpolation)	18	51
Port Townsend	18	52

Average summertime temperatures range from the mid-60s to low 70s during the daytime. Nighttime temperatures are in the mid-50s. In the winter, daytime temperatures are in the mid-40s; at night in the mid to low 30s. Temperature extremes recorded at Sequim over a twenty-nine (29) year period, representative of Gardiner, were -3 degrees (January, 1935) and ninety-nine (99) degrees (July, 1941).



COMMUNITY FACILITIES AND SERVICES

The Public Utility District (PUD) #1 provides water to about half of the Gardiner residences. The remaining homes use individual wells or springs for water supplies.

A community sanitary sewage disposal system has not been constructed in Gardiner. Based on responses to a community-wide survey, the vast majority of Gardiner residents and property owners do not want such a community system to be built. Individual septic tank and drainfield systems are used for sewage disposal. Individual septic tank and drainfield systems may vary from lot to lot due to variable contours and soil conditions.

The Gardiner Volunteer Fire District is part of Discovery Bay/Gardiner District Number 5. A new enlarged fire equipment building was completed in 1986.

Electric service is provided to the area by Puget Sound Power and Light Company. Telephone service within the majority of the Gardiner area is provided by United Telephone of the Northwest. The area along Craig Road is served by US West Communications Telephone Company.

Most of Gardiner is included in the Sequim School District which busses both elementary and secondary school age children to and from school. Bus transportation from Gardiner to and from Sequim, Port Angeles and Port Townsend is furnished by the Jefferson Transit Authority.

Gardiner benefits from a few community facilities including a boat launching ramp and parking area for boat trailers at the foot of Gardiner Beach Road on Discovery Bay. The Gardiner Community Hall on Old Gardiner Road provides a central meeting place for numerous local organizations, health screening provisions for senior citizens, and for social and political functions.

The Jefferson County Library System serves the Gardiner area through the use of the bookmobile on a regular weekly schedule. Gardiner has a cemetery which is maintained and managed by the Rhododendron Grange.

COMMUNITY GOVERNMENT AND SPECIAL PURPOSE DISTRICTS

Jefferson County is governed by a three (3) member board of commissioners. One commissioner is elected from each of the three (3) county districts. Gardiner is located in District 3. Through various boards, departments, and advisory commissions, the Board of Commissioners acts as both the legislative and executive branch of county government. It is the County Commissioners who adopt official county plans, policies, and regulations, including community development plans.

The Jefferson County Planning Commission and the Shoreline Advisory Commission are two advisory commissions appointed by the Board of County Commissioners. The Gardiner area is represented by such bodies. Individuals within the Gardiner area could choose to request a seat on these commissions as District 3 seats become available. These two commissions advise the Board of County Commissioners on planning, community development, and marine resource-related matters. The commissions perform an important and integral role in effective county government.

Gardiner is located within Hospital District 2, Fire District 5, and Public Utility District 1. The western part of Gardiner is served by the Sequim School District while the easterly portion is served by the Port Townsend School District.

A 911 emergency locator system has been created in Jefferson County through the issuance of a 911 emergency locator number (used as a physical address and/or mailing address) to each household. A 911 emergency locator number can be used for fire and emergency aid. For homes along Craig Road and homes that have a Sequim telephone exchange, the 911 emergency number will connect them to the Clallam County Sheriff's Department.

The Gardiner Community Center is governed by a seven (7) member board of directors. Two (2) of the members are appointed by the Clallam County Commissioners and five (5) by the Jefferson County Commissioners, attesting to the regional nature of the center. The Board serves to direct the activities and use of the center, raise funds to assist in its maintenance and expansion, and to provide a liaison between the community and the County Commissioners.

CHAPTER 4

GARDINER AND ITS PEOPLE

POPULATION GROWTH

Gardiner is not one of the fastest growing areas of Jefferson County but as the county experiences an influx of people, Gardiner's population will increase relatively. Throughout the years, the Gardiner area has developed slowly, maintaining primarily a rural character. The annual population growth of Gardiner during the 1970s was approximately two percent. Throughout the middle 1980s, the growth rate approached 2.6 percent.

POPULATION CHARACTERISTICS AND DISTRIBUTION

Gardiner's 1989 approximate population is 230 persons. Of this total, approximately fifteen percent (15%) are eighteen (18) years old or younger, forty-eight percent (48%) are between the ages of nineteen (19) and fifty-nine (59) years, and thirty-seven percent (37%) are over fifty-nine (59) years of age. The county-wide census indicates that the average number of persons per household is 2.4.

Gardiner can be classified essentially as a family and retirement community, with its economic base supported primarily from home businesses and retirement dollars.

The majority of residents in the Gardiner area have resided in the area for many years. Over twenty-five percent (25%) of the resident population has resided in Gardiner for over twenty-one (21) years; another thirty-six percent (36%) has lived in the area between six (6) and twenty (20) years. About eleven percent (11%) of the property owners only reside in the area part-time, while twenty-eight percent (28%) of these owners do not reside in Gardiner at all.

DEVELOPMENT TRENDS

The majority of land parcels in the Gardiner area, about fifty-four percent (54%), are larger acreage parcels ranging from one (1) to five (5) acres. Approximately seventeen percent (17%) of the area is divided into parcels greater than five (5) acres but less than ten (10) acres. Parcels that are greater than ten (10) acres make up about eighteen percent (18%) of the land tracts.

The vast majority of property in Gardiner (about sixty percent (60%)), is used for residential purposes. A smaller percentage of homes (about eight percent (8%)) are used for home businesses, as well. Approximately twenty-eight percent (28%) of the land parcels are undeveloped, while about three percent (3%) of the land is used for commercial (other than home businesses) and industrial uses.

It is interesting to note that a sixty percent (60%) majority of land owners intend to use or continue to use their property for residential purposes. About eleven percent (11%) intend to create or continue their existing home businesses in addition to the residential use of the land. Those wishing to sell all or a portion of their land for investment purposes include about eleven percent (11%) of the total. Commercial and industrial interests comprise a minor amount, four percent (4%) of the total.

COMMUNITY VALUES

During the summer of 1988, a team of Gardiner residents in cooperation with the Jefferson County Planning Department, developed and distributed a community opinion survey to all residents and property owners in the Gardiner area. The purpose of the survey was to develop a profile of the community and, most important, to determine a general attitude regarding specific issues facing the community.

Over 200 surveys were distributed and 112 were returned for a response rate of about fifty-six percent (56%). Of those surveys returned, about fifty-seven percent (57%) were from Gardiner residents, forty percent (40%) from non-resident property owners and the remaining three percent (3%) from renters.

The survey contained twenty-eight (28) questions covering a wide range of community development issues. While there was a diversity of opinion on specific questions, almost all respondents agreed that the country-like, rural atmosphere of the area is what they like most about the area and should be preserved.

The response to this survey provides the basis for the goals and policies that follow in Chapter 5, "Community Development Plan".

Residential densities: Responses to questions dealing with preferred residential densities (the number of housing units per acre) indicated that maximum densities should not be different for homes served by an individual water supply or by the community water system provided by the Gardiner Water System. Some communities have allowed higher residential densities if the property is served by a community water system.

The majority of respondents felt that residential densities should not exceed one (1) dwelling unit per acre. Other questions on the survey revealed that the majority of respondents oppose multiple family housing

(sixty-four percent) and condominiums (sixty-three percent). The majority agree (seventy-nine percent) that mobile homes should be treated exactly like any other single family residence with respect to location, sewage disposal requirements, etc.

Commercial and industrial activities: The survey contained a number of questions dealing with commercial and industrial activities. While a majority of respondents (fifty-three percent) favored more commercial businesses, an even greater majority (sixty-one percent) opposed more industrial uses in the area. The only question on specific commercial uses indicated that sixty-six percent (66%) of survey participants favored convenience goods stores (i.e. groceries and drug stores, etc.).

A clear majority (seventy-five percent) felt that if commercial development occurs in Gardiner, it should be confined to designated areas. Responses (sixty-nine percent) showed that if industrial development occurs, it should also be confined to designated areas.

Generally, the community did not state a great desire for more employment opportunities in the area; forty-four percent (44%) favored such opportunities, thirty-eight percent (38%) opposed, and eighteen percent (18%) had no opinion. This indicates that although the provision of goods and services are favored in the community, employment opportunities are not as important to the majority.

Park and recreation facilities: Only thirty-four percent (34%) of the respondents felt that the level of parks and recreational facilities in the Gardiner area are satisfactory while thirty-six percent (36%) had no opinion on the matter. A higher percentage (forty-six percent) opposed uses such as campgrounds and recreational vehicle parks while thirty-five percent (35%) favored them. Marinas were favored by forty-eight percent (48%) and opposed by thirty-five percent (35%). The establishment and use of trails for walking, hiking, bicycles, and horses was favored by fifty-one percent (51%). Expansion of the Gardiner Beach boat ramp was favored by sixty-four percent (64%) of respondents.

Community services: The survey contained a number of questions regarding both private and public community services. One of the most pressing issues in Gardiner, reflected in many community discussions, has been the question of the creation of a public sewage disposal system for Gardiner. A clear majority (sixty-two percent) are not in favor of such a system. A majority also does not favor the expansion of the existing Gardiner water system as provided by the Jefferson County Public Utility District #1.

While fifty-nine percent (59%) felt that the roads of the area are satisfactory, ninety percent (90%) responded that residents should have a say in road expansions or changes.

The majority of community responses to an evaluation (good, satisfactory, poor or no opinion) of community services were as follows. Law enforcement was rated satisfactory (forty-four percent), fire protection rated good (thirty-five percent), post office rated poor (twenty-nine percent), public

transportation rated satisfactory (forty-three percent), recycling programs rated satisfactory (twenty-seven percent, library services rated satisfactory (forty-two percent), animal control rated poor (thirty-two percent), and stores and services rated satisfactory (forty-two percent).

Generally, other services rated as satisfactory included emergency medical services, recycling programs, telephone and power, programs for seniors and for youth, schools and garbage disposal. Satisfaction for dental and doctor services was expressed which may be interpreted as the community's willingness to travel for such services. Medical services are not available in the Gardiner community.

CHAPTER 5

COMMUNITY DEVELOPMENT PLAN

In order that this special chapter of the Jefferson County Comprehensive Plan may serve as a useful tool for future decision-making, it must contain clear and reasonable guidelines for an array of public and private activities and developments.

The guidelines of this plan are in the form of goals and policies. **Goals** are statements of the ends we would like to see; our long range aims. **Policies** are actions to be taken or adhered to that make the goals obtainable. Policies are used in day-to-day decision making.

The goals and policies contained in the Gardiner Community Development Plan have evolved after careful consideration of a number of important factors:

1. Natural resources of the area such as soils, geology, climate, water, topography, fish and wildlife, and shoreline features.
2. Cultural resources of the area such as its people, community facilities and services, businesses and heritage.
3. Past, present, and projected growth and development trends.
4. Desires and needs of area residents and property owners as expressed in the opinion survey and community meetings.
5. Sound professional planning and community development principles.

The goals and policies of this document will be applied to public and private decisions regarding subdivisions and other residential development; resource production activities such as aquaculture, agriculture, and forestry; parks, open space, and recreational developments; roads and transportation; utilities; public facilities and buildings; and public services and programs.

GENERAL

Goals

1. Maintain the rural atmosphere of the Gardiner area.
2. Promote and reinforce a sense of community identity.
3. Maintain a community that provides for a diversity of activities, interests, and lifestyles.
4. Protect and enhance the natural environment.
5. Encourage development activities that are located, designed, and constructed in a well-planned manner with proper consideration given to natural features and constraints.

Policies

1. The primary use of the land should be agriculture, timber production, and residential development. The primary use of the adjoining tidelands should be open space, traditional (low-intensity) aquaculture, and recreational uses.
2. Public and private community services should serve the current and anticipated needs of the community.
3. All efforts should be made to protect the public water supply of Gardiner and the natural aquifer originating in the mountain to the south.
4. The quality of the waters of Discovery Bay should be considered in the review of all development proposals in Gardiner to ensure the protection of local water quality.

TRANSPORTATION AND CIRCULATION

Transportation and circulation is that network of delivering people, goods, and services to various points within the area. Transportation and circulation facilities include roads, railroads, trails, and pathways, as well as facilities that transmit and carry electrical power, water, communications, and the like.

U.S. Highway 101 serves as the major or primary arterial in the Gardiner area. Old Gardiner road serves local travel and also serves as the regional bicycle trail.

Goals

1. Develop and maintain a transportation system that is safe, reliable, and efficient, and at the same time conserves costs, energy, and natural resources.
2. Maintain a transportation and circulation system that is consistent with the rural character of the Gardiner area while accommodating the various transportation needs of the area.

Policies

The U.S. Highway 101 is a regional highway linking Jefferson County with other parts of the Olympic Peninsula. The following policies relate to the highway and its corridor:

1. Individual accesses onto U.S. Highway 101 should be limited whenever feasible. Local access roads, joint use driveways or other means are considered positive steps toward protecting the integrity of this roadway.
2. The marking and signing of the Old Gardiner Highway should be undertaken to identify it as a bicycle pathway.

3. The Washington State Department of Transportation should involve local citizens in improvement planning along the highway.
4. Local roads intersecting with the highway should do so at a ninety (90) degree angle whenever possible.
5. Channelization for turning movements from the highway to the Gardiner store commercial area should be provided.
6. The maintenance of a vegetative buffer along the highway corridor is encouraged. The width and/or density of vegetation should be sufficient to provide an effective visual screen between the highway and adjacent land uses.

The following policies apply to all transportation and circulation systems:

7. Facilities associated with transportation and circulation should be located with respect to such natural features as topography, soils, geology, shoreline, etcetera. These same facilities should be located within existing routes and corridors whenever feasible.
8. Transportation and circulation routes should not be vacated or abandoned:
 - a. where existing or future land development indicates their usefulness,or
 - b. where the effectiveness of fire, medical, or other emergency services may be impaired,or
 - c. where such routes can effectively be used for utility corridors or trails and pathways.
9. The construction of roadways should accommodate the safe movement of emergency vehicles and allow for efficient turnarounds.
10. In order to provide traffic safety and to minimize public expenditures, arterial and collector roads should incorporate limited access provisions whenever possible. Jointly-used residential driveways, local access roads, frontage roads, and the like are encouraged.
11. Roads should be clearly and completely signed to facilitate convenient travel for the public and efficient service delivery for emergency vehicles.
12. Future road improvements should be designed and built to meet the needs of local residents. Roadway planning should always involve local citizen participation.
13. Roadway systems within residential areas should be designed to eliminate or minimize through traffic.
14. Driveway access to commercial and industrial activities should be located and designed in such a manner that any vehicle entering or leaving such premise is travelling in a forward motion and is clearly visible for a reasonable distance to any pedestrian or motorist approaching the access.
15. Speed limits placed along the roadways of Gardiner should reflect the rural atmosphere of the area.

HOUSING AND RESIDENTIAL

The location of Gardiner has lured many persons due to the beauty and liveability of the area. Being nestled between the mountains to the south and the waters of Discovery Bay, the area is a desirable place to live and recreate.

The major transportation link created by Highway 101 connects Gardiner with more highly populated areas to the west and east. Gardiner, however, remains a rural and lightly populated community. In a survey to the residents of the area, an overwhelming majority stated that what they liked most about the area is the peaceful, rural atmosphere.

In order that the community may maintain much of its present character in future years, the following goals and policies should be applied to housing and residential development.

Goals

1. Ensure residential development is consistent with the rural character of the area.
2. Provide for a wide range of lifestyles and mixtures of housing types within the community.
3. Ensure residential development is located, designed, and constructed in a desirable and well-planned manner, with proper consideration given to natural features.

Policies

The following policies are intended to encourage residential developments that are consistent with the goals of this plan.

The plan describes the maximum residential densities (number of housing units per acre) encouraged within the community. Density is expressed in dwelling units per acre rather than minimum lot sizes to allow more flexibility in the siting of homes. The Jefferson County Health Department may, under certain adverse soil conditions, require larger lot sizes for the safe disposal of septic tank effluent than are prescribed in the following density policies.

Overall

1. Residential development should meet other applicable policies of this plan.
2. Residential subdivisions should include provisions for community use areas such as playfields for children, garden space for residents, and recreational and open space areas.
3. Residential subdivisions on sloping properties should be designed in a manner that will protect and maintain views, such as terracing structures along the same contour as back slopes.

4. Upgrading and renovation of existing housing units is encouraged to avoid the loss of the area's historical structures.
5. The construction of residences and associated structures in a manner that enhances the rural atmosphere of Gardiner is encouraged.
6. Multi-family housing and condominiums should locate in the commercially designated area and be consistent with the density standards for conventional housing.
7. Manufactured homes and mobile homes should meet the same standards and policies as conventional housing.
8. Residential development should not occur on geologically unstable areas or excessively steep slopes, unless evidence is supplied by a geologist or soils engineer that the site of a home will not present a hazard to its occupants or surrounding properties. This evidence must be satisfactory to the Jefferson County Board of Commissioners and their appropriate departments.
9. On-site drainage controls should be employed to reduce soil erosion and prevent damage to adjacent properties. Natural drainage ways should be retained and used whenever possible.
10. Ground water resources, ground water recharge areas, and shorelines, including rivers and streams, should be protected from untreated residential wastes or any other hazardous materials.
11. Residential development should not take place on sensitive areas such as tidelands and tidal marshes.
12. The clustering or grouping of housing units is encouraged for all residential developments whenever possible.

Rural Residential

Rural residential areas are those areas of moderate density settlement served by septic tank systems and either individual wells or the Gardiner community water system. These areas are found predominantly north of Highway 101.

13. The maximum residential density in rural residential areas should be one (1) dwelling unit per one (1) gross acre.

Resource Production

Resource production areas are those suitable for the production of forest and farm products and areas containing natural resources such as gravel and sand. These areas are characterized by large acreage tracts and sparse residential settlement. These areas are found predominantly south of Highway 101.

14. The maximum residential density in resource production areas should be one (1) dwelling unit per five (5) gross acres.

COMMERCIAL

Commercial activities include the buying, selling, or distribution of goods and services through wholesale and retail businesses. Commercial activities are vital to the economic well-being of the community, providing goods and services to residents and opportunities for employment and livelihood.

The most visible commercial business activity in Gardiner is found along Highway 101, the location of the Gardiner Store. A survey of the owners and residents of the Gardiner area indicated that approximately four percent (4%) of the respondents wish to develop their property commercially. While over fifty percent (50%) of the respondents favored more commercial development in the area, seventy-five percent (75%) indicated such development should be confined to designated areas within the community.

The community supports the use of home businesses. These uses are addressed in another chapter of this community plan.

Goals

1. Ensure that commercial development is located, designed, constructed and operated in a manner consistent with the small town and rural character of the Gardiner area.
2. Provide for a level of commerce adequate to meet the needs of current and future residents and those of the seasonal visitor.

Policies

The commercially designated area of Gardiner is that area lying adjacent to and north of Highway 101 and south of Old Gardiner Road in Sections 34 and 35, Township 30 North, Range 2 West, ~~W~~, excluding that portion of Section 34 west of the intersection of Old Gardiner Road and Highway 101. Along with the general policies, the following apply to the highway business district:

1. A limited number of access points onto Highway 101 should be developed and shared within the commercial area. Access to properties should be provided through the development and extension of service roads. Additional access points, if necessary, should be developed from the adjacent Old Gardiner Road.
2. Adequate and safe access to and from the commercial establishments and the highway should be an integral part of highway improvements and project development.
3. A natural vegetation buffer is encouraged between the commercial area and Highway 101. This buffer is not intended to be sight screening, but rather to soften the visual aspect of commercial developments.
4. A natural vegetative buffer should be maintained and/or enhanced between the commercial area and Old Gardiner Road. This buffer should serve as a visual screen between the commercial area and adjoining residential neighborhoods.

5. Lot coverage within this business district should not exceed eighty percent (80%). Additional lot area should be planted and maintained with vegetation.
6. Commercial development should meet other applicable policies of this plan.
7. The size and scope of commercial developments should be consistent with the small town, rural and agricultural character of the Gardiner area.
8. Commercial developments should locate in a "block-like" and clustered manner rather than in a linear "strip-like" manner along the highway or other roadways in the Gardiner area.
9. Innovation in architectural design and site layout is encouraged.
10. Landscaping should be an integral part of site development.
11. Signs should follow the policies of the "Signs" section of this plan.
12. On-site drainage controls should be utilized where necessary, to prevent run-off onto adjacent properties and rights-of-way and to protect the water quality of Discovery Bay.
13. Developments should provide off-street parking and loading areas sufficient to serve the size and type of activity.
14. Commercial developments should provide a vegetative buffer or visual screen when located adjacent to a residential land designation.
15. Driveway access from commercial developments onto major roads should be minimized; shared road access points are encouraged. Limited access along Highway 101 should be encouraged.
16. Commercial activities should not adversely affect the use or value of adjacent properties.
17. Commercial developments should not adversely affect environmentally sensitive areas such as tidelands or locate within geologically unstable areas.
18. Due to the rural character of Gardiner, planned commercial developments, as defined in the county comprehensive plan, shall not locate outside of the commercially designated area.
19. Resort and tourist developments, such as recreational vehicle parks, motels, multi-family developments, and uses catering to the seasonal or transient visitor, should locate within the commercially designated area.

HOME BUSINESS

In the Gardiner area, a number of persons derive income from businesses located in their homes or on their properties. These businesses can be categorized into two types, home occupations and home-based businesses, both of which operate out of a person's home or associated out-building.

Home occupations may involve a service as well as a small manufacturing type business. Examples of home occupations would include a sign designing service or a small-scale repair shop. Home-based businesses are those that operate out of the home or associated out-building, but conduct the major part of the operation elsewhere. Examples include a landscaping business, a contracting office, or a small logging operation when there is only the storage and maintenance of equipment.

Goals

1. Limit home businesses to those that are compatible with the small town and rural character of the Gardiner area.
2. Ensure that home businesses do not significantly or adversely affect neighborhood residents and the environment.

Policies

1. Home businesses should be secondary to the primary residential use of the property.
2. Home businesses should be contained within the primary residential structure or an associated out-building; except for outside storage provided for below.
3. The height and dimension of structures used for the home business should be compatible with the character of the surrounding area.
4. The screening of the outside storage of materials, goods, supplies, or equipment from public view is encouraged.
5. Home businesses should employ no more than two (2) persons outside the immediate family for on-premise employment.
6. Parking related to the home business should be located on the premises of the business.
7. Home businesses should not generate excessive traffic, parking, noise, glare, fumes, odors, toxic materials, or water quality impacts.
8. Home businesses should not create dangerous, injurious, noxious or other adverse impact that negatively affects the use, value, or enjoyment of surrounding properties.
9. The size and character of signs for home businesses should be in keeping with and not detract from the residential character of the neighborhood. Signs should not be illuminated.
10. Noise from home businesses should not exceed residential noise standards established by Washington Administrative Code (WAC) Chapter 173-60.
11. On-site drainage controls should be utilized where necessary to prevent run-off onto adjacent properties and rights-of-way and to protect the water quality of the local aquifer and Discovery Bay.
12. Home businesses should not adversely affect environmentally sensitive areas such as tidelands or locate within geologically unstable areas.

RESOURCE PRODUCTION (AGRICULTURE, AQUACULTURE, AND FORESTRY)

The wise use of our natural resources is necessary for the enjoyment and benefit of present and future generations. Each year, thousands of acres of prime agricultural and timber land are taken out of production in the nation and replaced by homes, roads, and businesses. Fragile marine waters are being polluted and over-used. As food and fiber production is one of the basic needs of man, the preservation and enhancement of our natural resources should be a priority.

Gardiner is a varied community consisting of subsistence farms, household gardens, animal husbandry projects, timber production properties and firewood production areas among other activities. The high quality waters of Discovery Bay are extremely important for shellfish, herring, and salmon and the recreational and commercial activities associated with these resources.

Goals

1. To protect, conserve, and enhance areas naturally suited for resource production.
2. To encourage continual agriculture production, traditional (low-intensity) aquaculture uses, and timber production.
3. To maintain the production of our local natural resources consistent with economic feasibility and sound conservation practices.
4. To maintain or enhance the water quality of marine and fresh water bodies and the local aquifer in association with resource production activities.

Policies

1. Local agriculture, traditional (low-intensity) aquaculture, and timber activities should be encouraged; however, large resource conversion activities are considered manufacturing and should be consistent with the goals and policies of that section of the plan.
2. The utilization of resources should be done in a manner which does not cause undue adverse influence on neighboring properties or public facilities. Noise, dust, water and air quality degradation, offensive odors, damage to public roads, etc., should all be strictly minimized.
3. ~~Plans should be prepared for post-project use of properties from which non-renewable resources will be extracted. For instance, replanting and replanting of vegetation on parking areas and plans for commercial residential development, shall be prepared prior to the excavation of gravel pits.~~
4. Local resource production activities should provide sufficient off-street parking with limited access.
5. ~~Gravel extraction activities should provide adequate screening or buffering from adjoining land uses when necessary to preserve views.~~
6. Timber harvesting operations should provide a visual buffer between county and state road rights-of-way and harvest areas whenever feasible.
7. All resource production activities should include measures necessary to ensure the water quality of Discovery Bay is protected.
8. The seasonal sale of raw agricultural products should occur on the premises where they were produced or within commercially designated areas. The sale of processed products should occur within commercially designated areas or as approved home businesses.

There are commercial and recreational aquaculture activities (clam growing and harvesting) within Gardiner. There is a potential for other aquaculture activities within the waters of Discovery Bay.

9. Traditional (low-intensity) aquaculture activities, such as the clam harvesting activities occurring within Discovery Bay, are considered consistent with the rural character of Gardiner.
10. Efforts should be made to monitor the waters of Discovery Bay. Protective measures should be imposed if water quality drops below current standards.
11. Marine waters should be protected from septic tank effluent. The Jefferson County Health Department should impose protective measures along the shoreline when the situation warrants.
12. Offshore fish and shellfish harvesting should not cause any adverse effect to the shorelines and waters of Discovery Bay. Such operations should not constitute a nuisance to upland properties.
13. The sale of raw aquacultural products should occur on the premises where they were harvested or within commercially designated areas. The sale of processed products should occur within commercially designated areas or within an approved home business.

OPEN SPACE AND RECREATION

Open space refers to established or developed recreational areas such as parks, campgrounds, trails, bike paths, etcetera, as well as undeveloped public and private lands such as beaches, open fields and meadows, farmlands, woodlands, and other natural areas.

Basically, there are three functions that open space serves:

1. conserves our natural resources,
2. provides a setting for relaxation or recreation,
3. assists in economic development such as tourism and commerce.

A survey of Gardiner property owners indicated that although the majority do not favor campgrounds and recreational vehicle parks, the majority does favor marinas, expansion of the existing Gardiner Beach boat ramp, and recreational opportunities.

Goals

1. To encourage and perpetuate open space and recreational opportunities.
2. To encourage conservation of the area's natural features and resources.

Policies

1. The retention of private and public lands in their natural state should be encouraged.
2. Agriculture or timber production should be consistent with the resource production section of this plan.

3. Future acquisition and development of park and recreational facilities should be in response to current and anticipated needs of area residents.
4. Citizen participation should be an integral part in the planning and improvement of recreational areas and facilities.
5. Recreational facilities and programs should accommodate a diversity of age and interest groups. Programs for the youth should be particularly encouraged.
6. The public boat launch facility on Gardiner Beach Road should be expanded to provide improved parking and an improved boat launch ramp.
7. Every effort should be made by public and private recreational facility operators to prevent trespassing onto private properties and tidelands. Signing, fencing and other measures should be employed.
8. Pedestrian and bicycle traffic travelling through Gardiner should use Old Gardiner Road. Signing of this routing should be utilized.

COMMUNITY FACILITIES AND SERVICES

There are many types of facilities and services that are components of a community. Some are provided by private enterprises, others by public entities. Some of these facilities and services provide basic community needs such as police and fire protection, education, water supply, and sewage disposal. Others address the social needs of a community such as recreational, youth and senior citizen activities, and libraries.

The larger and more dense a population becomes, the more facilities and services are required. While these services are based on demand, often the provision of a service creates demand. This is particularly true of utilities.

The following goals and policies apply to public and private community services and facilities in the Gardiner area.

Goals

1. Provide for a level of community facilities and services adequate to meet the needs of current and future residents.
2. Ensure that the establishment or expansion of community facilities and services is consistent with the small town and rural character of the Gardiner area.

Policies

The Gardiner community survey indicated that the majority of the residents and property owners desire additional facilities for recreational purposes.

1. Expansion of the Gardiner Beach Road boat ramp should be accomplished to better accommodate the needs of the community.

2. Trails throughout Gardiner for Gardiner residents should be encouraged to accommodate walking, hiking, bicycles and horses.
3. A community park, playground and/or area for youth activities should be encouraged in the Gardiner area.

The following policies relate to emergency and medical services.

4. The county numbering and addressing system should be maintained and continued in order to identify the location of residents and aid in the efficient delivery of emergency services and law enforcement.

The Gardiner community survey indicates that an overwhelming majority of respondents are opposed to the establishment of a community sewage treatment plant (sixty-two percent) and to the expansion of the existing Gardiner (Public Utility District #1) water system (forty-nine percent).

5. Growth and development of the area expected from the establishment of a community sewage treatment plant is not considered consistent with the small town and rural character of the Gardiner area; therefore, provision of such a system is not considered consistent with the goals and policies of this plan.
6. The availability of water in the Gardiner Water System and the water table underlying the Gardiner area should be considered and evaluated as development occurs in the community.

The following policies are provided to further the goals of this section:

7. Community programs designed for or available to the Gardiner community should be actively maintained and supported. Efforts should continue to bring these programs to the community.
8. The Jefferson County library, in conjunction with its bookmobile service, should continue the book collection service in the Gardiner area.
9. A post office should be re-established within Gardiner.
10. Citizen participation should be an integral part of community facilities and services planning, particularly that related to public utilities and transportation facilities.
11. The community hall should continue to be supported and maintained for the community's needs. Use of the hall by programs from outside the Gardiner area that benefit the community should continue to be encouraged.

S I G N S

People need signs. Signs give direction and information to local residents as well as visitors of the area. Most of the signs within the Gardiner area are informational and advertising signs. These signs are usually found on the premise, erected next to the roadway, or directly attached to the related building.

Goals

1. Provide necessary information and direction with appropriate signs.
2. Encourage signs consistent with the small town and rural character of the Gardiner area.

Policies

1. Billboards do not blend with the rural landscape of the Gardiner area and should not be erected.
2. Off-premise directional signs should be limited to public information signs. Said signs are either erected by public entities to direct people to public facilities, or erected by public entities directing people to private facilities via standardized information signs (see Washington State Department of Transportation Standardized Sign Requirements). An exception to this policy would be the erection of a multi-tenant sign to serve the entrances of the commercial area.
3. One multi-tenant sign shall be permitted per county/state approved access point within the commercially designated area. Such signs shall meet all other sign policies and shall be the only permitted off-premise signs other than directional signs.
4. On-premise signs should not extend in height above the buildings to which they relate. Signs should not be erected upon the roofs of structures.
5. Projecting signs should not extend over road rights-of-way or public walking areas.
6. Signs should be aesthetically designed, made of wood, stone, or other natural materials, be complementary to the rural character of Gardiner and blend with the immediate surroundings.
7. Signs outside of the commercially designated area should not be illuminated.
8. Artificial lighting for signs within designated commercial areas should be directed onto the sign and be of low intensity so as to not cause glare or reflection that may constitute a traffic hazard or nuisance.
9. No sign or part thereof should consist of rotating, revolving, or moving parts; consist of banners, streamers, or spinners; or involve flashing, blinking, rotating, or alternating lights.
10. Signs that advertise or promote an activity or business that has ceased operation should be removed as soon as is practical. Examples are political campaign signs that remain after an election or business signs that are displayed even though the business has terminated.
11. Bicycle, walking, and horse trails should be marked or signed. Such signing would provide direction to users and serve as a warning to motorists.
12. Private gateway signs placed at or over entry roads and home business signs should be outside of public rights-of-way.
13. Signs should be located in a manner that will not significantly block views from adjacent properties or views open to the public.
14. Home business signs should be consistent with the applicable policies of the home business section.

INDUSTRY/MANUFACTURING

Industrial and manufacturing activities are those uses involved in the production, processing, manufacturing, fabrication, or assembly of goods or materials. The wholesaling, warehousing, storage, and shipment of products and materials are included in this definition. Excluded from this definition are commercial mini-storage units designed primarily for the storage of domestic goods. Resource production uses such as aquaculture, gravel extraction and timber harvesting should follow the policies of the resource production section of this plan.

The majority of respondents (sixty-one percent) to the Gardiner area survey opposed industrial development. Approximately four percent (four percent) of respondents stated a desire to use their property for commercial and/or industrial uses. The survey indicates that should further industrial development in the Gardiner area take place, it should be confined to designated areas (sixty-nine percent majority).

One major industrial use, a sawmill facility, is currently operating in the Gardiner area. This site is found in the northwest section of Section 33, Township 30 North, Range 2 West, W.M. and consists of about thirty (30) acres (see map). This area is recognized as the industrially designated area within Gardiner.

The Gardiner planning area was originally a part of the overall Discovery Bay Planning Area. As such, it is approximately one-eighth the size of a full planning area. Because of its limited size, coupled with the community's response to industrial development, industrial and manufacturing uses outside of the designated area may be approved only when such uses meet the policies of the home business section of this plan (see home business).

Goals

1. Ensure industrial/manufacturing development is compatible with the rural character of the Gardiner area.
2. Ensure industrial/manufacturing development locating in Gardiner has a low impact on the natural resources of the area.
3. Ensure that industrial/manufacturing development is located, designed, constructed and operated in a well-planned manner.
4. Ensure that industrial/manufacturing development does not adversely impact the environment and neighborhoods of the community.

Policies

Outside Designated Industrial Area:

1. Industrial/manufacturing development outside of the designated industrial area should only be permitted if the development meets the policies of the home business section of this plan.

GARDINER INDUSTRIAL AREA

WITHIN SEC 33, T 30N, R 2W, W.M.

SEC 28
SEC 33

GARDINER BEACH ROAD

TAX 3

TAX RR 2

TAX 17

TAX RR 1

TAX 2

TAX 19

Clallam County
Jefferson County

TAX 56

TAX 18

TAX 46

TAX 47



Within Designated Industrial Area:

2. The industrial use does not adversely impact the neighborhood with traffic, noise, odors, or air/water quality degradation.
3. Industrial/manufacturing activities should not create dangerous, injurious, noxious, or similar conditions that adversely affect the use, value, or enjoyment of adjacent properties.
4. Industrial/manufacturing uses should provide adequate screening and buffering when adjacent to dissimilar land uses.
5. Traffic from industrial/manufacturing uses should not be routed through or disrupt residential neighborhoods.
6. Industrial/manufacturing uses should provide off-street parking and loading areas sufficient to serve the size and type of industrial activity. Whenever practical, parking and loading areas should be used in common by adjoining businesses.
7. New industries should utilize the local labor force whenever feasible.
8. On-site drainage controls should be utilized where necessary, to prevent run-off onto adjacent properties and rights-of-way and to protect the water quality of the local aquifer and Discovery Bay.
9. Industrial/manufacturing developments should not adversely affect environmentally sensitive areas such as tidelands or locate within geologically unstable areas.
10. Industrial uses should not cause any adverse impact to the water quality of the community well located across Gardiner Beach Road from the industrially designated area.
11. No further land should be added to expand the industrially designated area.

CHAPTER 6

IMPLEMENTATION

As a special chapter of the *Jefferson County Comprehensive Plan*, the *Gardiner Community Development Plan* is a statement of how the community should grow and develop over time. The goals and policies in this plan are guidelines for that development. These guidelines will be used during the review of public and private actions and development activities such as proposed land subdivisions, commercial and industrial projects, open space and recreational uses, roads and transportation facilities, utilities, and other community facilities and services within Gardiner.

A variety of techniques can be used to implement the goals and policies of this plan:

1. existing county ordinances and programs.
2. private actions by individuals.
3. a community council and local citizen committee.
4. other ordinances and programs.

A combination of techniques may be necessary to implement specific goals and policies of this plan.

EXISTING COUNTY ORDINANCES AND PROGRAMS

The *Jefferson County Subdivision Ordinance* provides regulations for subdivision of land into lots for sale or lease, including residential subdivisions, mobile home parks, recreational vehicle parks, and commercial and industrial parks. All land subdivisions must be consistent with the *Jefferson County Comprehensive Plan* and community development plans.

The *Jefferson County Camper Club Ordinance* provides design and development standards for membership recreational campgrounds. All membership campgrounds must be consistent with the *Jefferson County Comprehensive Plan* and the community development plans.

The *Jefferson County Implementing Ordinance: State Environmental Policy Act* ensures environmental values and issues are given appropriate consideration in the public decision making process. Jefferson County requires applicants to prepare an environmental checklist and in some instances, an environmental impact statement to determine probable impacts of a project on the environment. The issue of land use consistency is questioned as a part of this environmental review and the comprehensive plan or community development plans are consulted.

The *Jefferson-Port Townsend Shoreline Management Master Program* provides standards for the future development of the shoreline resources within the county. Development projects located within two hundred feet of the shoreline are subject to review and must conform with the program's performance standards. The standards of the shoreline program compliment the community development plans.

The *Jefferson County Six Year Road Improvement Program* is an annual planning program for county road improvements and construction over a six year period. This program may implement the goals and policies for traffic controls, road construction, and upgrading.

The *Jefferson County Development Code* at the time of this writing, is a draft document intended to implement the policies of the *Jefferson County Comprehensive Plan* and the community development plans. The document is a performance standard ordinance which requires consistency with the community development plan as a part of project review and approval. The document is expected to be adopted by the county in 1989.

Public agency **capital improvement programs** are planning programs for an agency's future physical improvement. An example is the school district's planning program for future building expansion. Such programs by public agencies (school districts, fire districts, port districts, and public utility districts) may be required to be consistent with the *Gardiner Community Development Plan*.

Health, building, and fire codes and other county regulations may also implement the goals and policies of this plan.

PRIVATE ACTIONS

Development activities of individuals, partnerships, and corporations can be a primary method of implementing this plan. By following the goals and policies of this plan, private development activities will implement the Gardiner development and growth goals.

Restrictive covenants can be used by individual property owners to restrict the future use of their property. For example, "Recreational Use Only of Beach Lot", "No Commercial or Industrial Use of Property", or "No Residence May Exceed Fourteen Feet in Height from Mean Grade".

Transfer of development rights (TDR) is a somewhat complex method of land development regulations. TDR assumes that land ownership is a bundle of rights that can separated from the land itself. For example, water rights and mineral rights have historically been detached from property and sold separately to a landowner. TDR maintains that development rights may also be sold without actually conveying the land itself. This method of development is currently not available in Jefferson County.

Land trusts are private or public non-profit organizations to which land, development rights, or conservation easements may be sold, dedicated, or granted. By their charters and by-laws, land trusts ensure the use of a tract of land will remain as the previous owner had intended. The conveyance of land or development rights has advantages with respect to property taxes and income taxes.

COMMUNITY COUNCIL AND COMMITTEES

A community council could be established in the Gardiner area. Such an organization would act as a forum to deal with a wide range of community issues and aspirations. Although community councils generally do not have legal standing, they do provide a focal point for community discussion, debate, and problem solving. A community council would be of assistance to the Board of County Commissioners and their various departments and advisory commissions by providing broad based input to the decision making process. Many provisions of this plan could be carried out, refined, and augmented by community council action.

OTHER ORDINANCES AND PROGRAMS

Other forms of ordinances could be adopted by the county in the future, thereby implementing the goals and policies of the *Gardiner Community Development Plan* further. The previously mentioned development code for the county is one such ordinance. Conventional zoning could be adopted by the county. Zoning ordinances divide land into geographical districts or zones. Within each zone, certain types of land uses are permitted while others are prohibited.

CHAPTER 7

OPTIMUM LAND USE MAP

The optimum land use map for the *Gardiner Community Development Plan* is a graphic representation of the goals and policies of this plan. The map should be used as a guide for proposed development activities in the area. The goals and policies determine an activity's consistency with the plan.

Within the Gardiner area, there may be activities that are not consistent with the goals and policies of this plan. These activities are considered "grandfathered" and may continue. The expansion of these activities should be consistent with this plan and any other applicable implementing ordinances.

MAP LEGEND

Rural residential neighborhoods

Rural residential neighborhoods are those areas of moderate intensity residential settlement. Residential densities in rural residential neighborhoods should not exceed **one (1) dwelling unit per one (1) gross acre**. The rural residential area includes the area north of the north one-quarter section line of Sections 1,2,3 and 4 and the area east of the westerly three-quarter section line of Section 1, all within Townships 29 and 30 North, Range 2 West, W.M.

Resource production areas

Resource production areas are those areas of the community suitable for the production of forest and farm products because of soil types and climatic conditions and those areas suited for larger acreage residential development. These areas are characterized by large acreage tracts and sparse residential settlement. Residential densities in resource production areas should not exceed **one (1) dwelling unit per five (5) gross acres**. Resource production areas include the area south of the rural residential area.

Commercial area

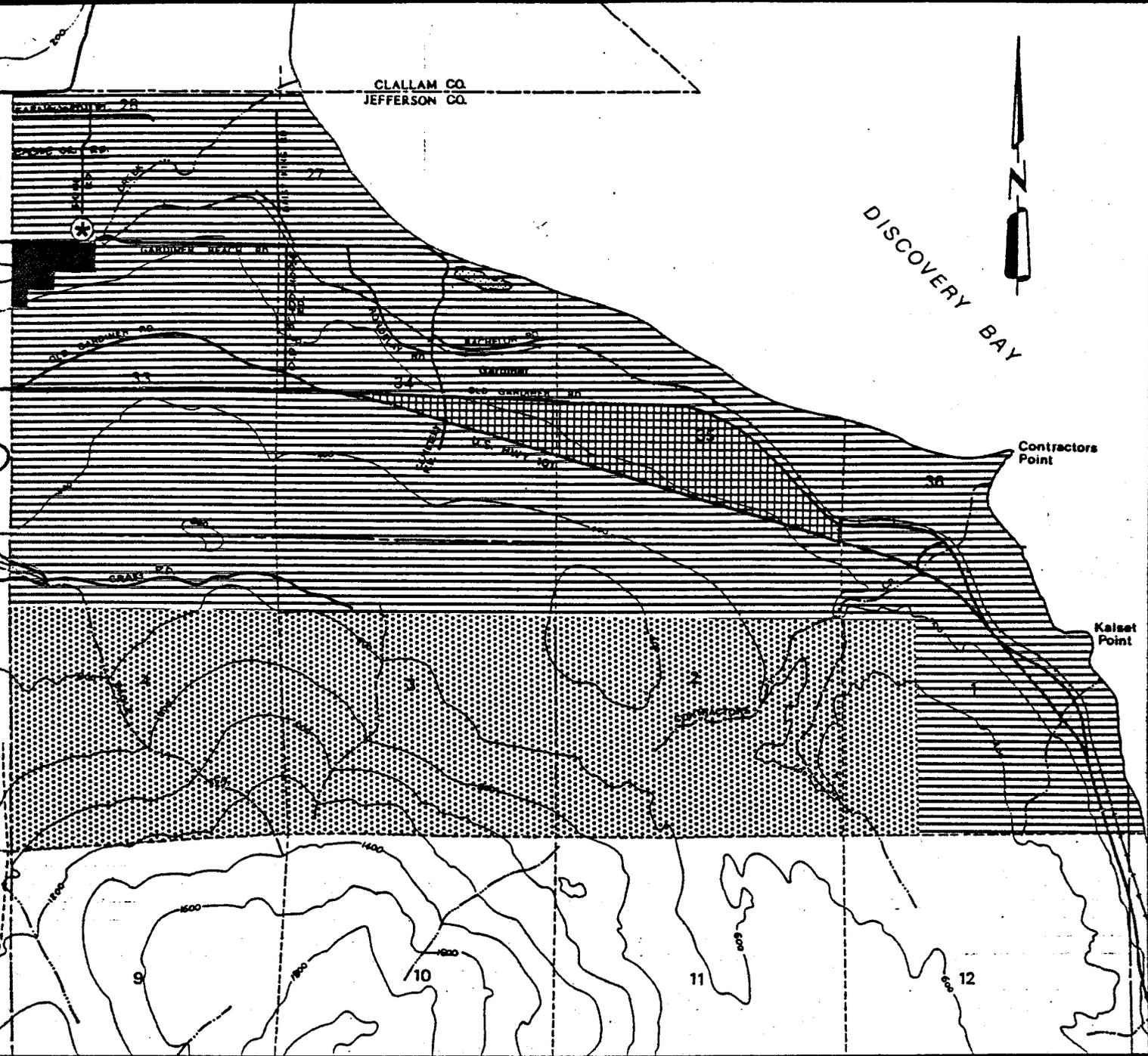
The commercial area of Gardiner includes the existing commercial area at the time of this plan's adoption. It allows for future development of commercial activities in the area while protecting the residential areas from such uses. This plan recognizes that commercial development should be separated from residential uses. The commercial area is designated on the map.

Industrial area

The industrial area of Gardiner includes the existing industrial development at the time of this plan's adoption. It allows for future development of the industrial activities in the area while protecting the residential areas from such uses. This plan recognizes that industrial development should be separate from residential uses. The industrial area is designated on the map.

CLALLAM CO.
JEFFERSON CO.

DISCOVERY BAY



Contractors Point

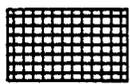
Kalset Point

GARDINER

OPTIMUM DEVELOPMENT



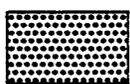
RURAL RESIDENTIAL
(1 UNIT PER ACRE)



COMMERCIAL



GARDINER WELL



RESOURCE PRODUCTION
(1 UNIT PER 5 ACRES)



INDUSTRIAL



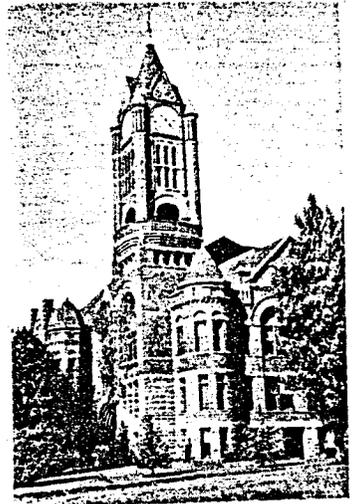
Jefferson County Planning Commission

COURTHOUSE

PORT TOWNSEND, WASHINGTON 98368

IN THE MATTER OF)
)
Recommendation for)
Gardiner Area)
Community Development)
Plan)

RESOLUTION 1-1989



WHEREAS, the citizens of the Gardiner area in mutual cooperation developed a Plan to guide growth and development in the Gardiner Community; and

WHEREAS, said Plan has been forwarded by the Community to the Jefferson County Planning Commission for review and recommendation; and

WHEREAS, a public hearing was conducted on the proposal Gardiner Area Community Development Plan by the Jefferson County Planning commission on June 28, 1989; and

WHEREAS, upon receipt and review of public testimony and the proposed Community Plan, the Planning Commission has developed an Addendum to the Plan which corrects and clarifies the text of the Plan; and

WHEREAS, upon conclusion of its review, the Commission finds the proposed Plan, together with the Addendum, to enhance and augment the provisions of the Jefferson County Comprehensive Plan as it pertains to the Gardiner Area; and

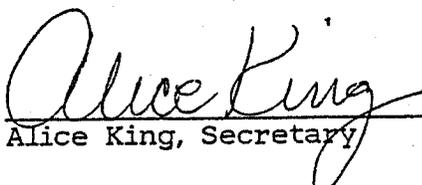
WHEREAS, the Commission further finds the proposed Plan to be consistent with the interests expressed by the citizens of the Gardiner Area;

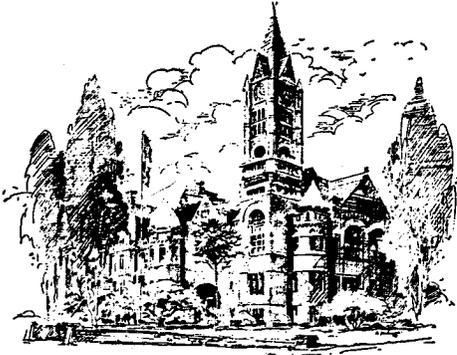
NOW, THEREFORE, BE IT RESOLVED that the Jefferson County Planning Commission recommends the Gardiner Area Community Development Plan, together with the Addendum, be approved and adopted by the Jefferson County Board of Commissioners as a special chapter to the Jefferson County Comprehensive Plan.

PASSED AND ADOPTED THIS 13th DAY OF September, 1989.

JEFFERSON COUNTY PLANNING COMMISSION


Peter Badame, Chairman


Alice King, Secretary



JEFFERSON COUNTY COURTHOUSE
NATIONAL HISTORIC SITE
PORT TOWNSEND, WASHINGTON

Jefferson County Board of County Commissioners

P.O. Box 1220

Port Townsend, Washington 98368

• Phone (206) 385-9100

LARRY W. DENNISON, DISTRICT 1

B.G. BROWN, DISTRICT 2

GEORGE C. BROWN, DISTRICT 3

RESOLUTION NO. 97-89

ADOPTION OF GARDINER AREA COMMUNITY DEVELOPMENT PLAN

WHEREAS, the Washington State Planning Enabling Act (Chapter 36.70, Revised Code of Washington) permits the *Jefferson County Comprehensive Plan: A Policy Guide for Growth and Development* to be, "...amplified or augmented in scope by progressively including more completely planned areas consisting of natural homogeneous communities, distinctive geographical areas, or other types of districts having unified interests within the total areas of the county"; and

WHEREAS, the Gardiner area constitutes a distinctive geographical area whose citizens have unified interests; and

WHEREAS, the *Gardiner Area Community Development Plan* has been prepared by the mutual cooperation of the property owners of the Gardiner area, the Jefferson County Planning Commission, the Jefferson County Planning Department, and other interested and responsible parties; and

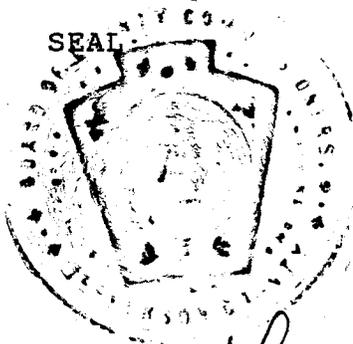
WHEREAS, the *Gardiner Area Community Development Plan* has been reviewed in compliance with the Washington State Planning Enabling Act and the Washington State Environmental Policy Act, including required public hearings; and

WHEREAS, the Jefferson County Planning Commission has approved the *Gardiner Area Community Development Plan* and recommended the Jefferson County Board of commissioners approve and certify the plan; and

WHEREAS, the Jefferson County Board of Commissioners finds the certification of the *Gardiner Area Community Development Plan* to be in the interest of the public health, safety, and welfare of the citizens of the Gardiner area and the citizens of Jefferson County.

NOW, THEREFORE, BE IT RESOLVED that the *Gardiner Area Community Development Plan* as amended is hereby approved and certified as an official amendment of the *Jefferson County Comprehensive Plan: A Policy Guide for Growth and Development*.

APPROVED AND CERTIFIED this 23rd day of October, 1989.



ATTEST:

Lorna Delaney
Lorna Delaney
Clerk of the Board

BOARD OF COMMISSIONERS OF
JEFFERSON COUNTY, WASHINGTON

George C. Brown
George C. Brown, Chairman

B. G. Grown
B. G. Grown, Member

Larry W. Dennison
Larry W. Dennison, Member