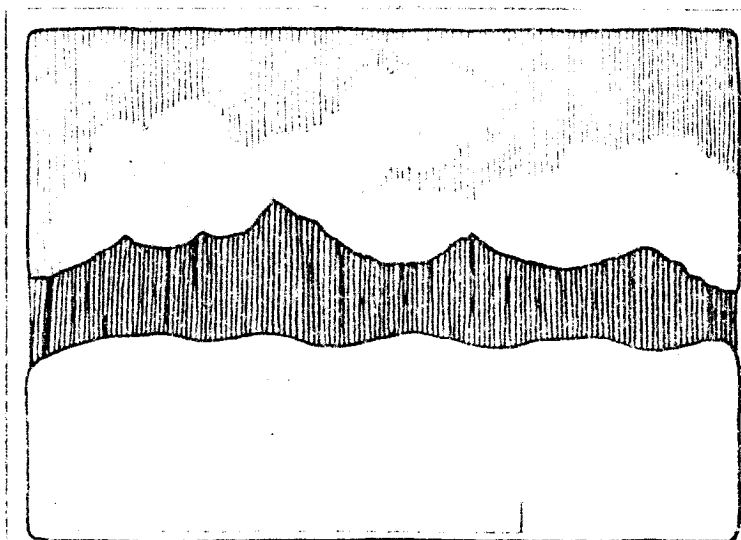


MARROWSTONE ISLAND

community development plan



MARROWSTONE ISLAND COMMUNITY DEVELOPMENT PLAN

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chapter 1

introduction and purpose

Marrowstone Island is a unique and beautiful area of eastern Jefferson County. Its pristine shorelines, expanses of open space, and impressive scenery contribute to the desirability of the Island as a residential and recreational community.

Over the years, the Island has developed slowly and has maintained a rural character. It has become apparent, however, that as development pressures increase, that the charm of the Island could potentially be lost. An uncharted course for the Island's growth could jeopardize the lifestyle that people come to Marrowstone to enjoy.

Recognizing this, the citizens of Marrowstone Island asked the Jefferson County Board of Commissioners to assist with a planning program which would address the future growth and development of the Island. This Plan is a product of that program and serves as a written expression of Marrowstone Islanders' thoughts for the future.

Once adopted, the Community Development Plan will become a special chapter of the Jefferson County Comprehensive Plan. It will be a critical element in the decision-making process for a host of activities that may affect Marrowstone Island.

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, perhaps every four or five years, and appropriate amendments made.

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

chapter 2

marrowstone island and its resources

LOCATION and HISTORY

When Captain Vancouver sailed into the Strait of Juan de Fuca, he commented over and over again in his journals about the enormous wealth of beauty that lay before him. Upon rounding Point Wilson and Point Hudson and crossing Port Townsend Bay, he gazed at sun bleached clay bluffs which reminded him of "marrow stone" from his home in England. He named that particular point Marrowstone and thus Marrowstone Island received its christening.

The Island was homesteaded before the turn of the century and subsistence farming was the primary activity until World War I. During World War I and continuing through World War II the northern tip of the Island became a military outpost, securing inner Puget Sound from possible enemy invasions. After World War II, Fort Flagler was decommissioned and is now a State Park. Since the War, Marrowstone Island has continued to grow as a rural residential and recreational area. Small subsistence farms still dot the landscape.

Marrowstone Island encompasses some six square miles, or nearly 4000 acres, in eastern Jefferson County. The Island is bounded on the east by Admiralty Inlet, on the south by Oak Bay, on the west by Kilisut Harbor and on the north by Port Townsend Bay. By water, the Island is approximately one and one half miles southeast of the City of Port Townsend. By road, however, the Island is some sixteen miles from the City.

LANDFORMS and GEOLOGY

The geologic characteristics of Marrowstone Island play an important role in the planning of both public and private development. Geology is the structure of the earth, generally found below five feet from the surface, and is the parent material of surface soils.

The geology of eastern Jefferson County, as we know it today, was formed during the Ice Age. About a million years ago, vast sheets of ice began moving south from Canada carving out the Puget Sound Basin. For hundreds of years the ice advanced and retreated, each time carrying tons of rock and sand dredged from its course. Between each advance, lakes and rivers were formed and sediments from these were later covered by glacial deposits. When the last glacier retreated, some 10,000 years ago, it formed eastern Jefferson County and Marrowstone Island.

Generally speaking, glacial deposits consist of two types, outwash and till. Outwash consists of unconsolidated sand, gravel and rock, as a

result of run-off from advancing or retreating glaciers. Till, on the other hand, consists of unsorted clay, sand, gravel and rock which has been compacted by the weight of advancing glaciers into highly impervious cement-like material commonly called "hardpan". Due to the advance and decline of the seven known periods of glaciation in the Puget Sound region, and the faulting, bending and erosion of glacial deposits, these layers of outwash and till may overlap one another and may run in different directions.

The surficial geology of Marrowstone Island consists mainly of Vashon Lodgement Till. The till is a compacted assortment of clay, silt, sand, pebbles, cobbles and boulders. Because of its compactness and high clay content, this deposit has poor drainage and ponds are commonly found in low areas. Vashon Lodgement Till is non-compressible, impermeable and is not prone to landslides.

Underlying this till deposit is a loose assortment of sands and gravels, with some silt and clay, called Vashon Advance Outwash. This deposit is highly permeable, slightly compressible, will not maintain a steep slope and is prone to sliding especially when saturated with water.

Outwash deposits are generally water bearing and are used as domestic water sources throughout the Island. It is not uncommon that pockets of outwash are found suspended within till deposits. Where this is the case, wells are tapping perched water tables within the till. In many cases, wells that tap perched water tables are not dependable, especially during late summer months when rainfall does not recharge the aquifers or pockets. Where large deposits of outwash are found below till deposits, greater ground water supplies can be expected. These larger deposits are usually found in older geologic formations and, therefore, at greater depths.

In addition to Vashon Lodgement Till and Vashon Advance Outwash, the other major formation found on Marrowstone Island is sandstone. Examples may be found along the bluffs south of Mystery Bay, at Nodule Point, and near Scow Bay.

Interpretive maps of the surficial geology of Marrowstone Island have been developed and are available for inspection at the Jefferson County Planning Department, Third Floor, Courthouse, Port Townsend. Geologic interpretive maps display the characteristics of Slope Stability, Compressibility, Liquid Waste Disposal, and Mineral Resources.

Slope Stability: Most high bluff areas along the shorelines of Marrowstone Island exhibit unstable conditions. Virtually the whole shoreline between Liplip Point and East Beach Park contain areas of former or active landslides. Also, those reaches of shorelines, from about a half mile north of East Beach Park to Marrowstone Point and along the north end of the Island, show signs of instability. Inside Kilisut Harbor from the north to Mystery Bay show evidence of former and active landsliding. Around Griffiths Point the shoreline is considered stable except when water-saturated. The rest of Marrowstone Island is considered stable with respect to landslide potential.

There are obvious implications of this landslide information for the protection of public and private investments. Without proper engineering precautions and slope stabilization measures the placement of structures on unstable grounds should be avoided.

Compressibility: Compressibility is the characteristic of a geologic formation to resist consolidation or compaction due to a heavy overburden or from seismic shaking. In general, the most compressible materials are not stable and are poorly suited for foundations. A knowledge of the compressibility of materials in an area can be useful in determining suitability of land for various uses.

Almost all of Marrowstone Island is in the "very slight" compressibility classification, which will support a wide range of uses. Small areas at the end of Swartz and Mumby Roads exhibit "slight to moderate" compressibility characteristics. Most of the beaches, and the low lying area across the East Marrowstone Road from the cemetery are classified as being "highly" compressible and not suited for many structural uses.

Liquid Waste Disposal: Geologic liquid waste disposal as a characteristic deals with the deposition of liquid waste into the geologic substrata without contaminating ground water supplies. This characteristic considers slope, permeability, drainage, depth to the water table, and the type of geologic material. For example, an area that is well suited for liquid waste disposal would be gravelly, sandy soils, a permeable underlying geological deposit, all over an impermeable layer, such as till. In the above example, septic tank effluent would percolate through the first two layers and be sealed by the impermeable till from ground water sources lying below.

All of the geologic substrata on Marrowstone Island, being composed mainly of till, is generally poor with respect to liquid waste disposal. Most all of the beaches and the low area across from the cemetery are classified "very poor".

Because of the inability of this subsurface geology to receive liquid wastes, the burden of disposal is placed on the three to five feet of soil above the till. As soils and geology play a complimentary role in liquid waste disposal, extraordinary measures may be required to insure the safe disposal of septic tank effluent on Marrowstone Island.

Mineral Deposits: Five categories of marketable mineral resources were investigated and mapped. These include peat, andesite (coal), conglomerates, basalt, and sand and gravel. On Marrowstone Island no marketable quantities of any of the above are found.

SOILS

The soils of Jefferson County are formed by the various forces of water, heat, time, vegetation and animal life, all acting on the geologic parent material. In the County, the principal parent material consists of the sands and gravels associated with glacial till and outwash. Most of the soils were developed in a moist, mild marine climate under a rich covering of plant life.

Soil scientists from the U.S. Soil Conservation Service recently completed a soil survey of Jefferson County. This survey named, categorized and classified some 101 specific soil types in the 10 major soil associations found in the County. From this survey and other publications, the

Jefferson County Planning Department developed seven soil interpretive maps; including suitability for septic tanks and drainfields, slope, depth to seasonal water table, ponding, flooding, aquifer recharge potential, agricultural suitability, and woodland suitability.

Knowledge of soil characteristics and capabilities can assist in wise public and private investments, and be useful in determining suitability of land for various uses. These soil interpretive maps, however, are not to be substituted for specific on-site field inspections which may produce findings somewhat different from the more general accounts. It should also be noted that even some of the most severe soil limitations can be overcome by engineering techniques. Soil interpretive maps for Marrowstone Island are available for viewing at the Jefferson County Planning Department.

On Marrowstone Island, the soils are from the Whidbey-Dick Association. This major grouping of soils is generally well-drained, gravelly and sandy, and are usually underlain by compact glacial till or loamy sand. Interpretations of these soils are as follows:

Suitability for Septic Tanks and Drainfields: The classification of soil suitability for septic tank and drainfield systems considers soil properties that may inhibit the proper functioning of these systems by affecting both effluent absorption and decomposition, and/or the construction and operation of the system.

On Marrowstone Island most soils are classified as having "severe" limitations for septic tank and drainfield systems. Large lot sizes and/or extraordinary engineering measures may be required to safely dispose of septic tank effluent in areas exhibiting these soil properties.

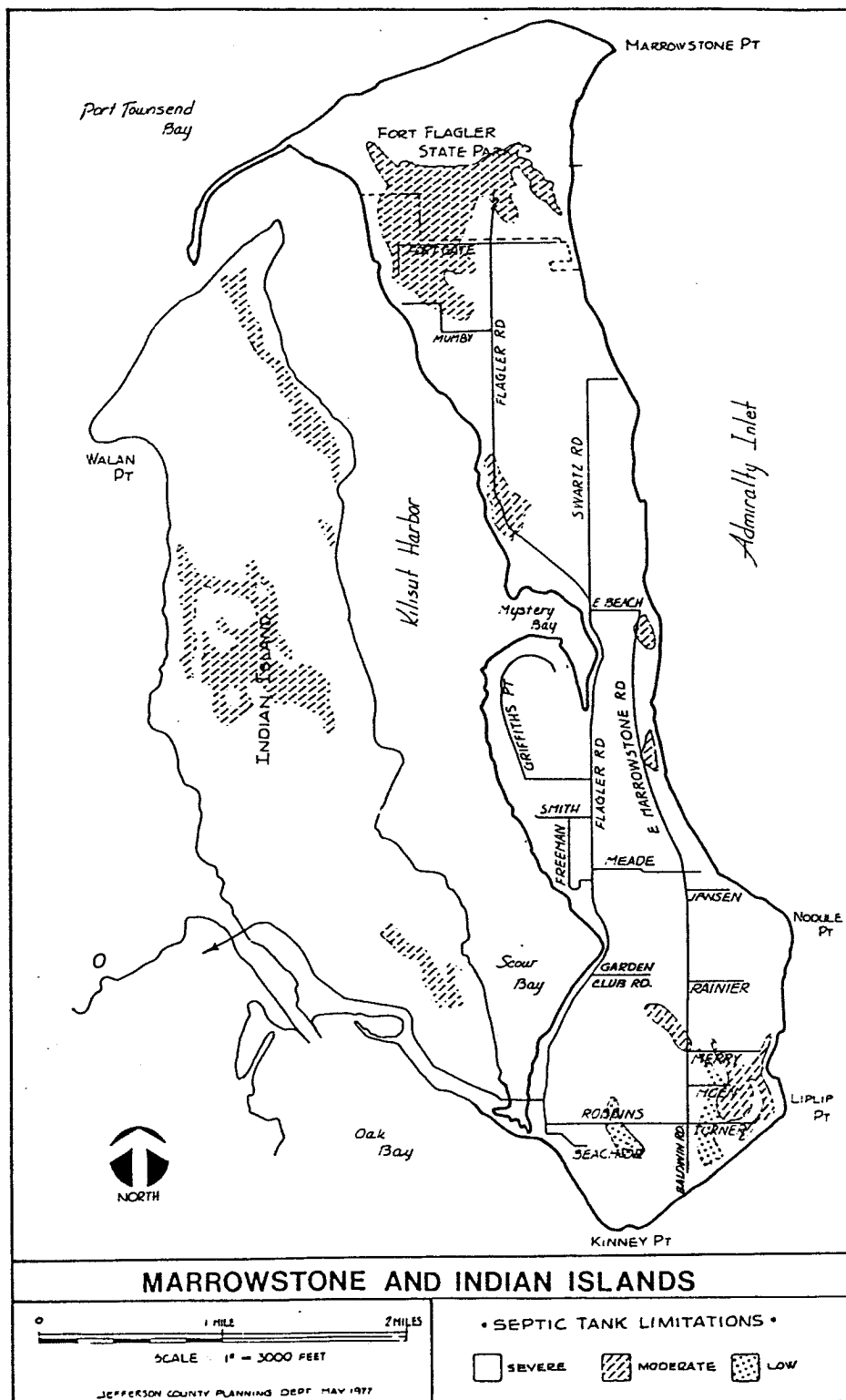
From Mumby Road north into Fort Flagler State Park is an area which is classified as having "moderate" limitations. Four small areas on the Island are also in this classification. One area is located about a half mile north of the Nordland store and occurs on both sides of the Fort Flagler Road. Other areas occur near East Beach Park, the Sound View Cemetery and Liplip Point.

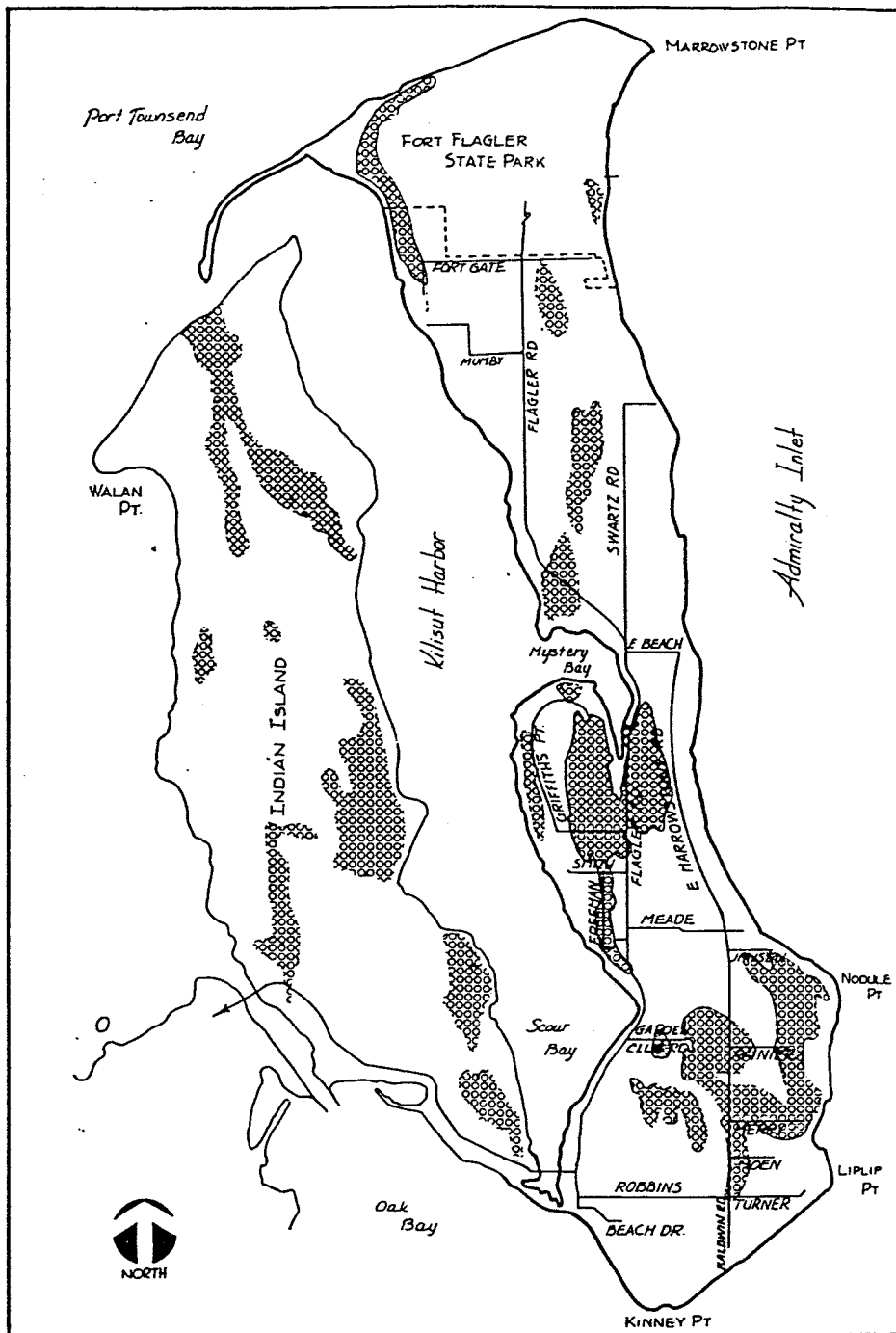
Two areas at the southern end of the Island are classified as having no or "low" limitations. The first area parallels East Marrowstone Road, from Murrays Road south to the shoreline. The second area is bisected by Robbins Road.

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 both foundation and septic tank effluent disposal problems. A high seasonal water table may inhibit septic tank effluent from being properly decomposed in the soil. It may also cause foundations to "float" on their footings resulting in structural damage to buildings.

Most of Marrowstone Island has a depth to the seasonal water table of over five feet, which does not present a hazard to roads or structures, nor does it inhibit septic tank effluent disposal.

There are some areas on the Island where the seasonal water table depth is 0 to 3 feet. The major concentration of these soils are between





MARROWSTONE AND INDIAN ISLANDS

0 1 MILE 2 MILES

SCALE : 1" = 3000 FEET

JEFFERSON COUNTY PLANNING DEPT MAY 1977

• SEASONAL WATER TABLE •

DEPTH: 0-3 FT. 3-5 FT. 5 FT.

Griffiths Point Road and East Marrowstone Road, and between Jansen Road and Turner Road. Other areas occur sporadically north of Mystery Bay into Fort Flagler State Park.

Ponding and Flooding: Ponding occurs when the seasonal water table rises above the surface level of the ground. This usually occurs on depressions in the land profile. A few areas on the Island are subject to ponding and include a strip running between Griffiths Point Road and the shoreline, two areas north of Mystery Bay occurring between Swartz and Flagler Road, and a small area near Rainier Road and another near Merry Road.

Portions of the Island are also subject to surface water accumulation or partial flooding during heavy rains. Soils subject to flooding include an area between Jansen and Rainier Roads, at the eastern end of the Garden Club Road, and one near Merry Road. Some soils located between Griffiths Point Road and Fort Flagler Road are also subject to this characteristic.

Ponding and flooding, like a shallow depth to the seasonal water table, may be a hazard to development. Property owners should take adequate measures to insure that structural damage will not occur to buildings and roads on soils subject to ponding and flooding, or avoid development on these soils altogether. Likewise, septic tank and drainfield systems should not be installed in areas exhibiting these characteristics.

Aquifer recharge potential, agriculture suitability, and woodland suitability are soil properties which have resource value. These soil properties are intrinsically suited for the growing of agricultural and timber products, or for recharging ground water aquifers.

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 topsoils, 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 the many wells on the Island, it is not unreasonable to assume these areas do play a role in recharging underground water reservoirs.

Aquifer recharge areas contain some of the most permeable soils. Conflicts can arise between the proper functioning of these soils and development. First, roof tops, driveways, walkways, and frontage roads all reduce the amount of land surface able to receive rainwater. Secondly, in areas of extreme permeability, septic tank effluent may percolate faster than the ability of soil microorganisms to purify it, thus increasing the chance of ground water contamination. Proper precautions should be taken when developing on areas considered to have aquifer recharge potential so the function of these areas may be maintained without depleting or contaminating ground water supplies.

On Marrowstone Island there are areas that exhibit both high and moderate recharge characteristics. "High" recharge potential is found in an area that extends north from Mumby Road into Fort Flagler State Park. Lesser areas occur along Fort Flagler Road, north of Mystery Bay, near East Beach Park and near the Sound View Cemetery. Also, areas of "high" recharge

potential occur sporadically south of Nodule Point.

Areas of "moderate" recharge potential occur near Liplip Point, and along the Garden Club and Swartz Roads.

Agricultural Suitability: The suitability of soils for agricultural production has been classified by the Soil Conservation Service into eight categories or classes. These categories are determined by expected crop yields and soil management techniques required. Generally speaking, Class I through IV soils produce the highest yields with the least amount of soil management. Class V through VIII soils will require more costly soil management and lower yields can be expected. There are no Class I soils in Jefferson County but there are large areas of Class II, III, and IV soils.

Marrowstone Island has some rather extensive areas of Class II, III and IV soils. These occur around Griffiths Point and from Jansen Road south to Liplip Point. Smaller areas can be found along the Garden Club Road, on the flats behind the Nordland store and toward the center of the Island north of Mystery Bay, continuing to the Fort Gate Road.

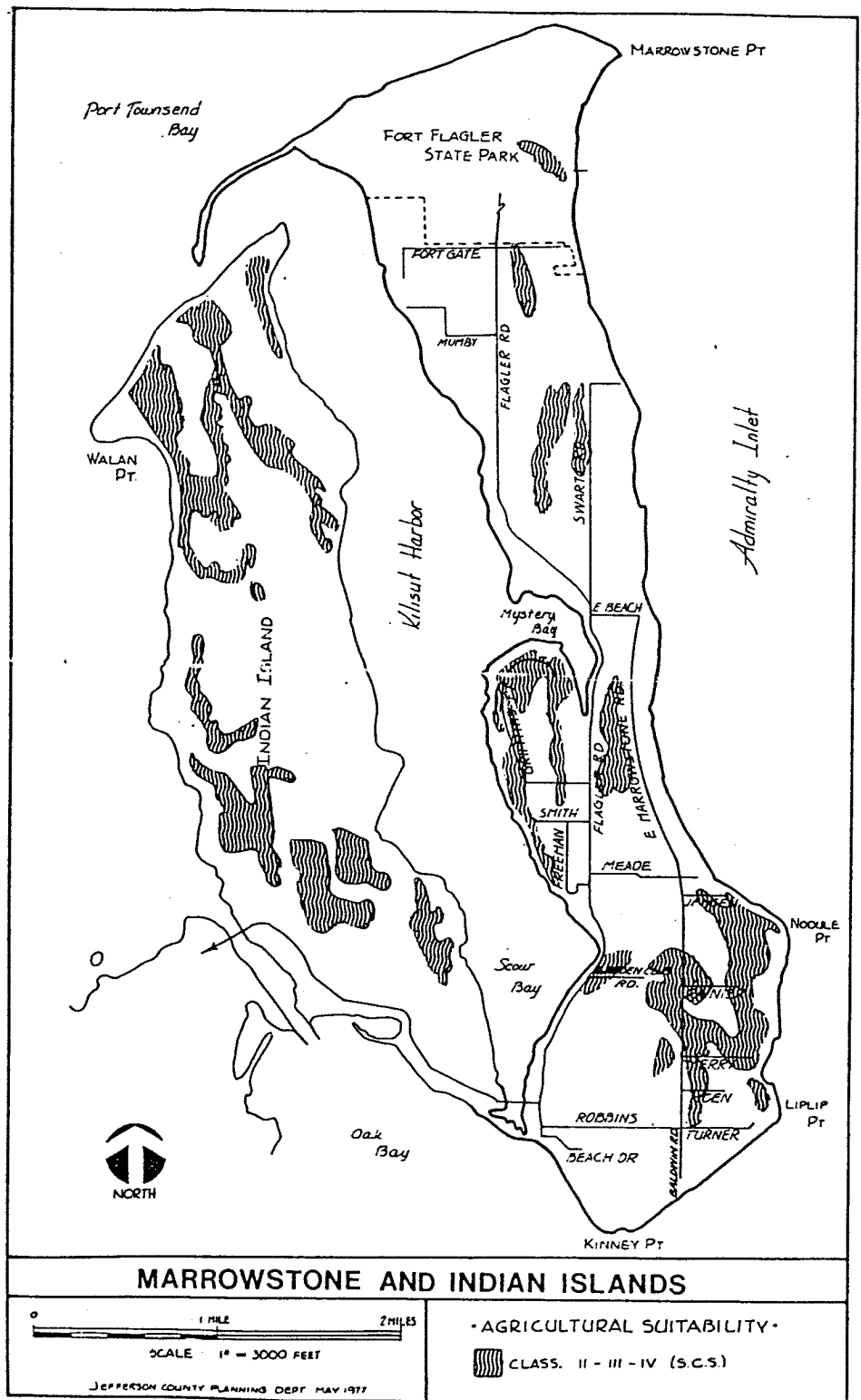
Woodland Suitability: As with agricultural soils, the Soil Conservation Service has classified soils that are well suited for the growing of timber, specifically Douglas Fir, Western Hemlock and Western Red Cedar. Class 1, 2 and 3 woodland productivity soils produce high yields of marketable timber. In eastern Jefferson County there are no Class 1 soils.

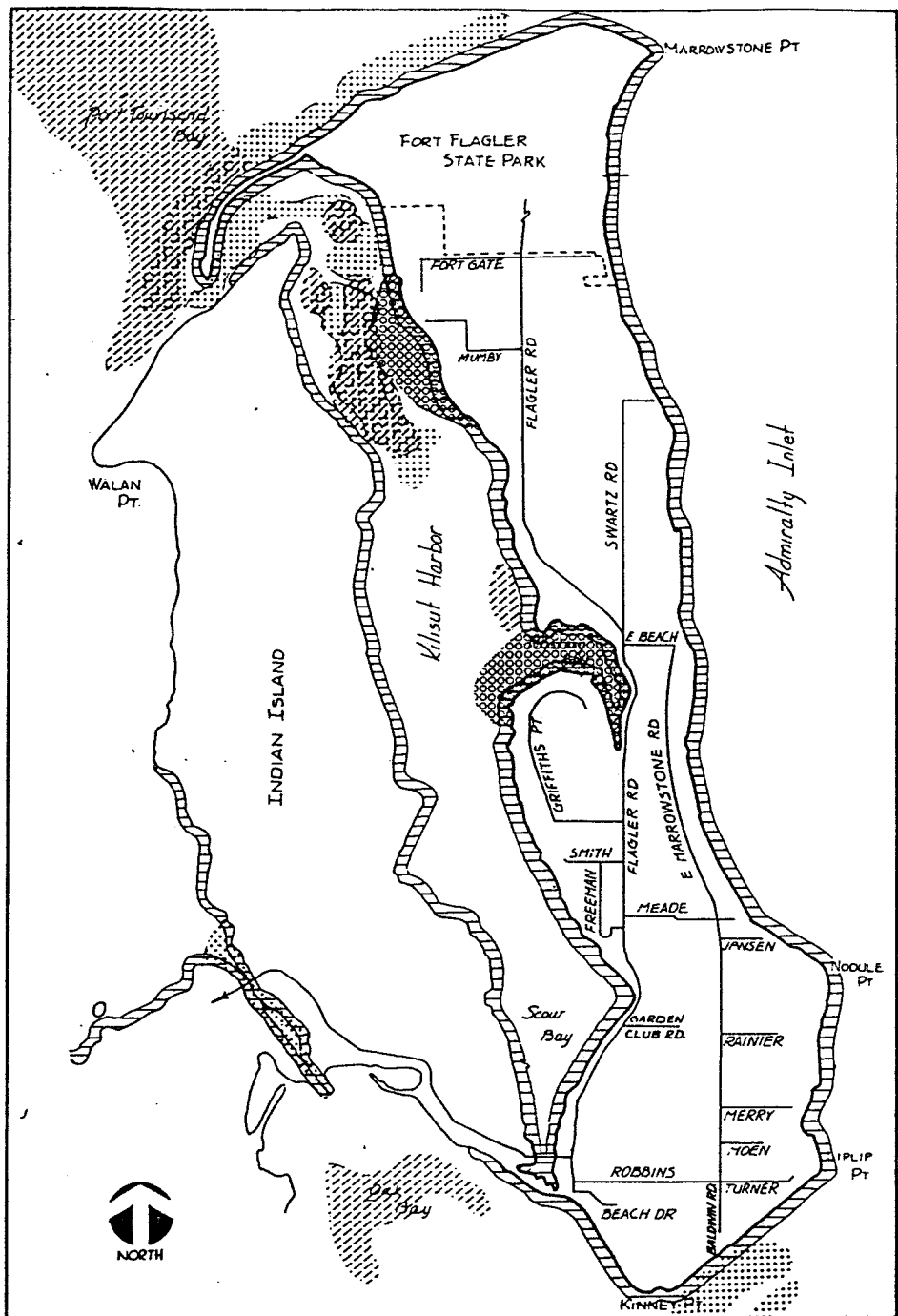
Very little of the soil in Marrowstone Island is classified as having suitability for commercial woodland production. Some Class 2 and 3 soils are found south of Nodule Point, and along the Garden Club Road. Outside of the State Park an area near the end of Swartz Road also exhibits Class 2 and 3 characteristics.

VEGETATION

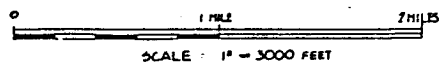
Before the first settlers came, Marrowstone Island was covered with a rich Douglas Fir climax forest. Douglas Fir, Western Red Cedar, and Western Hemlock were the major tree species on the Island. The homesteads that followed transformed this forest into pastures and croplands needed to sustain life on the Island. Approximately 25% of the Island today is in grass lands as a reminder of these early inhabitants of the Island. The rest of the Island remains primarily in Douglas Fir forests, which are in various stages of growth.

Besides Douglas Fir, Western Red Cedar and Western Hemlock, other native vegetation on Marrowstone Island includes madrone, dogwood, alder, salal, rhododendron, Oregon grape, wild blackberry, evergreen huckleberry, bracken fern, and ocean spray.





MARROWSTONE AND INDIAN ISLANDS



JEFFERSON COUNTY PLANNING DEPT MAY 1977

• MARINE RESOURCES •

- SUBTIDAL CLAMS
- INTERTIDAL CLAMS
- GOOSDUCK
- POTENTIAL PACIFIC OYSTER CULTURING AREA

MAPII E RESOURCES

In 1976 a marine resource inventory was performed throughout Jefferson County. As a result of this study, the distribution of marine organisms and their habitats were mapped, and are available for review in the Jefferson County Planning Department. One element mapped, the Bi-Valve Molluscs, includes subtidal hardshell clams, intertidal clams, and geoducks; potential Pacific oyster cultching areas; Pacific oyster optimal spawn areas; and oyster infestation areas. Another element, the Crustaceans, includes the distribution of crab and shrimp. Surf smelt, true cod, English sole spawn areas, and herring spawn areas, are depicted on an additional map.

The marine waters that surround Marrowstone Island are rich in marine life. This is especially true around and near the mouth of Kilisut Harbor.

Virtually the whole shoreline of Marrowstone Island has quantities of intertidal clams, however, residents along the eastern shore have noted that recreational clam harvesting has produced limited results. Subtidal clams of commercial quantities are found around the mouth of the Harbor and follow along the north end of the Island. Subtidal clams are also found in an area near Kinney Point and in Portage Canal.

Pacific oyster cultching areas are found throughout Mystery Bay and in an area about a mile north of the Bay.

Geoduck harvesting areas are located around the mouth of Kilisut Harbor, around Kinney Point, south of Portage Canal, and north of Mystery Bay.

Crabs are found inside Kilisut Harbor, starting at the mouth and continuing south to Griffiths Point, including Mystery Bay.

Areas of commercial true cod are located from Marrowstone Point continuing around Indian Island to Portage Canal and into Oak Bay. Herring spawning grounds are found near the mouth of Kilisut Harbor and along the shoreline from Fort Flagler State Park south to Scow Bay.

English sole spawning grounds are located from Griffiths Point south into Scow Bay. Surf smelt areas are mainly located in Scow Bay.

The knowledge of these marine resource areas may have important implications to upland activities. For example, the leaching of septic tank effluent or siltation caused by soil excavation may disrupt or degrade marine habitats. These habitats are important food producers, locally, nationally and internationally.

WILDLIFE

Before human settlement on Marrowstone Island, native wildlife included deer, cougar, fox, coyote, raccoon, squirrels, skunks, rabbit, grouse, quail, pheasants, eagles, hawks, owls, and a variety of waterfowl species. The displacement of animals, particularly the large mammals such as cougar and deer, has been related to the activities of man and his domestic animals. As human settlement expands, the smaller animals most compatible with man will likely be the ones to successfully remain on the Island.

CLIMATE

Marrowstone Island, like the Quimper Peninsula, falls within the climate phenomenon known as the "Olympic Rain Shadow". This weather condition accounts for the low rainfall and many sunny days found in the area. Average rainfall for the Island is approximately twenty inches annually. The northern half of Marrowstone Island receives somewhat less rainfall than the southern portion of the Island.

Temperatures on the Island are typical of a Pacific Maritime Climate. Summer temperatures range from the middle 60's to the low 70's during the daytime, and down to the mid 50's at night. Winter daytime temperatures are in the middle 40's, with evening temperatures in the middle 30's.

TOPOGRAPHY

Marrowstone Island has generally a flat, undulating topographic profile. The elevation of the Island ranges from sea level to about 180 feet at its highest point. Most of the Island has slopes of 8% to 15%. Slopes exceed 15% at the southern end of the Island, along Griffiths Point Road and in a couple of smaller areas in the State Park. A few areas in the middle of the Island are virtually flat, with slopes less than 8%.

On slopes exceeding 15%, caution must be taken by property owners to insure that homesites are stable. Often the cuts and fills that are required for building sites render normally stable ground unstable, and earth movements may occur.

COMMUNITY FACILITIES and SERVICES

There are no municipal water systems or sanitary sewer systems on the Island. Individual wells and septic tank and drainfield systems serve Islanders' domestic water and sewage disposal needs.

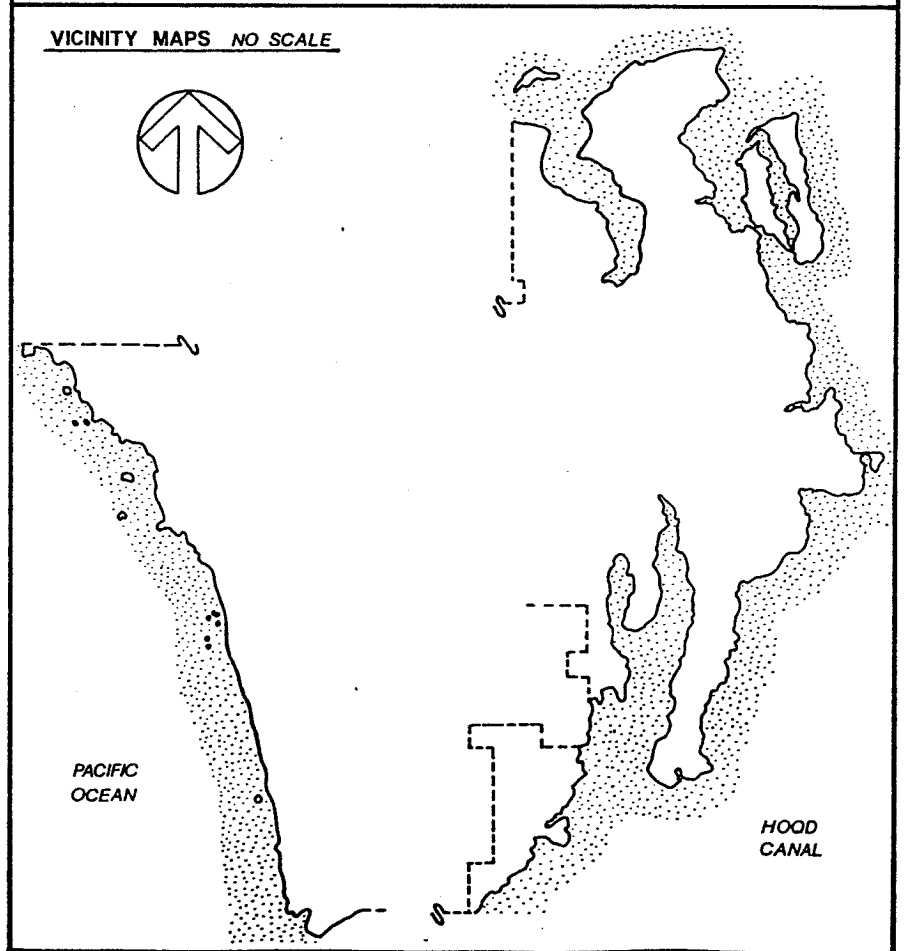
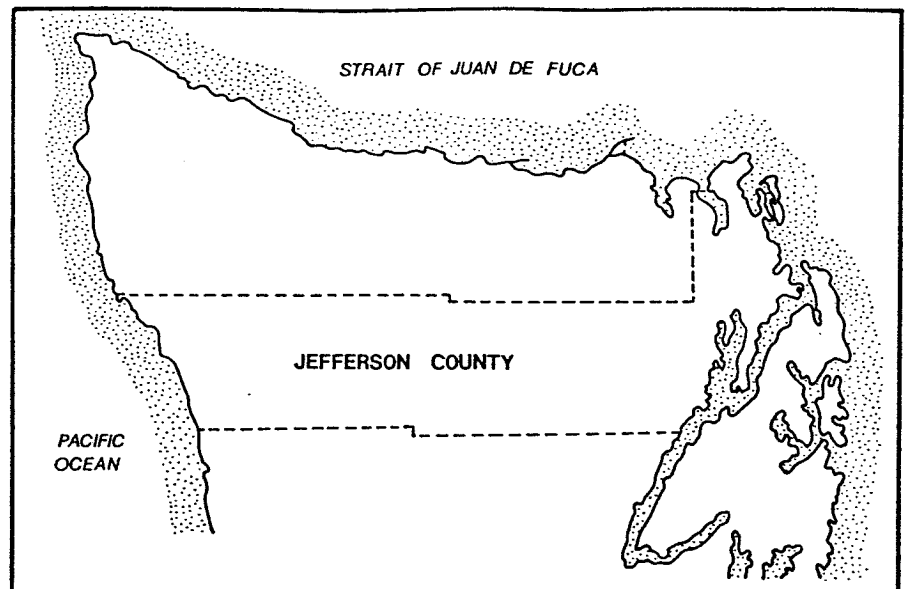
Telephone service is provided by the Pacific Northwest Bell Telephone Company and electrical power is provided by the Puget Sound Power and Light Company.

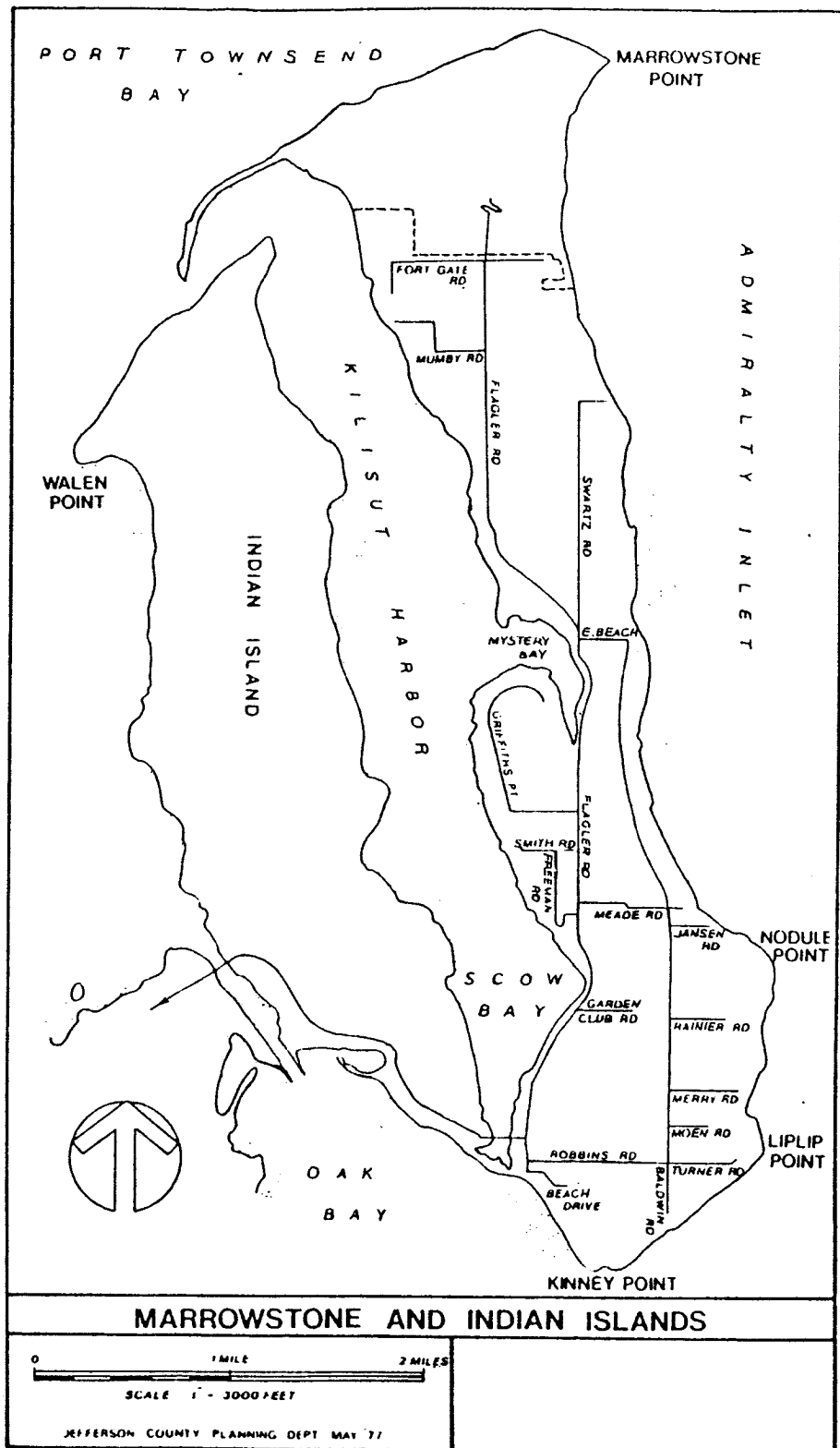
The boundaries of Chimacum School District #49 encompass Marrowstone Island, providing elementary and secondary education to school-age children on the Island.

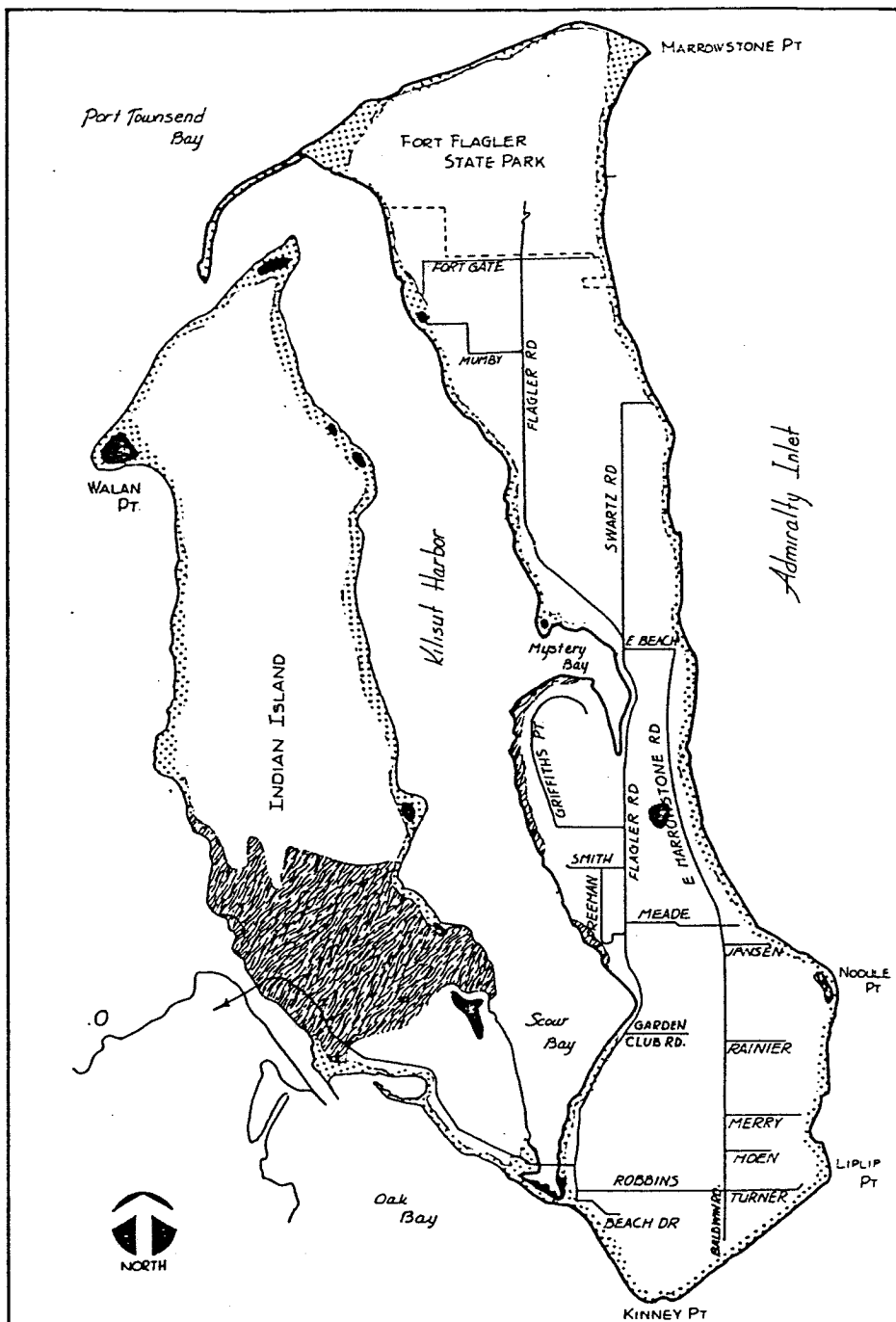
Fort Flagler and Mystery Bay State Parks, and East Beach County Park, provide public recreational outlets for Islanders and Island-visitors alike.

The Nordland Community Club is a focal point of community activity on the Island. Besides being a forum for the discussion of community issues, the Club provides a number of community services including maintenance of the Sound View Cemetery.

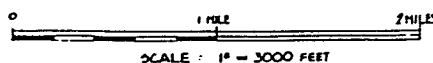
The Marrowstone Island fire substation is an annexation of Jefferson County Fire Protection District #1 headquartered in Chimacum. The substation was constructed and equipped to provide fire protection to the Island's residents. Through the efforts of many volunteers, not only has the fire station been established, but an Island-wide house-numbering system has been developed to increase effectiveness of emergency services.





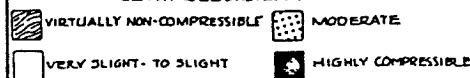


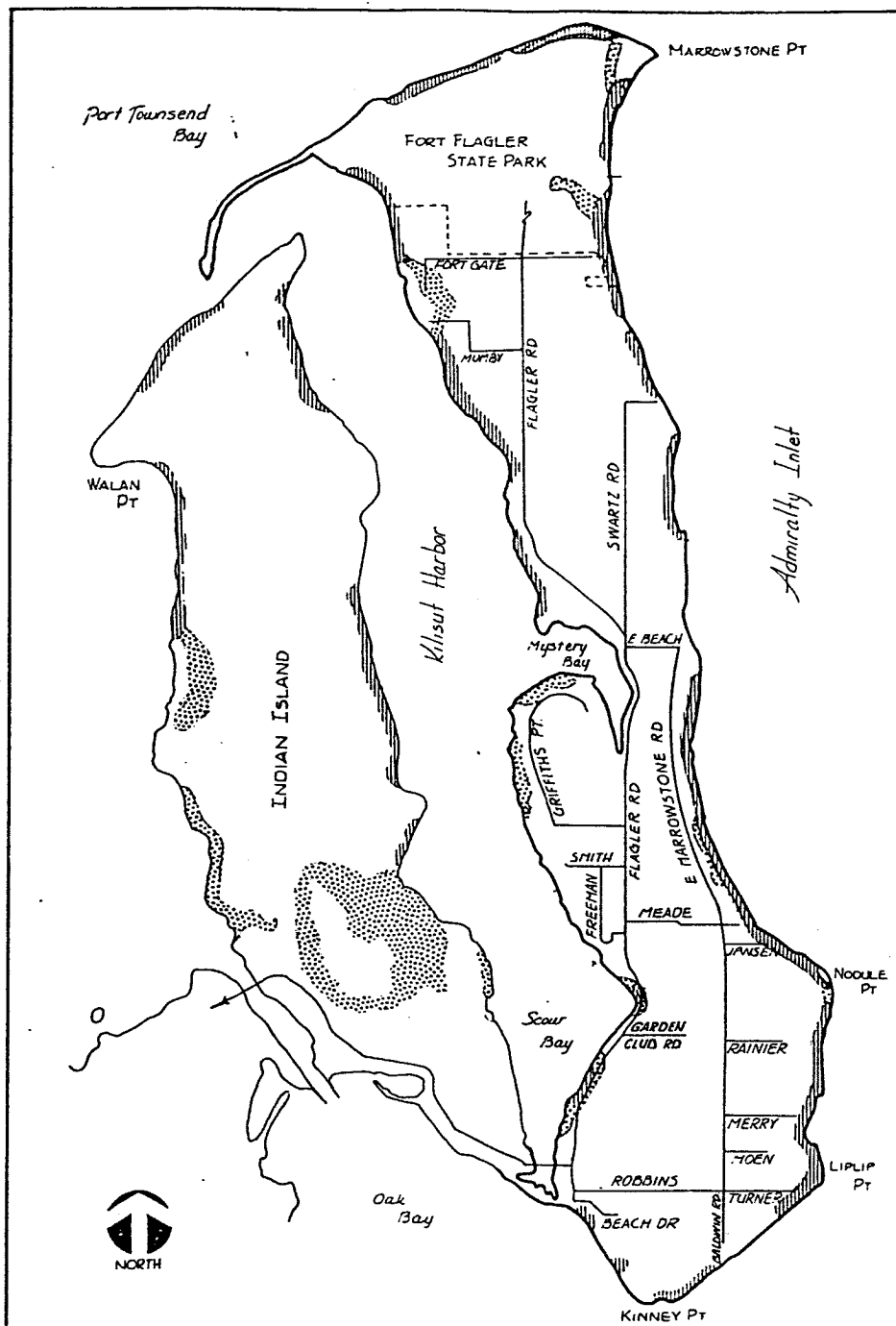
MARROWSTONE AND INDIAN ISLANDS



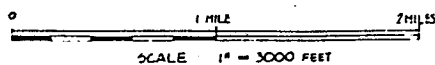
JEFFERSON COUNTY PLANNING DEPT. MAY 1977

• COMPRESSIBILITY •



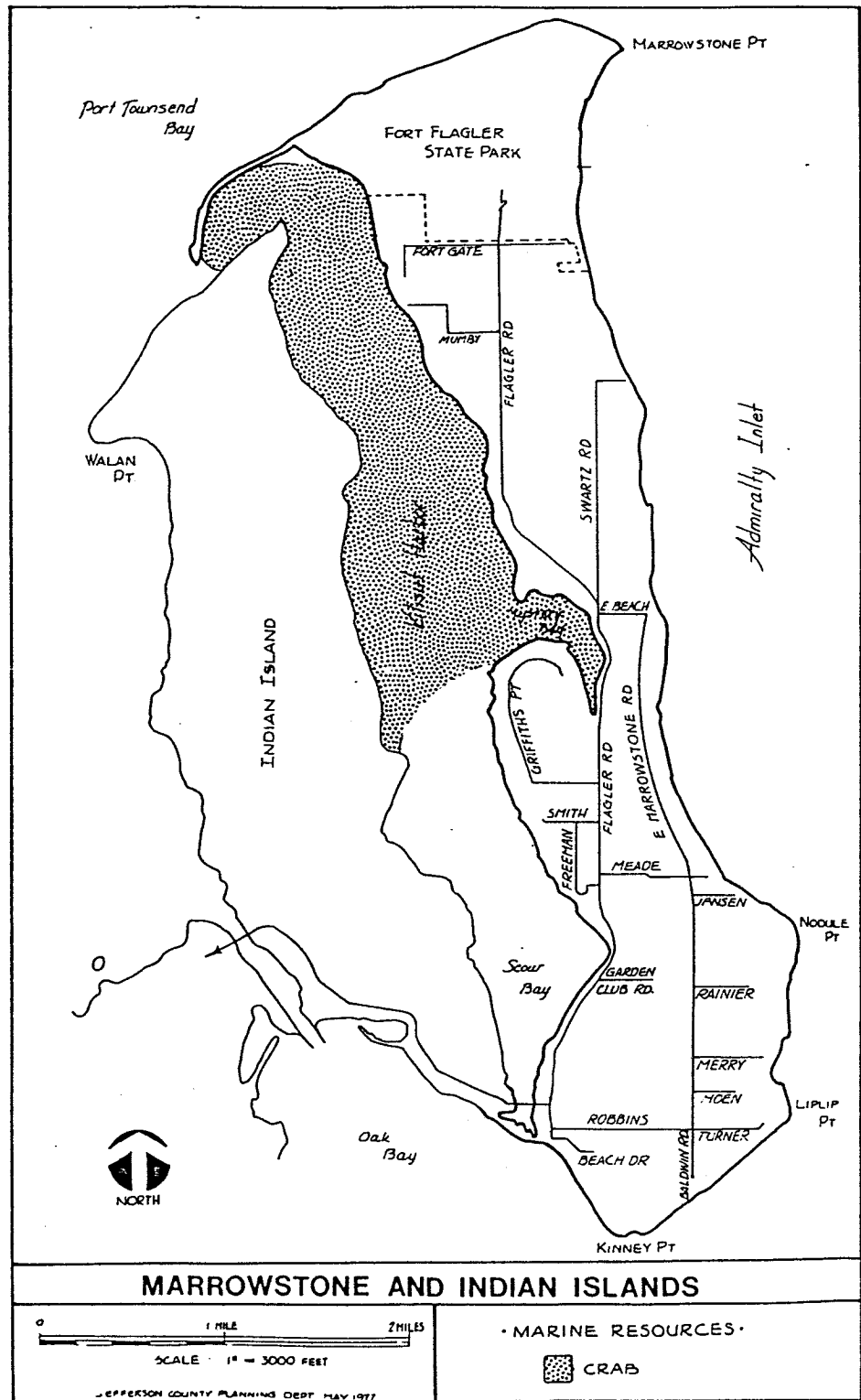


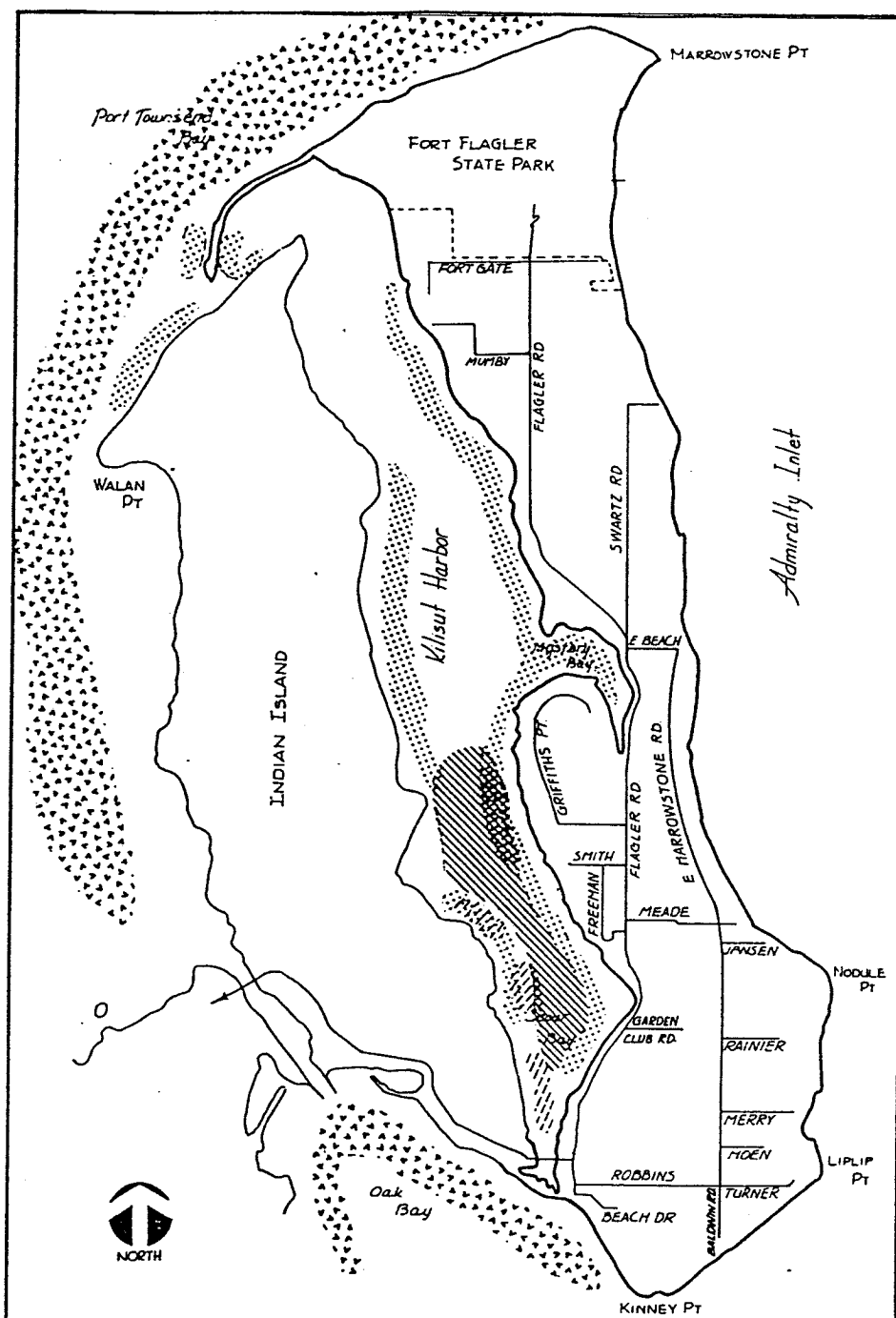
MARROWSTONE AND INDIAN ISLANDS



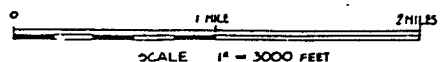
JEFFERSON COUNTY PLANNING DEPT MAY 1977

- SLOPE STABILITY •
- STABLE
 - AREAS OF FORMER AND ACTIVE LANDSLIDES
 - AREAS CONSIDERED UNSTABLE





MARROWSTONE AND INDIAN ISLANDS



JEFFERSON COUNTY PLANNING DEPT MAY 1977

MARINE RESOURCES

HERRING SPAWN	TRUE COD
SURF SHELTER	ENGLISH SOLE SPAWN

COUNTY GOVERNMENT and SPECIAL PURPOSE DISTRICTS

Jefferson County is governed by a three-member Board of Commissioners. The Island is represented in County Commissioner's District #2. Through their various boards, departments, and advisory commissions, the Board of County Commissioners acts as both the legislative and executive branches of County government.

Marrowstone Island residents sit on both the Jefferson County Planning Commission and the Shoreline Management Advisory Commission. These two commissions advise the County Commissioners on planning, community development, and marine resource related matters.

There are several special purpose units of government that effect Island residents. The Island is within the boundaries of Chimacum School District #49, Jefferson County Fire Protection District #1 (Chimacum), Hospital District #2, and Public Utility District #1. The Olympic Health District and the Port of Port Townsend, as County-wide special purpose units of local government, also have jurisdiction and responsibilities on the Island.

chapter 3

marrowstone island and its people

POPULATION GROWTH

In 1970 the resident population of Marrowstone Island was 296. This population has grown by about 2% per year to a 1976 total of approximately 333 people. At this normal growth rate, and with the U.S. Navy's activation of the Indian Island Annex, and other population growth pressures, it is estimated the population of Marrowstone Island will be 400 in 1980 and 500 in 1985.

POPULATION CHARACTERISTICS

According to the 1970 U.S. Census population statistics, 30% of the population on the Island is eighteen years old or younger. Another 29% is between the ages of nineteen and fifty-five. The remaining 41% is over fifty-five years of age. Compared to County-wide statistics, the Island's population age ratio is higher in the fifty-five or older category, and lower in the middle-age group. The percentage of school-age children is comparable to County-wide averages.

DEVELOPMENT TRENDS

Development patterns on Marrowstone Island are somewhat typical of County-wide trends.

A map depicting land parcel sizes has been developed by the Jefferson County Planning Department. This map indicates land parcel sizes for the following categories: 1 acre parcels or smaller, 1 to 5 acres, 5 to 20 acres, and 20 acres or larger. Parcels of 1 acre or smaller are generally found along the shoreline as are parcels of 1 to 5 acres. Large acreages occur most often inland and toward the center of the Island. The largest concentration of parcels, 20 acres or over, occurs at the northern and southern ends of the Island.

Since 1970, the number of land parcels sold on the Island has averaged approximately sixty per year. This represents about 3% of the yearly number of County land sales, and is reflected by real estate excise tax receipts.

Building permits since 1970 have been issued on an average of eleven per year. In 1976 twelve permits were issued. Approximately five out of eleven permits issued are for primary residences. The remainder are for vacation cabins or summer homes. It can be expected that a substantial number of the recreational dwellings will be converted to full-time residences.

chapter 4

community values

In the fall of 1976 a team of Island residents, in cooperation with the Jefferson County Planning Department, developed and distributed a growth and development opinion survey to some 500 property owners. The survey dealt with a wide range of community issues.

Of the 500 questionnaires, 275 were returned, for a response rate of 55%. Of the surveys returned, about two thirds, or 184, were from non-resident owners. The remaining third, or 91, came from Island residents.

The questionnaire contained fifteen specific questions about various aspects of the community and future development, and two non-specific questions asking what was liked and disliked about the Island. While there were some discrepancies on specific questions between respondents, almost all property owners agreed on what they liked about Marrowstone Island.

It was a consensus that the quiet, rural atmosphere and scenic beauty of Marrowstone Island was why they chose to invest their money or build their homes here. The responses indicated the preservation and enhancement of the rural atmosphere and scenic beauty of the Island should be the overall goal of this plan.

The following discussion is from the results of the community survey: About two-thirds of the respondents have purchased their property within the last ten years. Of Island residents, 46% have lived on the Island five years or less, 29% between five and twenty years, and 25% are considered "old timers", having lived on the Island over twenty years. The respondents indicated that 41% own parcels one acre or smaller, 31% from one to five acres, and 29% have five acres and larger.

Most properties are currently being used for primary residences or second homes. The indications are that undeveloped properties are intended for those same uses.

The survey contained three questions dealing with residential density (i.e. dwelling units per acre). Each question dealt with different utility scenarios. When asked what maximum residential density was preferred under the condition of individual wells and septic tanks, 8% preferred more than 1 unit per acre, 64% of the respondents preferred 1 unit per acre, 17% preferred 1 unit per 3 to 5 acres, and 11% didn't know or chose not to respond.

The same question was asked with the condition of a community water system and septic tanks: 20% preferred more than 1 unit per acre, 43% of the respondents preferred 1 unit per acre, 14% favored 1 unit per 2 acres, 14% preferred 1 unit per 3 to 5 acres, and 9% expressed no opinion.

Again the question of residential density was asked, but this time with the services of community water and community sewer available to properties. Under this condition 27% favored more than 1 unit per acre, 46% of the respondents preferred 1 unit per acre, 18% favored larger lots in the range of 2 to 5 acres, and 9% didn't know.

Over half of the respondents indicated they had their own water system and these systems were adequate for their needs.

The next question posed was if the development of a community water system over the entire Island, or a portion of the Island, would be favored. A community water system that would encompass the entire Island was favored by 40%, a community system for only part of the Island was favored by 4%, and 56% wished to see no community water system on any part of the Island. Further analysis revealed persons with adequate water supplies usually did not prefer a community water system and non-resident property owners were more inclined to encourage the development of such a system. The geographical distribution of respondents indicated the largest concentration of property owners who would prefer a community water system lived along the shoreline from Mystery Bay around Griffiths Point to the causeway at the southern end of the Island, and, to a lesser extent, from East Beach Park south to Liplip Point.

About 60% indicated they would favor alternatives to conventional septic tank systems. However, the lack of specific information about these systems resulted in a large number (35%) of the respondents marking their answer "don't know". Many respondents who did favor alternatives also had questions about those systems.

Almost all the people surveyed agreed mobile homes should be treated like "frame built" homes with respect to land development standards.

The next question asked preferences for some sixteen different development activities. Those activities receiving favorable consideration in order of preference are: single family residences; agricultural/aquaculture; walking, bike, and horse trails; home or cottage businesses; and internal expansion of Fort Flagler State Park. Those activities not favored were convenience goods stores; marinas; service businesses; expansion of State Park facilities at Mystery Bay; light industry; campgrounds or recreation vehicle parks; owner occupied multi-family residences (condominiums, etc.); mobile home parks, motels, hotels, and resorts; non-owner occupied multi-family residences (apartments, etc.); and heavy industry.

The majority of respondents felt there is a need to develop policies to conserve natural and cultural resources on the Island. It was indicated by 85% of the respondents that the conservation of productive or prime

aquaculture areas was important. Preservation of sensitive natural areas received 78% favorable consideration. Respondents indicated, by 70% there is a need to protect agricultural and timber lands. Further, 67% indicated there is a need to preserve cultural or historic areas. Over 80% agreed that if the conservation of these areas precludes one's use of his or her property then compensation is justified.

Of those who had an opinion on a pattern of development for the Island, about half preferred a somewhat even spread over the entire Island and half would like to see a clustering of development separated by areas of open space.

Most people felt a wide range of public and private services available to them as Island residents and property owners were satisfactory. However, there was an indication some services needed more attention. The only emergency aid vehicle close to the Island is Cascade Ambulance Service. The lack of a closely available emergency vehicle is of concern. Law enforcement was marked poor by about 30% of the respondents. From comments received, most felt speed limits on Fort Flagler Road need to be better enforced, and response time from County law enforcement officials should be quicker. Garbage disposal is another community service that, according to respondents, needs consideration. The Hadlock Drop Box Station is inconvenient to some Islanders and the mechanical drop boxes aren't always in working order. Many people commented on the lack of animal control on the Island, particularly with respect to roaming dogs which molest other animals and vandalize property. The lack of land development standards also received comments. The absence of programs for youths and available library service outside of the City of Port Townsend are two other services which received considerable comment.

The final two questions of the survey asked what the respondents liked and disliked about Marrowstone Island. As stated before, most respondents agreed the quiet, rural atmosphere and scenic beauty is what they liked most about Marrowstone Island. Most respondents stated there was very little they disliked about the Island. Some of the respondents used this question to restate their concerns about the inadequacy of some of the services and programs available to the Island. Others expressed their concern about the threat of development changing the Island from its present rural character to a more suburban orientation.

The high response rate of this survey, and the written comments received have provided a basis from which goals and policies can be developed concerning the future of Marrowstone Island.

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 Marrowstone Island Community Development Plan have evolved after careful consideration of a number of important factors:

1. Natural resources of the Island such as soils, geology, climate, water, topography, fish and wildlife, and shoreline features;
2. Cultural resources of the Island 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 Island 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 developments; 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 PLAN GOAL

The goal of the Marrowstone Island Community Development Plan is to maintain, preserve and enhance the rural atmosphere and scenic beauty of Marrowstone Island.

GENERAL PLAN POLICIES

1. Natural open spaces, agriculture, aquaculture and residential development should be the primary use of the land and adjoining shorelines.
2. Private and public facilities and services should primarily serve the needs of Island residents, including Fort Flager State Park.

HOUSING and RESIDENTIAL DEVELOPMENT

Marrowstone Island is a unique and desirable location for both permanent and second homes. Over the years, residences on Marrowstone Island generally have been built on a custom or individual basis. Structures originally built as recreational or second homes have later been converted to permanent residences.

The primary constraints to continued residential development are: a continued adequate supply of potable domestic water, particularly from ground water sources; soil suitability for septic tanks; and the high cost of labor and materials.

These development trends and constraints have helped maintain the Island as a rural, lightly populated community. To insure that in the future Marrowstone Island retains much of its present character, the following goals and policies should be applied to residential development.

GOALS

1. To insure residential development is in context with the rural landscape.
2. To provide for a wide range of lifestyles.
3. To insure residential development is located, designed, and constructed in a desirable and well-planned manner, with proper consideration given to natural features.

POLICIES

Residential development should be sensitive to areas of natural limitations. The following policies are developed to encourage proper siting of homes with respect to natural features and natural hazard areas.

1. Residential development should not occur on geologically unstable areas, unless evidence is supplied by a geologist or soils engineer that the site of a home will not present a hazard to occupants. This evidence must be satisfactory to the Board of County Commissioners and their appropriate departments.
2. 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.
3. Ground water resources, ground water recharge areas, and shorelines should be protected from residential wastes such as septic tank effluent.
4. Residential development should not take place on sensitive natural areas such as tidelands and tidal marshes.
5. Residential development along shorelines should follow the appropriate policies and performance standards contained in the Shoreline Management Master Program for Jefferson County.

To further encourage residential development that is in context with this plan, the following policies are put forward:

6. Mobile homes should meet the same standards as other residential structures with respect to density, water supply, sewage disposal, etc.

7. Upgrading and renovation of existing deteriorating housing units should be encouraged.
8. Consideration should be given to orienting lots and home sites so homes can benefit from energy conservation measures and alternative energy sources such as solar energy.
9. Innovative residential development with respect to architectural and structural design, utility systems, and site layout should be encouraged. Codes and standards should contain sufficient flexibility to permit innovation and experimentation.
10. Buffer/greenbelt strips should be provided on lot sides adjacent to collector or arterial roads such as Flagler Road.
11. Access for residential lots onto such major roads as Flagler Road should be limited. Access needs should be accommodated by such techniques as common-use driveways.
12. Multi-family dwellings are not considered harmonious with the rural landscape and should not be constructed on Marrowstone Island. Single family detached houses are the preferred type of residential structures.
13. Residential structures should not be located in a manner that will significantly block the view of adjacent properties.
14. Residential structures should not exceed 35 feet in height from the finished grade level.

The following maximum residential densities for Marrowstone Island relate to the type of utilities that might be available. Density is expressed in "dwelling units per acre", rather than "minimum lot size." This provides for more flexibility in the siting of homes and permits "clustering" or grouping of houses. Clustering is a technique intended to: reduce site development costs; take advantage of the best features of property such as good views; and retain more useable open space than with minimum lot sizes. If clustering is chosen by a residential developer he must still meet the overall density that would have been acceptable had he chosen to locate houses on uniformly distributed lots. The Jefferson County Health Department may, under certain adverse soil conditions, require larger lot sizes for the safe disposal of septic tank effluent then are prescribed in the following policies.

15. For residential sites served by individual wells and an approved on-site sewage disposal system (septic tank and drainfield), the maximum residential density should be 1 dwelling unit per 2 gross acres.
16. For residential sites served by a community water system and an approved on-site sewage disposal system, the maximum residential density should be 1 dwelling unit per gross acre. A community water system is a system serving more than one house. It could be a small neighborhood system or one serving a large part of the Island.
17. For residential sites served by a community water system and a sanitary sewage system, the maximum residential density should be 1 dwelling unit per gross acre.

COMMERCE and INDUSTRY

Commerce is defined as the array of activities associated with buying and selling goods and services. Industry is the manufacturing, processing, fabri-

cation or assembling of products or materials.

At present, the Nordland General Store serves as the commercial center for the Island. A concession is operated at Fort Flagler State Park to serve the needs of summer tourists. A larger, commercial center is located at nearby Hadlock. Also, there are a number of business enterprises home-based on the Island, but which conduct the major part of their operations elsewhere. Examples include the Carl Johnson truck/freight firm, and Stevens Stage Lines. Small logging or excavating contractors who maintain or store their equipment on Marrowstone, but perform their work off the Island are similar examples. There are no industrial developments on the Island.

GOALS

1. To provide for a level of commerce that is adequate for the needs of Island residents and to a lesser degree summer tourists.
2. To insure that commercial development is located, designed, constructed and operated in a desirable and well-planned manner.

POLICIES

1. Many residents on the Island are retirement age. The opportunity should exist for those who desire to supplement their retirement incomes through home or cottage businesses. Home or cottage businesses are activities such as a beauty parlor, tax accounting, sign painting, etc. Home or cottage businesses should: (a) employ no more than two persons outside of the immediate family; (b) be contained within primary residential structures or common outbuildings such as garages or barns; and (c) not affect the use, value, or enjoyment of adjacent areas or properties.
2. Home-based businesses on the Island should: (a) be accessory to a primary residence, and (b) not adversely affect the use, value, or enjoyment of adjacent properties.
3. Intensive commercial activities, other than "Ma and Pa" type stores, home or cottage businesses, home-based businesses, personal services, and enterprises coincidental with agriculture or aquaculture production should be considered incompatible with the rural character of the Island and this plan.
4. Industrial activities are considered an urban land use and should not be considered compatible with the goals and policies of this plan.

Strip commercial development along arterials leads to unnecessary traffic congestion, automobile accidents, proliferation of signs, and diminished property values.

5. Commercial development should be located adjacent to existing commercial areas near the Nordland Store in a block-like fashion.
6. Commercial development should provide sufficient off-street parking with limited access, a separate off-street loading or delivery zone, adequate screening or buffering from adjoining uses, and should not create a situation which would adversely affect the use, value or enjoyment of adjacent areas or properties.
7. Commercial signs should follow the policies in the following section entitled "Signs and Outdoor Advertising."

8. Commercial developments should follow standards of the Jefferson County Health Department with respect to water supply and sewage disposal.
9. Commercial developments should make adequate provisions for removal of trash and rubbish.
10. Commercial developments along shorelines should follow the appropriate policies and performance standards contained in the Jefferson County Shoreline Management Master Program.

SIGNS and OUTDOOR ADVERTISING

Usually signs are classified into two categories, directional and informational. Directional signs are those that provide information for the location of a certain point or destination. These signs are usually found off-premise. An example of a directional sign would be "Fort Flagler State Park Five Miles Ahead." Informational signs are those that advertise a product or location. Informational signs may be found both on and off a premise. Examples of informational signs are "Drink Coca Cola" or "Nordland General Store." The proliferation of signs along the roadway or at a commercial center can detract from the landscape and may confuse travelers. The placement and lighting of signs can also create a traffic hazard or a nuisance to nearby properties.

GOAL

To provide information and direction with appropriate signs while protecting the scenic beauty of Marrowstone Island.

POLICIES

1. Billboards or other types of off-premise outdoor advertising do not blend with the rural landscape of Marrowstone Island and should not be erected.
2. Directional signs should be kept to a minimum in both size and numbers.
3. Signs should be built from native materials and blend with the landscape whenever possible.
4. Commercial on-premise signs should be constructed against or painted on buildings.
5. On-premise signs should not extend in height beyond the highest exterior wall of the building to which the sign relates. Signs should not be erected upon the roofs of structures.
6. Projecting signs should not extend over building entrances or road right-of-ways.
7. Artificial lighting for signs should be directed or beamed away from public roads or adjacent properties so as not to cause glare or reflection that may constitute a traffic hazard or nuisance.
8. No sign or part thereof should consist of banners, streamers, spinners, or similar moving devices. The exception to this principle are the temporary banners and streamers associated with local festivities, parades, and fairs.
9. Recognized or officially delineated vistas, viewpoints, and historic sites should be kept free of unnecessary signs.
10. Signs which advertise or promote an activity or business which has ceased

- operation should be removed as soon as practicable. Examples are political campaign signs which remain after an election, or business signs which are displayed even though the business has terminated.
11. A County-wide program should be undertaken to place road-name signs at all intersections. Not only would such a program increase convenience for the traveling public, but it would provide a necessary element for the success of emergency service delivery such as fire protection and law enforcement.
 12. The boundaries of public beaches and tidelands at Fort Flagler and Mystery Bay State Parks should be properly signed to prevent trespassing onto adjacent properties. East Beach Park should be properly signed indicating that beaches are in private ownership, however, passage is permitted subject to certain conditions, such as beach fire, bank climbing, etc. No other tidelands should be marked on the Island.
 13. Bicycle, walking and horse trails should be appropriately marked or signed. Such signing would provide direction to users and serve as a warning to motorists.
 14. All activities along the shoreline which use signs should comply with the appropriate policies and performance standards of the Jefferson County Shoreline Management Master Program.
 15. Gateway signs placed at or over entry roads should be outside of public road right-of-ways.

RESOURCE PRODUCTION (AGRICULTURE, AQUICULTURE 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 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.

While Marrowstone Island is not a dominant agricultural community, many small subsistence farms dot the landscape, and waterfront property owners are engaged in mini-aquaculture projects. Major timber harvesting does not occur on the Island, although some commercial timber and many woodlots exist. Many people on Marrowstone Island are contributing to conservation and resource production.

GOALS

1. To protect, conserve, and enhance areas naturally suited for resource production.
2. To encourage continual agriculture, aquaculture, and timber production.

POLICIES

Property taxation and land speculation often forces farmers, holders of timberlands, and large acreage owners to sell their properties.

1. Property owners should be encouraged to take advantage of the Open Space/Agriculture/Timberland tax program of Washington State.

There is a commercial aquaculture (clam) packaging operation on Marrowstone Island. Many Islanders "farm" their tidelands and contribute to this enterprise. Also many waterfront propertyowners raise oysters for personal and commercial use.

2. Commercial aquaculture farming operations should be encouraged.
3. Efforts should be made to monitor the quality of marine waters surrounding the Island. This is particularly true of Kilisut Harbor. Protective measures should be imposed if water quality drops below acceptable standards.
4. Marine waters should be protected from septic tank effluent. The Jefferson County Health Department should impose protective measures along shorelines when the situation warrants.
5. Offshore fish and shellfish harvesting should not cause any adverse effect to the shorelines of Marrowstone Island. These same operations should not constitute a nuisance to upland properties.
6. Activities along the shoreline should follow the appropriate policies and performance standards of the Jefferson County Shoreline Management Master Program.

Timberlands and farming operations help maintain the rural character of Marrowstone Island.

7. Local agricultural and timber activities should be encouraged. However, large resource-conversion activities such as fertilizer plants and pulp mills are considered industry and are not in keeping with the intent of this plan.

OPEN SPACE and RECREATION

Open space refers to (1) established, developed recreation areas such as parks, campgrounds, trails, bike paths, etc., and (2) undeveloped public and private lands such as beaches, open fields and meadows, farmlands, woodlands, and other natural areas.

Basically there are three functions which open space serves. These are (1) conservation of our natural resources, (2) provides settings for relaxation or recreation, and (3) assists economic development such as tourism.

On Marrowstone Island there are a number of developed public and private recreational facilities. The State of Washington owns and operates two facilities on the Island: Fort Flagler State Park and a marine park at Mystery Bay. A waterfowl sanctuary at the northern end of the Island is maintained by the federal government. Jefferson County has a day-use facility at East Beach Park. Private facilities include the Nordland Nature Trails Park, Marrowstone Resort, and Smitty's Trailer Park.

GOAL

To promote a system of developed and non-developed open space for the enjoyment of local residents and visitors which compliments the rural char-

acter of Marrowstone Island.

POLICIES

1. The retention of private and public lands in their natural state and agriculture or timber production should be encouraged. To this end, property owners should be encouraged to take advantage of Open Space/Agriculture/Timber taxation categories.

Fort Flagler State Park contains 794 acres and has 90 developed campsites. The marine park at Mystery Bay has moorage facilities for 100 boats and picnic facilities on 11 upland acres. Marrowstone Resort provides overnight cabin accommodations for Island visitors and has a small boat launch facility. Nordland Nature Trails Park is a privately-owned 40 acre wildlife preserve and sometimes accommodates overnight visitors. Smitty's Trailer Park is also privately owned and operated and presently contains 40 recreational vehicle sites on 28 acres.

The present, developed recreational facilities on Marrowstone Island provide a wide range of opportunities to tourists. These facilities encourage activities that often intrude upon adjacent private properties.

2. Additional overnight recreational facilities should not be developed except within the confines of Fort Flagler State Park and existing private recreational properties. Because of external impacts, any expansion of facilities at Fort Flagler should include local citizen and County government participation in project planning.
3. Expansion of the marine park facilities at Mystery Bay should be for day-use activities only.
4. Every effort should be made by public and private park operators to prevent user "overspill" onto private properties. Signing, fencing and other measures should be employed.

Many bicyclists come to Marrowstone Island. Some of these cyclists spend the night at Fort Flagler State Park while others are on a daytime outing. The use of Flagler Road by motorists and bicyclists creates a potential for accidents.

5. The shoulder of Flagler Road should be upgraded to provide a bike lane for bicyclists.
6. Signing of bike trails should be undertaken and should serve as directional devices to bicyclists and a warning to motorists.
7. Recreation facilities should accommodate a diversity of age groups and interest groups.
8. Recreation facilities along shorelines should be consistent with the goals, policies and performance standards of the Jefferson County Shoreline Management Master Program.

TRANSPORTATION and CIRCULATION

Transportation and circulation is that network of delivering people, goods, and services to various points within an area. Transportation facilities include roads, railroads, and airports, as well as facilities

which transmit, carry, store, or dispose of electric power, water, sewage, gas, communications, oil and the like.

GOALS

1. To maintain a transportation and circulation system that is rural in nature.
2. To maintain a transportation and circulation system that is safe, reliable, and efficient and at the same time conserves costs, energy and natural resources.

POLICIES

Flagler Road is the major north-south route on the Island and acts as a vehicle collector for those leaving and entering the Island.

1. Flagler Road should be considered the major vehicular route on the Island and be maintained as such.
2. Flagler Road should be considered a scenic roadway, and vistas and viewpoints should be maintained. To this end, vehicle turn-outs should be provided at strategic locations.
3. Shoulders on Flagler Road should be upgraded to provide a bicycle lane. Signing of these lanes should be undertaken.
4. Circulation corridors should be multi-functional and include roads and utilities, as well as bike, walking and horse trails in integrated systems.

The following policies also apply to transportation and circulation systems.

5. Facilities associated with transportation and circulation should be located and designed with respect to such natural features as topography, soils, geology, shorelines, etc. These same facilities should be located within existing routes and corridors whenever feasible.
6. Transportation and circulation routes, including roads, should not be vacated or abandoned (a) where existing or future land development indicates their usefulness; (b) where the effectiveness of fire, medical or other emergency service may be impaired; or (c) where such routes can effectively be used for utility corridors or trails or pathways.
7. In order to provide traffic safety, and to minimize public expenditures, roads should incorporate limited-access provisions whenever possible. This is particularly true for Flagler Road. Jointly-used residential driveways should be encouraged.
8. Roads should be clearly and completely signed to facilitate convenient travel for the public and efficient service delivery for emergency vehicles.
9. Future road improvements should be designed and built to meet the needs of local residents. Roadway planning should always involve local citizen participation.
10. Those facilities designed to carry, store or dispose of electric power, water, sewage, gas, oil, communications and the like, should only be constructed and maintained for the benefit of existing and future Island residents, including Fort Flagler State Park.

11. The design, construction, and operation of transportation and circulation facilities should follow the policies and performance standards of the Shoreline Management Master Program for Jefferson County where applicable.

COMMUNITY FACILITIES and SERVICES

There are many types of facilities and services which 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 supplies 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 goal and policies apply to public and private community services and facilities on Marrowstone Island.

GOAL

To promote a level of community services and facilities that are commensurate with the rural nature of Marrowstone Island and adequately meet the needs of Island residents.

POLICIES

Presently there are no community water or sewer systems on Marrowstone Island. It is quite likely that the establishment of these basic utilities on the Island would tend to increase development activity. However, there are some Island residents whose individual water systems fail, especially during warm summer months, and whose septic tank and drainfield systems only operate on a marginal basis.

From the survey results, 44% of the respondents favored a community water system and 56% did not (see Chapter 4, Community Values, for additional discussion).

If at some time in the future a community water system becomes more desirable or necessary, a number of alternatives are available for water system development: (a) extension of the City of Port Townsend's Olympic Gravity System; (b) creation of a Local Improvement District (L.I.D.) over all, or part, of the Island, under supervision of Jefferson County P.U.D. #1; (c) creation of a Marrowstone Island Water District encompassing all, or part, of the Island; and (d) a private water company serving all, or part, of the Island.

1. Small "neighborhood" water systems, where adjoining property owners share development and operational costs, should be encouraged.
2. Any plans for a future public community water system should consider the degree to which Island property owners have control over service areas, development costs, expansion policies, monthly rates, etc. Of the alter-

natives outlined above, (b) L.I.D./P.U.D., and (c) Marrowstone Island Water District, appear to be those which would most likely retain such local control.

3. The development of any public, community water system on the Island should provide for a Utility Service Boundary. Such a boundary would direct water into the areas where it is desired or needed, and would insure that only those who benefit from the system would pay the costs.
4. At the time a community water system is planned, a community sanitary sewer system should also be planned.

The Hadlock Garbage Drop Box Station services a large area. As the population grows, a drop box station on Marrowstone Island to serve local residents may become feasible.

5. A suitable drop box site on Marrowstone Island should be acquired for future use as soon as possible. Any such station should be centrally located, easily accessible, and situated so it would not interfere with adjacent properties.

The closest emergency medical aid unit to Marrowstone Island is Cascade Ambulance Service. It is some fifteen to twenty minutes away, located in Port Townsend. In cases of emergency, response time is critical. To date, most rural fire districts have emergency aid vehicles, with the exception of Chimacum, and newly-formed Quimper fire districts.

6. Efforts should be made to locate an emergency aid vehicle in closer proximity to Marrowstone Island. Jefferson County Fire Protection District #1 (Chimacum) is the logical unit of special purpose government to obtain such a vehicle and is encouraged to do so.
7. Fire District #1 should constantly reassess their fire fighting capabilities. Appropriate acquisition of land and equipment should be made when the demand for service warrants.
8. The emergency house-numbering system should be constantly updated and maintained to insure efficient fire protection, law enforcement, and medical aid.

The following additional policies pertain to community services and facilities on Marrowstone Island.

9. The establishment of public or private utility facilities on Marrowstone Island should only be developed to serve existing and anticipated Island residents, including Fort Flagler State Park.
10. Public and private utility companies should locate wires, cables, lines, etc. underground as a positive measure to protect the scenic beauty of the Island.
11. Law enforcement officials should take positive steps to patrol the Island more frequently and reduce the response time to citizen complaints. Law enforcement officials should take measures to enforce the posted speed limits on Flagler Road, especially during the summer tourist season and on week-ends.
12. There is no animal control ordinance in the unincorporated areas of Jefferson County. Island residents with pets, particularly dogs and cats, should confine their animals to their own property. The Jefferson

- County Sheriff's Office should be notified when stray animals are vandalizing properties. If the situation warrants, an animal control ordinance should be developed for Marrowstone Island.
13. Programs for all age groups should be maintained and supported. Efforts should be made to encourage Island youths to become active in existing programs designed for them.
 14. Marrowstone Island residents should have more accessibility to library services. A bookmobile or branch library system should be established for the unincorporated areas of Jefferson County, including Marrowstone Island. The library facility at Chimacum School should be utilized in coordination with the Port Townsend Library for the benefit of Island residents.
 15. Medical and dental services should be encouraged to be located in closer proximity to Marrowstone Island. Hadlock is considered a logical location for such activities.
 16. Private or public airports or landing strips should not be located on Marrowstone Island. Likewise, due to the fragile nature of the marine waters adjacent to the Island, a seaplane or floatplane base should not be located in the waters surrounding Marrowstone Island.
 17. The land requirements of the Sound View Cemetery should be reviewed. If land acquisition will be required, steps should be taken to obtain land in the near future.
 18. The State Departments of Game and Fisheries should evaluate their hunting, fishing and shellfish harvesting laws with respect to Marrowstone Island. If warranted, hunting should be curtailed on the Island, and shellfish harvesting limits should be reduced in over-used areas. Restocking programs should be undertaken.

chapter 6

implementation : how to make the plan work

The Marrowstone Island Plan is an expression of how the community should grow and develop. The goals and policies contained in the plan are guidelines and not regulations. The plan is, however, closely related to some existing County ordinances (see Stage 1 below). Moreover, it can serve as the foundation for other programs, standards, and actions which will further the plan's objectives (see Stage 2 below).

STAGE 1

Once adopted by the Board of County Commissioners, this plan becomes a special chapter of the overall Jefferson County Comprehensive Plan. As part of the County-wide plan it will automatically affect some types of developments that may be proposed for Marrowstone Island. All proposed residential land subdivisions (short and long plats), mobile home parks, and membership camping clubs must be in conformance with the plan. In addition, public agency proposals, such as the County Road Program, will be reviewed in light of the plan. It will also have some effect on the plans of state agencies such as Washington State Parks. This plan will also have some bearing on developments seeking a County Shoreline Management Substantial Development Permit.

It will not generally regulate the kinds of uses to which people put their land. Nor will it have any influence on individual building permits. These can only be accomplished by means of other implementing tools or ordinances, some of which are briefly outlined in Stage 2.

STAGE 2

A wide array of techniques are available to further the goals and policies of this plan.

One of those is a series of small citizens committees comprised of three or four interested people who can concentrate on specific issues identified in this plan. For instance:

(a) Open Space: A committee could investigate the property tax reductions offered by the State Open Space Law for the preservation of agriculture, timber, tidelands, and other open spaces. The group could also accumulate information related to private, non-profit land conservation trusts. This data could be made available to interested landowners.

The committee should work with the Jefferson County Assessor's Office which has expertise in these matters.

(b) Garbage and Solid Waste Disposal: A committee could investigate the possibility of a future drop-box site for the Island, and if appropriate, determine a preferred site and make initial acquisition inquiries. The group should work with the Jefferson County Public Works Department which has solid waste disposal responsibilities.

(c) Emergency Medical Aid and Fire Protection: The logical group for continued efficiency of these services is the Marrowstone Island Fire Department as annexed by Chimacum Fire District #1. Planning for future equipment and manpower, a medical aid-car, and continuation of the Island's house-numbering system would be likely areas of concentration.

(d) Law Enforcement: This small committee could cooperate with the Jefferson County Sheriff's Office in discussing ways of correcting speeding, vandalism, and trespass on the Island. The Sheriff's Office and Island residents could work together on such things as a "crime watch" program for which the Sheriff can provide many expert suggestions.

(e) Animal Control: This group could look into the growing problem of animal control and suggest ways of dealing with it. Cooperation should be solicited from the County Sheriff's Office, County Prosecuting Attorney, and State Game Department.

(f) Library Services: A committee could work with the Port Townsend Library Board to bring library service nearer, or onto, the Island. Cooperation with the Chimacum School District could also be undertaken.

(g) Cemetery: The Nordland Community Club could assess the need for additional land requirements and begin property acquisition if appropriate.

(h) Recreation: This small committee could assess local recreational needs and make recommendations to the Board of County Commissioners and/or Planning Commission.

(i) Hunting, Fishing, and Shellfish Harvesting: A group of citizens could work with the State Departments of Fisheries and Game to help assure that fish, game, and shellfish regulations are designed and enforced to conserve Island resources without unfairly limiting harvesting.

(j) Fort Flagler State Park: An interested committee could discuss with park officials means of reducing the problems that park use presents to residents. Proposed expansions of Fort Flagler facilities could be presented to this group prior to detailed design or construction plans.

If the citizens of the Island are interested in carrying the land use and development policies of this plan a step further, a number of tools are available. Some are quite restrictive, while others are more flexible. Regardless of the technique employed, it should be embodied in the form of an ordinance adopted by the Jefferson County Board of Commissioners.

Some examples of such methods are outlined below:

(a) Conventional Zoning: Zoning is a type of land development regulation used by many cities and counties. Zoning ordinances generally divide land into geographical districts or zones. Within each district certain types of land uses or building types are permitted while others are prohibited. Each district also has performance standards such as building setbacks from roads, parking requirements, minimum lot sizes, building height limitations, etc. Zoning's primary purpose is to separate conflicting uses such as industrial development and residential neighborhoods.

(b) Performance Standards Ordinance: This concept permits the mixture, not the separation, of land uses. For instance, commercial areas and residential development may be constructed side by side. Even though such uses may intermingle, and theoretically any parcel of land can be used for any purpose, developments are protected from the adverse effects of each other by performance standards. Such standards may include provisions for maximum density, signs, parking, landscaping, utilities, accesses, noise limits, etc.

Such a technique can also provide for Site Plan Review by a local group or county agency. The review attempts to insure that a proposed development meets the policies of local plans and performance standards on a case by case basis.

(c) Transfer of Development Rights: T.D.R. is a rather new and somewhat complex method of land development regulation. It attempts to relieve some of the economic inequities imposed by conventional zoning which creates artificial land values by permitting or prohibiting certain land uses and densities on certain properties.

T.D.R. assumes that land ownership is a bundle of rights that can be separated from the land itself. For example, water rights and mineral rights have historically been detached from property and sold separately by a landowner. T.D.R. maintains that development rights may also be sold without actually conveying the land itself.

For instance, a property owner whose land is restricted by a land use regulation may sell his development rights which he cannot use, or chooses not to use, on his own property, to another landowner. The party which purchases those development rights may add them to his property and develop perhaps a more dense development than ordinarily permitted for the area in which his land is located. Suppose that Mr. Jones and Mr. Smith are neighbors and each owns 4 acres. And, the area in which they live requires 1 acre for each new house. If Smith wished to keep his land as pasture or a woodlot, he could sell his rights to build four houses on his 4 acres to his neighbor Jones. Smith would be compensated for his inability to build houses on his property in the future, and Jones would gain special develop-

ment privileges only after buying them in the free marketplace. With his rights for increased density, Jones would still have to meet water supply and similar local requirements. The overall density of the area would not change, however, due to Smith's limitations of use.

Similar, but more complex T.D.R. arrangements can be made among different uses such as commercial and industrial development.

(d) Land Trusts: Land trusts are private or public non-profit organizations to which land, development rights, or conservation easements may be sold, dedicated, or even granted in a will. By their charters and by-laws, land trusts insure that the use of a tract of land will remain as the previous owner had intended. The conveyance of land, or development rights, to all or part of a piece of property has advantages with respect to property taxes and income taxes.

It is practical in some communities, to employ a hybrid, or combination, of the foregoing techniques.

Regardless of what measures are undertaken to implement a plan such as the one for Marrowstone Island, a conscious, cooperative effort of local citizens and their elected and appointed officials is essential.

OPTIMUM LAND USE MAP

LEGEND

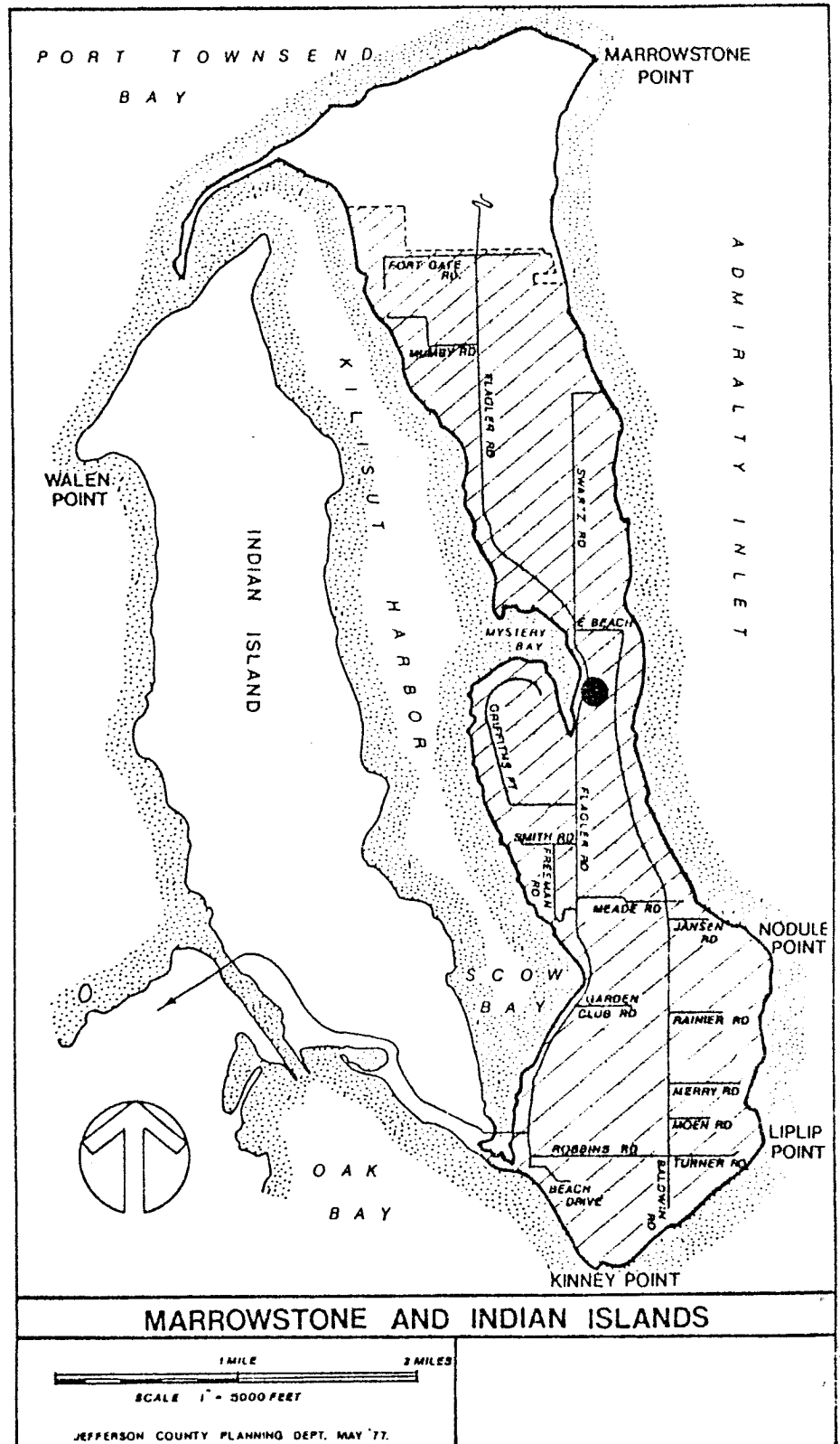


RURAL AREA



COMMERCIAL CENTER

The optimum land use map for Marrowstone Island 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.



resolution no. 23-78

WHEREAS, the Washington State Planning Enabling Act, R.C.W. 36.70, permits the Jefferson County Comprehensive Plan 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 area of the County", and

WHEREAS, Marrowstone Island constitutes such a distinctive geographical area whose citizens have unified interests, and

WHEREAS, the Marrowstone Island Community Development Plan has been prepared by the mutual cooperation of the property owners of Marrowstone Island, the Jefferson County Planning Commission, the Jefferson County Planning Department, and other interested and responsible parties, and

WHEREAS, said Plan has been reviewed in compliance with the State Planning Enabling Act, including the required public hearings, and

WHEREAS, the Jefferson County Planning Commission has approved said Plan and recommended that this Board of County Commissioners also approve and certify same, and

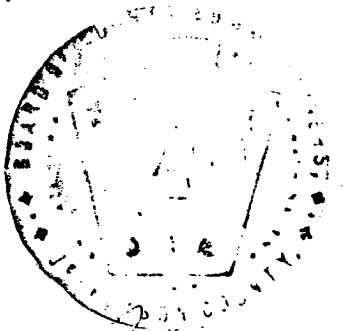
WHEREAS, this Board finds the adoption of said Plan to be in the interest of the public health, safety, and welfare of the citizens of Marrowstone Island and the citizens of Jefferson County,

NOW THEREFORE BE IT RESOLVED, that the Marrowstone Island Community Development Plan is hereby approved and certified as an official amendment to the Jefferson County Comprehensive Plan.

APPROVED and CERTIFIED this 20th day of March, 1978.

SEAL:

JEFFERSON COUNTY BOARD OF COMMISSIONERS



Carroll M. Mercer
Carroll M. Mercer, Chairman

A. M. O'Meara
A.M. O'Meara, Commissioner

ATTEST:

Betty J. Anderson
Betty J. Anderson, County
Auditor and Ex-Officio
Clerk of the Board

B.G. Brown
B.G. Brown, Commissioner