JEFFERSON COUNTY
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SquareONE Resource Center | Building Permits & Inspections | Development Review | Long Range Planning

TO: Tami Pokorny, Jefferson County Natural Resources Program Coordinator
FROM: Joel Peterson, Associate Planner
DATE: November 8, 2023
RE: 2023 Jefferson County Conservation Futures Program Property Acquisition and/or Operations and Maintenance Project Applications

Summary of DCD Findings for 2023 Conservation Futures Program:

Project Name		Project Type
1.	Lower Chimacum Creek Mainstem Acquisitions	Acquisition and O & M
2.	North Barry Snow Creek	Fee Simple Acquisition and O & M
3.	Schmidt Farm – Phase II of the Quilcene to Bay Project	CE Acquisition and O & M

The Department of Community Development (DCD) reviewed the proposed 2023 Jefferson County Conservation Futures Program *Property Acquisition and/or Operations and Maintenance Projects* and provides the following findings.

When a local government chooses to use Conservation Futures Fund money to purchase an interest in land, it must consider and analyze whether taking land out of the 'stock' of land that can be developed leaves enough land subject to development to accommodate allocated housing and employment growth (RCW 84.34.240). From our analysis, we provide two findings to support this requirement and additional findings from the Jefferson County Comprehensive Plan.

Methods:

Housing Analysis: DCD reviews the estimated number of potential dwelling units that may be forgone by the Conservation Futures actions and the effect this may have on the County's ability to accommodate our projected 20-year population growth (2018-2038); and how the actions may affect the County's ability to provide employment growth in the same 20-year planning period. Note that any determination made in this exercise is only an estimate based on current zoning and a map review of possible site conditions.

Employment Growth Analysis: Potential impacts from Conservation Futures program actions to anticipated employment growth were reviewed. Characteristics include observation of current employment conditions in the vicinity of the project parcels, the prevalent employment sector in the area, and consideration of the any other potential effects resulting from conservation action that may limit or enhance the County's ability to provide for economic development or jobs.

Findings:

Housing. Of the 90.5 acres proposed for protection with Conservation Futures funds in 2023, there is a theoretical yield of 8 potential residences. There are challenges to develop sites in the proposed areas due to zoning, topography, and critical areas.

The Lower Chimacum Creek Mainstem properties are zoned RR 1:5 and located in Tri-area Urban Growth Area. The Shoreline Master Plan identifies the project area as both 'priority aquatic' and 'shoreline residential' and the area is within the Fish & Wildlife Conservation and Landslide Hazard critical areas. All parcels overlap with flood zones A and/or AE. Two of the parcels already provide important ecosystem services to be protected by conservation easement/partial acquisition. Chimacum Creek habitat for listed Hood Canal Summer Chum is vulnerable to sediment inputs if slopes are not acquired and stabilized.

This small yield of potential single-family residences is considered to be insignificant, considering the size of area being considered. Jefferson County has documented a surplus of vacant and underdeveloped parcels, beyond that which is necessary to accommodate the land needs of the County's projected population during the 20-year planning period (2018-2038 Comprehensive Plan Land Use Element). As found in past evaluations, the proposed 2023 conservation actions do not reduce the County's capacity to accommodate future planned growth.

Employment Growth. No commercial areas are included in the properties proposed for protection. The North Barry and Schmidt Farm properties are not within or near a rural commercial area or urban growth area.

The two North Barry Snow Creek parcels are zoned RR 1:20 and are traversed by 1,300' of Snow Creek. They are located within wetlands and/or floodplains, steep slopes, landslide and/or seismic hazard critical areas. ESA-listed Juan de Fuca Summer Chum Salmon and winter steelhead are present. The area is part of a growing riparian corridor under multiple ownerships. A portion of the property was formerly farmland; the western portion is in commercial timber. The limited loss of timber harvest from resource and residential parcels observed in this analysis would not create a significant loss of commercial forestry in Jefferson County. The supporting documents suggest that the forested portion will be managed for forest ecosystem services.

The Schmidt Farm parcels are zone AP-20, Commercial Agriculture. The parcels together include FEMA flood Zone A and conservancy and natural shoreline designations. The supporting documents indicate that the properties will be managed predominantly for agriculture. Parcel -003 fully coincides with SIPZ. A highly modified channel for Jakeway Creek flows through property. Accompanying project materials indicate that agriculture will be the primary land use activity going forward.

Employment or business development that could be forgone by loss of residential dwelling units may include potential home business or cottage industry opportunities, though this would be considered to be insignificant. There is no documentation to suggest that a reduction in rural employment may exist due to a shortage of residential parcels that could support home business or cottage industry. Employment in the project areas would likely consist of agriculture, home businesses, cottage industries or in the natural resources sectors.

Jefferson County has identified natural resource conservation as playing a role in economic development, contributing to a draw—as opposed to a loss—of economic development interests and potential employment growth to the area due to the quality of life and healthy environment.

Additional Findings from the Jefferson County Comprehensive Plan:

1. The action is consistent with the goals and policies of the Jefferson County Comprehensive Plan for the preservation and enhancement of open space. The Jefferson County Comprehensive Plan identifies goals and policies for the preservation and enhancement of open space as follows:

    - **Policy LU-P-15.2** Protect open space consistent with the goals and policies of this plan and in cooperation with County Conservation Futures and other land conservation programs.

    - **Open Space Goal OS-G-1** guides Jefferson County to "Preserve and improve the quality, value and extent of open space lands." **Open Space Policy OS-P-1.4** "Identify and conserve critical wildlife habitat, including nesting sites, foraging areas, and migration corridors within or adjacent to natural areas, open spaces, and developed urban areas. Preserve especially sensitive habitat sites that support threatened species and wildlife habitat in developed areas."

    - **Natural Resources Goal NR-G-1** guides Jefferson County to "Encourage the conservation and long-term sustainable use of resource lands so their continued future use will not be precluded by other uses; and encourage the long-term sustainability of natural resource-based economic activities through Jefferson County.

    - **Economic Development Goal ED-G-6** guides Jefferson County to "Encourage economic development that sustains natural resources and open spaces, protects environmental quality, encourages non-motorized recreation and transportation, and enhances Jefferson County's overall quality of life."

2. One of the proposals, Lower Chimacum Creek Mainstem, includes property in the Tri-Area Urban Growth Area, but Critical Areas limit the residential development or economic development potential of three of the four parcels.

Scope of Review:

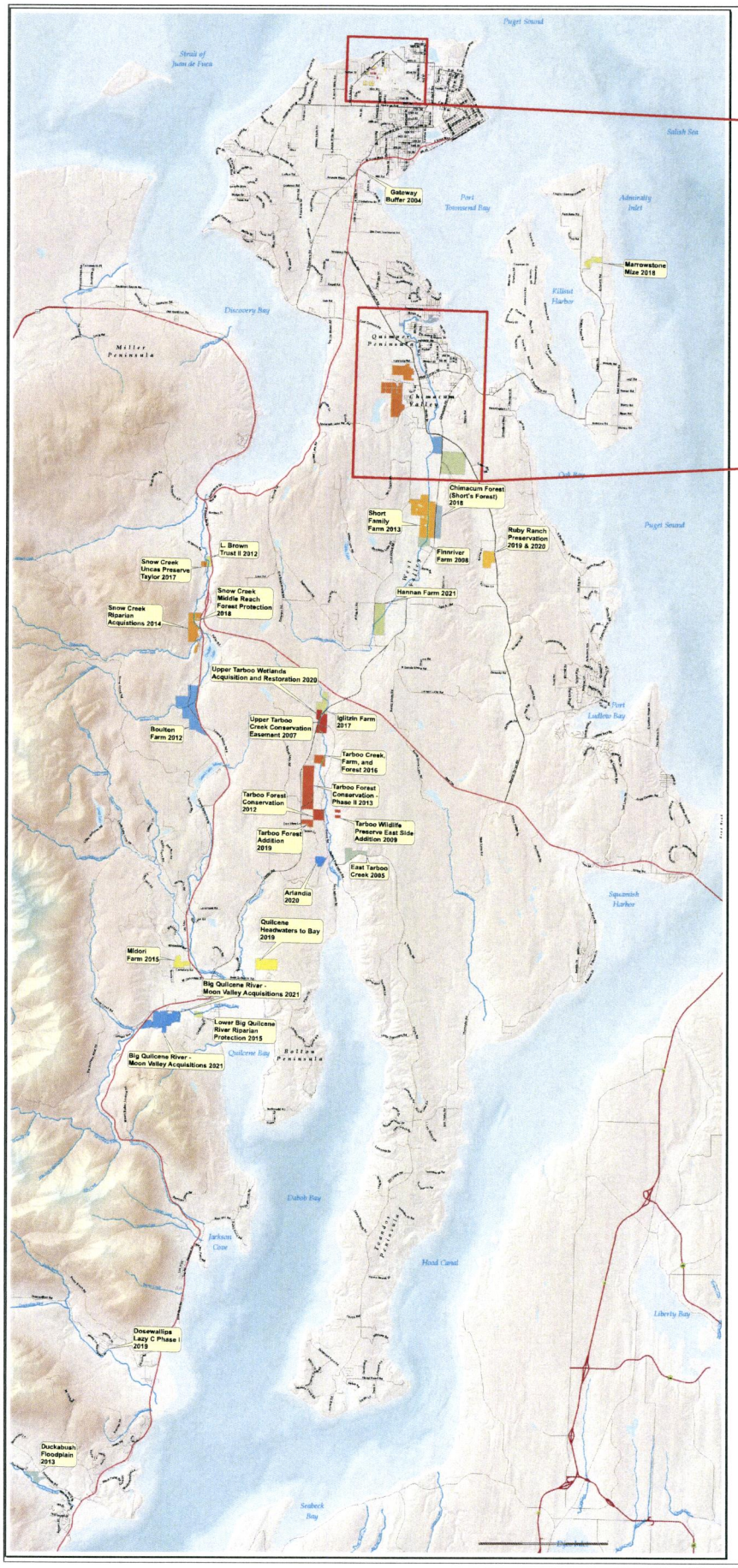
This review is conducted solely to ascertain the current Conservation Futures project's potential effect on housing supply and Employment growth. Any statements about the potential for future development or land divisions is predicated upon many factors for site suitability. All applicants are encouraged to take advantage of Community Development's customer assistance programs so that technical provisions of Jefferson County Code can be explained and applied to particular site-specific situations.

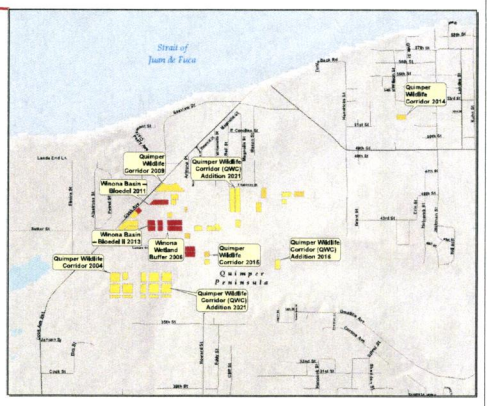
Attachment 1: 2023 Conservation Futures Housing and Employment Analysis Spreadsheet

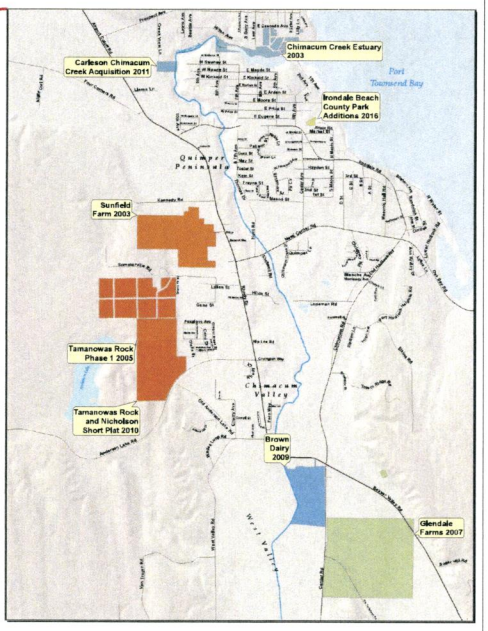
Attachment 1: CONSERVATION FUTURES HOUSING AND EMPLOYMENT ANALYSIS 2023									
PROJECT NAME	APN	Zoning District	Project Acreage	Current SFRs	Additional Theoretical SFR Yield of Project Acreage	ADU Allowance	Est. Net New Theoretical D.U./ADU	Site Characteristics	Employment/Jobs
Lower Chimacum Creek Mainstem Acquisitions **Acquisition**	Mix of CE & acquisition: 961805605, 961805606, 001344004, 961806102	RR 1:5, They are located in the Tri-area Urban Growth Area (UGA-LDR 4-6 DU/ac)	3.14	one (1) existing SFR + (1) ADU on APN 961806102	Possibly one (1) SFR on APN 961805605, but limited by Critical Areas. Remaining vacant lots not likely buildable	no additional structures likely, due to Critical Areas	Sites are constrained. One (1) possible, redevelopment necessary with sanitary sewer to get any additional residential yeild.	Critical Areas: Steep slopes (RRI and Ota) on 961 805 605 and 961 805 606 linked to erosion. (Hanson parcels) 001 344 004 and 961 806 102 extend across Chimacum Creek, including 600' of instream habitat, and may (also) be the subject of a conservation easement or partial acquisition. Benefits achieved through proximity of these project areas to each other within context of Chimacum Creek riparian and habitat corridor and commitment to stabilize eroding slopes with vegetation and invasive species control. All parcels overlap with flood zones A and/or AE. Landslide and seismic hazard zones. Two of the parcels already provide important ecosystem services to be protected by conservation easement/partial acquisition. Chimacum Creek habitat for listed Hood Canal Summer Chum is vulnerable to sediement inputs if slopes are not acquired and stabilized.	Acquisition would maintain and enhance salmon habitat, other ecosystem services and quality of life. Empoyment opportunities from slope stabilization, replanting and invasive species treatments. In proximity to Urban Growth Area to provide ecosystem services such as water and air filtration.
			3.14	1	1	0	1		

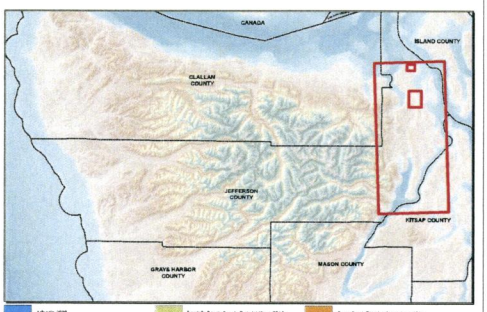
PROJECT NAME	APN	Zoning District	Acreage	Current SFRs	Additional Theoretical SFR Yield	ADU Allowance	Est. Net New Theoretical D.U./ADU	Site Characteristics	Employment/Jobs
North Barry **Acquisition**	902363015, 902354010	RR-20	20.45	0	2	2	4	Traversed by 1,300' of Snow Creek. Located within wetland and/or floodplain zones or steep slopes. Landslide or seismic hazards. ESA-listed Juan de Fuca Summer Chum Salmon and winter steelhead. Part of growing riparian corridor under multiple ownerships. Portion formerly farmland; Portion in commercial timber. FPA harvest on 902354010 in 2002.	To a small degree, loss of employment may be related to lowered timber harvest activity. However, installation of Engineered Log Jams and invasive species removal would offer opportunities. Resource use would continue, e.g. selective harvest. Programs, and possibly employment opportunity, would be enhanced by programmatic goals outlined in project materials. Future use by public. Employment opportunity would not appear to be impacted.
			20.45	0	2	2	4		
PROJECT NAME	**APN**	**Zoning District**	**Acreage**	**Current SFRs**	**Additional Theoretical SFR Yield**	**ADU Allowance**	**Est. Net New Theoretical D.U./ADU**	**Site Characteristics**	**Employment/Jobs**
Schmidt Farm - Phase II of Quilcene Headwaters to Bay **Acquisition**	701182005, 701183003	AP-20	67	1	1	2	3	Both parcels zoned Prime Agricultural Lands (AP-20). Parcel -003 fully coincides with SIPZ. Longterm use for agriculture (pasture). Seismic hazard. Conservancy and natural shorelines. Straightened Jakeway Ck flows through property. Sediment mobilization and incision are issues. Restoration a possible future phase; specific conservation easement parameters unknown. Minimal riparian buffer currently.	No significant change. These lands must be protected as "agricultural lands of long-term commercial significance."
			67	1	1	2	3		
Summary Totals:			90.59	2	4	4	8		

Conservation Futures
Jefferson County, Washington









Arlandia 2020
Big Quilcene River - Moon Valley Acquisitions 2021
Big Quilcene River - Moon Valley Reserve 2018
Boulton Farm 2012
Brown Dairy 2009
Camp Tracewell Creek Acquisition 2021
Carlsson Chimacum Creek Acquisition 2011
Chimacum Creek Estuary 2003
Chimacum Forest (Short's Forest) 2018
Dosewallips River - Lazy C Phase II 2019
Duckabush Floodplain 2013
East Tarboo Creek 2005
Finnriver Farm 2008
Gateway Buffer 2004
Glendale Farms 2007
Hannan Farm 2021
Iglitzin Farm 2017
Irondale Beach County Park Additions 2016
L. Brown Trust II 2012
Lower Big Quilcene River Riparian Protection 2015
Marrowstone Mize 2018
Mildori Farm 2015
Quilcene Headwaters to Bay 2019
Quimper Wildlife Corridor (QWC) Addition 2016
Quimper Wildlife Corridor (QWC) Addition 2021
Quimper Wildlife Corridor 2004
Quimper Wildlife Corridor 2009
Quimper Wildlife Corridor 2014
Quimper Wildlife Corridor 2015
Ruby Ranch Preservation 2019
Ruby Ranch Preservation 2019 & 2020
Sarandrea Farm 2017
Short Family Farm 2013
Snow Creek Middle Reach Forest Protection 2018
Snow Creek Riparian Acquisitions 2014
Snow Creek Uncas Preserve Taylor 2017
Sunfield Farm 2003
Tamanowas Rock Phase 1 2005
Tamanowas Rock and Nicholson Short Plat 2010
Tarboo Creek, Farm, and Forest 2016
Tarboo Forest Addition 2019
Tarboo Forest Conservation - Phase II 2013
Tarboo Forest Conservation 2012
Tarboo Wildlife Preserve East Side Addition 2008
Upper Tarboo Creek Conservation Easement 2007
Upper Tarboo Wetlands Acquisition and Restoration 2020
Winona Basin - Bloedel 2011
Winona Basin - Bloedel II 2013
Winona Wetland Buffer 2008

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