

## DRAFT

# Quality Of Life Values

Please note: Due to time constraints regarding the production of the POT 2004 Updated Comprehensive Plan, the CAC was unable to perform the final review and approval of the following list of Quality of Life Values.

Assuming the following Quality of Life Values represent the Will of the People, then these QLV's must be the criteria used by the Commissioners in evaluating and determining whether a potential project or mission will be compatible with the QLV's of the majority of the People.

The word "must" has been used in each of the following QLV's as we are assuming, for the sake of discussion, that said QLV's represent the Will of the People. If that assumption ultimately proves to be correct, then the Commissioners must determine to what degree any given potential project or activity meets or satisfies each of the following QLV's. The more QLV's satisfied, the greater the potential a given project or activity might ultimately satisfy the Will of the People.

A partial list of ***Quality of Life Values*** against which any potential or proposed activity or project is to be evaluated, follows:

1. Any proposed activity or project, if implemented, must result in minimal to no increase in population.
2. Any proposed activity or project, if implemented, must result in keeping the "touch and feel" of the area the same; or when possible and practical, even going back in time to a "touch and feel" of an earlier era.
3. Any proposed activity or project, if implemented, must result in fostering and increasing a sense of community within each existing population center (hamlet) and between population centers (hamlets) within the Port District of Tahuya.
4. Any proposed activity or project, if implemented, must result in protecting, retaining and enhancing the rural nature and rural features of the Port District.
5. Any proposed activity or project, if implemented, must result in the Port District retaining its independence and control over said activity or project.
6. Any proposed activity or project, if implemented, must not result in decreased property values.
7. Any proposed activity or project, if implemented, must not contribute to, or add to, uncoordinated and unplanned growth, together with a lack of common goals thereby ignoring the public's interest in the conservation and the wise use of our lands. \*

8. Any proposed activity or project, if implemented, must not pose a threat to the environment, sustainable economic development, and the health, safety, and high quality of life enjoyed by residents of this Port District. \*
9. Any proposed activity or project, if implemented, must recognize the importance of rural lands and rural character to Port District of Tahuya's economy, its people, and its environment, while respecting local differences. Rural lands and rural-based economies enhance the economic desirability of the Port District of Tahuya, help to preserve traditional economic activities, and contribute to the Port District's overall quality of life. \*
10. Any proposed activity or project, if implemented, must foster land use patterns and develop a local vision of rural character that will. Help preserve rural-based economies and traditional rural lifestyles; encourage the economic prosperity of rural residents; foster opportunities for small-scale, rural-based employment and self-employment; permit the operation of rural-based agricultural and commercial businesses that are consistent with existing and planned land use patterns; be compatible with the use of the land by wildlife and for fish and wildlife habitat; foster the private stewardship of the land and preservation of open space; and enhance the rural sense of community and quality of life. \*
11. Any proposed activity or project, if implemented, must protect private property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions. \*
12. Further, any proposed activity or project requiring use of the Port of Tahuya's power of EMINENT DOMAIN first requires approval by the majority of voters, property owners and residents via the Quality of Life Values Survey for said proposed activity or project. If the majority of survey respondents do not approve the activity or project, EMINENT DOMAIN cannot be used by the Port District of Tahuya. This adds one additional layer of protection for property owners against the potential for the unbridled and/or arbitrary use of the power of EMINENT DOMAIN by the Port Commissioners of the Port District of Tahuya. (Please note that number 12 is really a part of number 11.)
13. Any proposed activity, if implemented, must protect, maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses. \*
14. Any proposed activity or project, if implemented, must conserve fish (plus all other aquatic species), wildlife habitat and aquatic habitat - and ideally enhance each. \*
15. Any proposed activity or project, if implemented, must ensure the environment is protected that in turn will enhance the Port District's high quality of life, including air and water quality, and the availability of water. \*

16. Any proposed activity or project, if implemented, must ensure the citizens are encouraged in the involvement of the management process (planning, organizing, implementation and control) and to also thereby ensure coordination between communities and jurisdictions to reconcile conflicts. \*
17. Any proposed activity or project, if implemented, must ensure the preservation of lands, sites, and structures that have historical or archaeological significance. \*
18. Any proposed activity or project, if implemented, must result in noise levels being no greater than currently exist; ideally being reduced.
19. Any proposed activity or project, if implemented, must result in traffic levels being no greater than currently exist; ideally being reduced.
20. Any proposed activity or project, if implemented, must result in crime levels being reduced; worst case being no greater than currently exist.
21. Any proposed activity or project, if implemented, must result in, ideally, increased security, worst case security being no less than currently exists.
22. Any proposed activity or project, if implemented, must result in roadside trash levels being reduced; worst case being no greater than currently exist.
23. Any proposed activity or project, if implemented, must result in private property trespass being no greater than currently exist; ideally being reduced.
24. Any proposed activity or project, if implemented, must result in Hood-Canal pollution levels being reduced; worst case being no greater than currently exist.
25. Any proposed activity or project, if implemented, must not result in assessed property values increasing at a rate faster than the historical average.
26. Any proposed activity or project, if implemented, must not result in fair market property values being artificially stimulated.
27. Any proposed activity or project, if implemented, must primarily, if not totally, benefit the residents, voters and property owners within the Port District of Tahuya.
28. Any proposed activity or project, if implemented, must not be justified to any degree on the basis that it will bring tourists and vacationers into the area. The voters, property owners and residents understand that such is the objective of the County of Mason and the State of Washington. However, that is not the Will of the People within the Port District of Tahuya. Existing demographics of the Port District of Tahuya already result in substantial (~50% plus) fluctuations in population between winter and summer. Existing tourist activity during summer months substantially exacerbates population increase still further. The people have no desire to add to this fluctuation other than by what will naturally occur.

29. Any proposed activity or project, before approval for implementation, must contain accurate projected cost estimates for each phase of said potential activity or project and what the people will have to pay out of POT reserves and/or in the form of new taxes.
30. Any proposed activity or project, must not increase taxes on property within the PDOT, without the prior approval of the property owning taxpayers within the PDOT.
31. Any proposed activity or project must not place an undue financial burden on the Port of Tahuya's low/fixed income residents,
32. Any proposed activity or project must be evaluated from the standpoint of whether or not Commissioners have sufficient proven business experience to effectively manage the implementation and ongoing oversight of said activity or project. **(Not a QLV item.)**
33. Before any proposed activity or project can be approved for implementation, it must be proven that such activity or project capacity and/or capability does not already exist within the Port District of Tahuya. Further, that if it does exist, that said existing capacity is exhausted (maxed out) and the controlling authority for said capacity is unwilling and/or unable to expand said capacity. Then and only then, would an activity or project be a potential for implementation. For example, if boat launch facility already exists, but is underutilized, then any proposal requesting the POT create another boat launch facility would be denied. *(An example of a boat launch capability that might not exist could be the capability to launch or retrieve a reasonably sized craft regardless of whether it was high or low tide.)* **(Not a QLV item.)**
34. Before any proposed activity or project can be approved for implementation, it must be proven that such activity or project capacity and/or capability does not already exist within the Port District of Tahuya. Further, that if it does exist, that said existing capacity is significantly overpriced and the controlling authority for said capacity is unwilling and/or unable to fairly price said capacity. Then and only then, would an activity or project be a potential for implementation. For example, if boat launch facility already exists, is underutilized and is fairly priced to the People of the Port District of Tahuya, then any proposal requesting the POT create another boat launch facility would be denied. *(An example of a boat launch capability might be the capability which might not exist which could be the capability to launch or retrieve a reasonably sized craft regardless of whether it was high or low tide.)* **(Not a QLV item.)**

***Again, please note: This is a suggested list. This list has been reviewed but not voted upon by the CAC. It is CAC's intent to have the Commissioners review the list and present it to the public.***