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A M E N D E D

C L A L L A M C O U N T Y

C O M P R E H E N S I V E

P L A N

ORDINANCE NO. 175, 1982

"AN ORDINANCE"

Amending the Clallam County Comprehensive Plan adopted by Resolution No. 12, 1967 (April 20, 1967), and amended by Resolution No. 48, 1971 (August 23, 1971), Resolution No. 49, 1971 (August 23, 1971), Resolution No. 13, 1972 (February 8, 1972), Ordinance No. 70, 1976 (July 8, 1976), Ordinance No. 91, 1978 (February 21, 1978), Ordinance No. 123, 1980 (July 8, 1980), and Resolution No. 447, 1980 (October 14, 1982), by repealing Sections A through L, inclusive of the Clallam County Comprehensive Plan adopted by Resolution No. 12, 1967 (April 20, 1967), except as otherwise herein provided in C.C.C. 31.10, together with all associated maps and together with all associated tables and appendices; and by repealing Resolution No. 48, 1971, (August 23, 1971), Resolution No. 49, 1971 (August 23, 1971), Resolution No. 13, 1972 (February 8, 1972), Ordinance No. 123, 1980 (July 8, 1980), and Resolution No. 447, 1980 (October 14, 1980), and by providing for the planning of land uses within the unincorporated area of Clallam County, Washington.

BE IT ORDAINED BY THE BOARD OF CLALLAM COUNTY COMMISSIONERS

Title 31*

County Comprehensive Plan

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Chapter 31.01*

Introduction

C.C.C. 31.01.010. Introduction.

The population of the unincorporated area of the County grew approximately 86 percent during the 1970 to 1980 period. This growth is increasing competition for the County's environmental and fiscal resources. This competition is heightening the realization that the growth of one area may have vital implications in other areas. This growth has impressed upon us an increasing awareness that our resources are limited and subject to depletion and degradation, and that if they are to continue providing us with the high quality economic, social, and physical environment we now enjoy, we must manage them prudently.

It is recognized that many of our economic development and environmental protection concerns stem from inadequate comprehensive planning. A sound plan which addresses the various needs of our fast growing County is essential to the well being of the existing and future citizens of the County.

Local government is closest to the people and is best suited among all levels of government for the planning of growth. It has the authority to regulate land use activities such as housing, recreation, industrial, and commercial developments. It provides the major services that serve and influence growth such as schools, sewer and water, fire protection, police protection, solid waste collection, and transportation. Therefore, local government must assume the initiative in the management of growth. By adoption of this document, Clallam County accepts this responsibility.

In this context, the Plan embodied in this document is adopted as authorized by RCW 35.63 to foster prudent management by guiding growth in Clallam County. The Plan is based on a review of the County's human activities and environmental characteristics. The Plan is a product of a citizen planning process beginning in 1975.

The following areas are addressed in the Plan:

1. Land Use - Sections 31.10 to 31.30 specify the goals which guide the long range patterning of the unincorporated area of the County. The spirit of the goals is depicted on the accompanying map identifying a desired future pattern of urban residential, commercial, industrial, and open lands.

2. Transportation - Section 31.34 deals with the transportation facility development goals which further the land use goals and land use patterns.

3. Implementation - Section 31.40 identifies the various tools available to the County to implement the goals of this Plan.

Chapter 31.02*

Comprehensive Plan

Purpose and Intent

C.C.C. 31.02 Purpose and Intent

It is the purpose and intent of this Comprehensive Plan to provide a general guide for the orderly growth and development of the land and physical improvements thereon in the unincorporated areas of Clallam County, exclusive of federal and state lands.

The goals of this Plan, together with the land use map, are intended to give order to the broad classes of uses to which land is put, and to aid in the identification, conservation, and enhancement of each of them. The land is called upon to serve us in many widely divergent capacities. An overall order must be brought to the patterning of the several uses so they will not conflict, but will contribute to the integrity of each, and to the County as a whole. Since the land use classifications are necessarily broad and general, they are not intended to preclude unforeseen uses or combination of uses, but merely to serve as an organizing device in structuring the rural and urban settlement pattern of the County.

A plan which provides for the orderly growth of all the various uses of land not only promotes the public health and safety but it also encourages economic development. Industrial and commercial businesses prefer to locate and operate in an area where orderly development and sound land use practices are encouraged by local governments.

The Plan alone is not intended to regulate the use of land, with the exception of Section 31.24, relating to energy facility siting standards. It is adopted to provide a foundation upon which to develop implementing tools such as zoning and subdivision ordinance, and to guide entrepreneurs in making long-term economic investment decisions.

* New Chapter

Chapter 31.10*
Comprehensive Plan
Agriculture-Residential Land Use

Sections:

31.10.010	Issues
31.10.020	Goals

C.C.C. 31.10.010 Issues.

The area designated on the land use map of this plan agriculture residential (AR) has a diversity of residential, agriculture and recreation uses. This diversity necessitates additional review before the adoption of an updated plan for the area. The additional review will occur in 1983 and March 31, 1984 will be the target date for consideration of the adoption of an updated plan for the Agricultural-Residential area.

C.C.C. 31.10.020 Goals.

(1) The goals and objectives contained in Sections G7 and H3 of the 1967 Clallam County Comprehensive Plan, County Resolution No. 12, 1967, shall apply as a land use guidelines to the agriculture-residential designation of this plan.

(2) This plan shall be amended by March 31, 1984, to provide a more precise and up-to-date plan for the agriculture-residential area.

* New Chapter

Chapter 31.12*
Comprehensive Plan
Forest Land Use (F)

Sections:

31.12.010	Issues
31.12.020	Goals

C.C.C. 31.12.010 Issues.

(1) Competition for Forest Land. Over the years, a considerable amount of producing forest lands have been converted to parks, farms, townsites, rural subdivision homesites, roads, and numerous urban uses. Although the loss of forest lands seems to be slowing, some loss is occurring, especially close to urbanizing areas. Further irreversible reduction of our better commercial timber land base would have a significant adverse effect on our forest products industry.

(2) Long Range Management of Small Forest Parcels. Much privately owned second-growth forest land is not being managed to produce and harvest a good crop of commercially valuable timber.

(3) Multiple Use of Forest Land. Several other industries in Clallam County share the forest products industries' dependency

on timber land. Our forests, with their rivers, streams and spectacular views, contribute significantly to tourism. The wildlife habitat provided by these forests support populations of game animals which further contribute to tourism. Forests in our watersheds guard against soil erosion, protecting our water supplies and our river's anadromous fish spawning grounds. Anadromous fish support commercial and sport fisheries. Our proximity to the population centers of Puget Sound creates a significant market in the County for summer homes, cottages and weekend residences. In addition, the forests provide an aesthetic backdrop, attracting persons desiring permanent residences in a wooded rural environment. Our forests can accommodate a variety of economic and recreation uses if wise and judicious management policies are fostered.

(4) Residential Development and Forest Land Management.

Long-term timber production can best be realized on parcels five acres and larger in size. Owners of land under five acres tend to favor dwelling related uses and interest in using the land for long-term timber yield is minimized.

C.C.C. 31.12.020 Goals.

(1) To retain all suitable forest land in the County in forest land use, because of general benefits to the people of the County derived from forests, including timber production, watershed conservation, recreation, and fish and wildlife conservation.

(2) To encourage the retention of all private large forest land holdings in forest land uses, primarily as a timber resource base for the perpetuation of the County's forest and timber products industries.

(3) To foster the conservation function and scenic role of the County's private forest lands, recognizing that certain limited development will be necessary in the furtherance of other forest land goals.

(4) To recognize the economic contribution of forest lands, through timber management and wood products processing industry. It is necessary to allow forest related industries to locate in the forest and especially in the designated forest areas where they have historically existed in order to facilitate timber industry growth and operations. Industries such as log storage and log shipping, and equipment shops and storage areas are suitable in forest areas. Also, shake and shingle operations, lumber mills and wood products manufacturing should be allowed in forest areas.

(5) To recognize that reclassification of forest lands close to population centers to non-forest land classification may be necessary and appropriate to serve expanding community needs.

(6) To encourage classification of forest lands under state forest land taxing laws and thereby minimize conversion pressures due to highest and best use taxation assessment.

(7) To encourage the management of forest land within Clallam County, consistent with Forest Practices Act.

(8) To foster timber management on forested lands in designated urban areas and rural residential areas for aesthetic, soil stability and economic purposes, until such time as the lands are converted to more intensive uses.

(9) To recognize that long-term management of land for timber production can best be realized on ownerships which are five acres or larger, and that a home thereon will not hinder forest management activity.

(10) To allow recreation developments which provide primarily outdoor recreation opportunities and which are designed to be compatible with the economic and physical environment and the goals of this Plan.

(11) To recognize that sand, gravel, rock and other mineral extraction sites can be developed only where the deposits are found, and that such development and subsequent site rehabilitation, if adequately planned, can be compatible with the land use goals set forth in this section.

(12) To encourage retention of existing large forest land tracts because such tracts can be more economically managed and be made more productive.

(13) To conserve and encourage enhancement of areas naturally suited for resource production, including areas having aquaculture potential.

Chapter 31.14*

Comprehensive Plan

Rural Land Use (R)

Sections:

31.14.010	Issues
31.14.020	Goals

C.C.C. 31.14.010. Issues.

(1) Uncontrolled Growth Patterns. Most potential rural area land use problems in the unincorporated areas of Clallam County are related to uncontrolled growth patterns. Although this term is usually applied to the larger metropolitan areas, it is also accurately descriptive of the trend of development in some sections of Clallam County. Specifically, some of the problems that may result from uncontrolled growth are described below.

(2) The Need for Urban Services. As residential areas develop in rural areas, experience has shown that the people living in these areas expect and demand certain urban services. Examples of these services include an adequate community power and water supply, a community sewage disposal system, protection from storm water damage, parks and recreation areas, street lighting, police and fire protection, regular street maintenance including snow removal, solid waste disposal service, schools, hospitals and libraries. The demand also includes such services as nuisance controls.

Ordinarily the need for services varies in direct proportion to the density of the development. For example, in a rural area of larger lot sizes, a satisfactory arrangement may be for each owner to provide his own well and sewage disposal system. However, if additional residents move in and the average lot size is reduced, the danger of surface or underground pollution may create a need for a community sewage disposal and treatment system. Also, community water treatment and supply facilities, as well as fire protection systems, may become necessary. Usually, densities exceeding one dwelling per acre take on urban landscape characteristics. Health laws require that community sewer or water services be provided. The resulting heavier traffic requires urban standard roads. Street lighting, fire protection, expanded power distribution facilities and other urban services will need to be provided.

(3) An Expanded Road and Street System. A continued expansion of residential uses in rural areas will require an expanded network of roads and streets and an enlarged vehicular capacity for major routes to the population centers of Port Angeles, Sequim, and Forks. A dispersed population is almost totally dependent on the automobile for transportation. This in turn means increased driving time and distances, increased energy consumption and increased demands on the County to upgrade its network of roads and streets. This would result in a higher percentage of the County's financial resources being required for road construction and maintenance and would be inconsistent with the emerging concern for energy conservation.

(4) Trends in Rural Land Subdivisions. A record of recent subdivision activity and residential land use surveys indicate that residential development is occurring at an increasingly rapid rate throughout the rural areas of the County. The result is an ownership pattern of isolated subdivisions in the midst of large tracts, surrounded by very low density rural housing or by open land.

(5) Rural Aesthetics. There is substantial concern over the decline of the rural aesthetic and other amenities provided by agriculture land, timber land, undeveloped shorelines and other open lands.

Clallam County has maintained a rural atmosphere, despite recent population increases. This atmosphere, including a mixture of cultivated land, pasture land and woodland, has been an attraction to new residents. However, as the amount of these lands decreases, the rural aesthetic may also deteriorate. These amenities play an important part in the attractiveness of Clallam County.

The rapid population growth in the unincorporated area of the County is indicative of the public's demand for a non-urban lifestyle. The rural characteristics attracting large numbers of newcomers are clean water, lack of traffic congestion, lower noise levels, option to grow crops and livestock, and the scenic landscape. People come to Clallam County from all over the nation to reside here and enjoy this rural lifestyle. If these rural characteristics are threatened or degraded by disorderly settlement patterns, potential newcomers are likely to look elsewhere for their rural lifestyle. Therefore, conservation of the rural lifestyle is important to the present and future generations.

Residential densities exceeding one dwelling per acre are essentially suburban and urban. Development at these higher densities produces a landscape which is urban in nature and less desirable for those who desire a rural landscape. However, urban densities and mixes of residential land uses may be desirable in rural areas if certain amenities are provided, relating to unique structure designs, special screening or landscaping, common open spaces and recreation areas, and unique and innovative site design. Such special features should produce a development which would be better than that resulting from the application of conventional standards associated with traditional subdivision development.

(6) Irrigation. The irrigation canals in the eastern portion of the County perform two very important functions:

(1) They supply water to support farming activities.

(2) They supply about one-half of the aquifer recharge water in the Dungeness Valley.

The continued residential development of the Sequim Dungeness area may have significant impacts on the continued viability of the unique water regimen and irrigation system in the area. The uniqueness of this regimen has been described by a U.S.G.S. Water Survey completed for Clallam County in 1981. Nearly half of the water entering the area aquifer is supplied by leakage from the irrigation canals. Without the full use of the canals for irrigation, the future availability of ground water for existing and future development and farming is in doubt. Residential development near the irrigation canals have the following potential effects:

(1) Use of the irrigation water by residents for potable use and pond development may deplete the water resource and establish the basis for homeowners to claim legal rights to the water;

(2) Irrigation canal maintenance operation will become more difficult as equipment must negotiate man-made improvements and irrigation managers must continually protect legal access rights for maintenance purposes;

(3) Construction of improvements and increasing human activity near canals may jeopardize the water quality and the integrity of the canal system.

(7) Recreation. Clallam County has numerous areas within rural areas that are well suited to various outdoor oriented recreation uses. Spectacular views, rich plant life, clean air and water all combine to attract significant numbers of visitors who are vitally important to Clallam County's economy. Our rural areas can accommodate a variety of outdoor oriented recreation uses if wise development policies are fostered and judiciously applied.

C.C.C. 31.14.020 Goals.

(1) To maintain rural areas for citizens to enjoy a rural lifestyle by conserving such rural characteristics as open lands, woodlots, farms, and attractive landscapes.

(2) To protect groundwater supplies by keeping lands open to absorb and hold rainfall.

(3) To conserve financial resources by avoiding densities in rural areas which require the development of costly urban services.

(4) To recognize that residential densities exceeding one dwelling per acre are essentially urban in nature, requiring urban services due to health and safety requirements, applicable to such densities.

(5) To allow in rural areas, and Quillayute Residential, innovative urban density residential development involving unique design which encourages energy efficiency, promotes aesthetically pleasing appearance, and provides common open spaces and recreation areas.

(6) To protect irrigation canals because of their importance to farming and groundwater recharge.

(7) To recognize that sand, gravel, rock and other mineral extraction sites can be developed only where the deposits are found, and that such development and subsequent site rehabilitation, if adequately planned, can be compatible with the land use goals set forth in this section.

(8) To protect, conserve and enhance areas naturally suited for resource production, including areas having aquaculture potential.

(9) To allow recreation developments which provide primarily outdoor recreation opportunities and which are designed to be compatible with the economic and physical environment and the goals of this Plan.

Chapter 31.16*

Comprehensive Plan

Rural Centers Land Use (RC)

Sections:

31.16.010	Issues
31.16.020	Goals

C.C.C 31.16.010 Issues.

(1) Traditional Functions. The traditional function of rural centers has been to provide limited goods and services needed by residents of the surrounding area. In most rural centers, land uses are mixed. The main services found in rural centers are service stations, grocery stores, restaurants, and lounges.

C.C.C 31.16.020 Goals.

(1) To allow mixed uses within the rural centers, except heavy industrial uses, and to accept uses compatible with existing uses.

(2) To expand a rural center when the majority of the land within is developed to residential, commercial or light industrial uses, or land is unavailable for development.

* New Chapter

Chapter 31.18*

Comprehensive Plan

Urban Residential Land Use

Sections:

31.18.010	Issues
31.18.020	Goals

C.C.C. 31.18.010 Issues.

(1) Existing Urban Centers. There are five urban centers in existence in Clallam County. These are the Port Angeles, Sequim, Forks, the Clallam Bay-Sekiu and Carlsborg areas. These urban centers are distinguished by major concentration of residential, commercial, industrial and public uses which exist in close proximity to each other.

(2) Urban Growth Areas. The County's urban centers are tending to expand outward from their existing boundaries into what are known as urban growth areas. In order to determine the extent and direction of urban growth areas, the following criteria must be considered:

(a) Population Growth. The amount and distribution of population growth within the County should be considered. Traditionally, the majority of the growth occurs as an outward expansion of the urban fringe.

(b) Natural Barriers and Topography. Urban growth areas should not be on unstable or excessive slopes, in floodplains, or in important aquifer recharge areas.

(c) Ownership Patterns of Vacant Land. The potential availability of contiguous and proximate land areas should be considered in determining the extent and direction of urban growth areas.

(d) Expansion Plans for Streets and Utilities. The compatibility of urban growth with existing streets, sewers and other utilities should be considered in determining future growth areas.

(e) Efficient Use of Urban Services. Undeveloped land, served by urban services, should be developed before extending services to undeveloped areas.

(3) Density. Acceptable urban residential densities are determined by the availability of sewer, water, power and access facilities. Notions of adequate light, space and privacy also play a significant role. Topographical features such as slope, soils, geology and drainage patterns constrain the density of development. If urban services are available and topographical constraints are minimal, maximum density is based on the community's concept of what minimum of light, space and privacy is necessary to assure that an acceptable quality living environment is provided. Based on the density trends of single family residential developments occurring in urbanizing areas, it appears that five dwelling units per acre approaches the maximum acceptable density which provided these characteristics. If topographical constraints exist or urban services are not available in the immediate future, then reduced maximum densities are appropriate.

When considering multiple family dwellings, the concerns in the above paragraphs are again considered. However, evaluation of potential impacts on adjacent land uses takes on a more significant role. Maximum allowable densities fluctuate from ten to twenty units per acre throughout Western Washington unincorporated areas. Densities in Clallam County's urbanizing unincorporated areas rarely exceed twelve units per acre. Most multiple family structures are duplex, triplex and fourplex units. It is necessary and appropriate that areas be set aside in urban areas for condominiums and apartments.

C.C.C. 31.18.020 Goals.

(1) To encourage urban residential development in existing urban centers, compared to areas not in close proximity to existing urban areas, so that the necessary public facilities and services may be extended in a logical efficient and cost effective manner and so that the agricultural, forest, rural, rural center, and other land use goals may be more readily attained.

(2) To emphasize development of existing vacant sites within urban residential areas before expanding urban residential areas.

(3) To encourage orderly expansion and development of urban growth areas under the criteria set forth in C.C.C. 31.18.010(2) and other relevant factors.

(4) To provide adequate areas for the development of the variety of housing styles and densities needed by present and future County residents.

(5) To allow maximum urban residential densities based on the availability and capability of supporting services and the need for adequate light, space and privacy.

(6) To relate density maximums to topographical features such as soils, drainage, slope and geology.

(7) To promote innovative techniques designed to create planned communities and allow for high densities. Guidelines should be developed specifying increased density that would be allowed along with providing desirable community amenities.

Chapter 31.20*
Comprehensive Plan
Commercial Land Use (C)

Sections:

31.20.010	Issues
31.20.020	Goals

C.C.C. 31.20.010 Issues.

(1) Existing Commercial Areas. Other than urban and rural centers, Clallam County has three types of commercial areas: as follows:

(a) General Commercial Areas. These are the general retail and service areas that provide a wide range of goods and services to meet the needs of the general populace. These typically exist in and near the urban centers.

(b) Transient Oriented Commercial Areas. These are generally located along major travel routes and provide goods and services for the tourist or traveler.

(c) Commercial Recreation Areas. These are generally located within or adjacent to the County's scenic and recreation attractions.

*New Chapter

(2) Commercial Establishments and Urban Services.

Although commercial establishments do not require as many urban services as residential uses, they do require a good water supply, a safe sewage disposal method, and police and fire protection. In most cases, when the commercial uses are located outside the incorporated cities, providing these services is difficult and more expensive.

(3) Land Use Conflicts. Conflicts between commercial uses and less intensive land uses can occur, particularly when the commercial uses are in close proximity to residences. The development of commercial areas, which often have inherent characteristics of noise, glare, dust, and traffic, and other nuisances, reduces the desirability of adjacent lands for residences. Residential development of commercial designations makes those areas less desirable for commercial uses, due to the threat of nuisance complaints from homeowners. Also, the residential structures occupy space that is better suited for commercial development.

(4) Commercial Development Along State Highways. Commercial development of lands adjacent to state highways is proliferating. Much of this development considered in the aggregate is increasing congestion and detracting from the scenic vistas which are enjoyed by County citizens and tourists traveling on these highways. Highway 101 has been designated by Washington Department of Transportation as a scenic highway. It is recognized that commercial activities will continue to be attracted to these state highways due to the commercial potential generated by large volumes of traffic.

By careful selection of commercial designations at highway intersections, congestion problems can be minimized. Safety can be maintained by providing off-street parking and traffic control improvements, and limiting commercial designations to the intersections of public roads. Signs having a pleasing appearance, together with screening and landscaping of structures, will prevent deterioration of scenic vistas.

(5) Potential Conflicts from Home Occupations. Since by their very nature home occupations are operated from residences and are generally uses of a commercial nature, the potential for classic land use conflicts is high. Residential areas are generally expected to be pleasant, quiet, low traffic areas, free of nuisance. On the other hand, commercial areas are frequently not as aesthetically pleasing, are usually much more noisy and have much more traffic, and often have other nuisances associated with them. When any commercial uses move into a residential area, there is a tendency that commercial characteristics will be imposed across the residential area generally. To satisfactorily accommodate home occupations, it is imperative, where they are allowed, that this tendency be overcome.

C.C.C. 31.20.020 Goals.

- (1) To provide for commercial uses, and needs in appropriate areas within the County, according to function.
- (2) To encourage the location of general commercial areas in or near urban centers, and at or near the intersection of public roads.
- (3) To provide for transient oriented commercial areas in selected locations along major thoroughfares under strict conditions to assure that allowed uses require a highway orientation, that land use conflicts are avoided, that traffic conflicts and hazards are prevented by methods such as frontage roads, access limitations, off-street parking and setbacks.
- (4) To provide for commercial recreation areas which allow tourists convenient access to the County's many scenic attractions and recreational areas.

(5) To protect commercial areas from conflicting uses.

(6) To insure that commercial developments are located, designed and operated in a well planned manner which minimizes land use conflicts and results in pleasant appearing developments which do not detract from scenic environments.

(7) To encourage provision for sufficient off-street parking, limited access, off-street loading areas, and traffic controls in the furtherance of public safety.

(8) To provide for home occupations in certain residential areas, while ensuring that they do not significantly detract from the residential attractiveness of the areas.

(9) To recognize that limited commercial activities may be needed or desirable for and within a mobile home park. These activities should have minimal impact on traffic, noise, or fire hazard, and not degrade the environment of the mobile home park.

(10) To encourage the development of commercial developments consistent with State and County standards pertinent to water supply, sewage disposal, solid waste management, and fire protection.

Chapter 31.22*
Comprehensive Plan
Industrial Land Use (I)

Sections:

31.22.010	Issues
31.22.020	Goals

C.C.C. 31.22.010. Issues

(1) Space for Expansion. The need to reserve industrial districts of adequate size to accommodate industrial growth is apparent. It is generally more economical to enlarge existing industrial sites having services which meet special needs of industry rather than allowing non-contiguous sites where such services will be costly to provide. However, industries having insignificant nuisances and minimal public service requirements can be developed in other locations without compromising the purposes of this plan as long as they are designed and operated consistent with environmental and safety standards and nuisances are minimized or eliminated. Unless industry can anticipate its maximum growth potential, it must tie up capital in excess land in the eventuality expansion may be required or later compete for available land with neighboring commercial and/or residential uses. This situation quite clearly jeopardizes the investment of the industrial, commercial, and residential land owners. The space needs of industry must include provision for adequate off-street parking to prevent congestion resulting from on-street parking, and reasonable access to commercial transportation.

(2) Land Use Conflicts. A common concern of County residents is the possibility their property values and quality of life may be jeopardized by the unexpected emergence of an industrial use in their area. It is important to know in advance and rather specifically the boundaries of future industrial areas to assure protection of property investments and values.

While the environment associated with industrial areas has improved considerably, industrial uses are generally considered incompatible with other uses, particularly residential uses. Industrial uses may result in noise, smoke, odors, vibrations, dust, the movement of trucks, aircraft, forklifts, and railroad cars, and other hazards and disturbances.

Because of these concerns it is considered good planning to provide designated areas for industrial uses.

(3) Access. Industry normally generates considerable traffic. It requires a major thoroughfare, both for convenience of access and for the type of traffic generated. The volume of traffic, together with the frequent use of heavy vehicles requires streets, roads and bridges built to high standards. Safety could be enhanced if off-street parking and loading is provided and appropriate traffic controls are provided.

Along with other considerations, the customers and employees should be considered. Industrial areas should be located as to provide ease of access for customers and workers coming from various sections of the towns or other parts of the County. Ideally, these movements should be possible without necessitating travel through the central part of town and various residential areas.

Although industrial areas should be located for convenient access, this does not mean that they should be located in "strip" industrial developments along major thoroughfares. That type of development would lead to the same increased highway congestions and appearance problems discussed under C.C.C. 31.20.010(4). The

preferred type of industrial development would be in industrial parks having a sufficient and convenient access road leading to the major thoroughfare.

(4) Utilities. It is essential to local governments to know precisely where industrial uses requiring special services will be constructed so that they may effectively plan and construct these utilities to serve the special needs of industrial developments. Public health and safety necessitates provision for sewage disposal, water supply, solid waste disposal, and fire protection facilities consistent with State and County standards.

C.C.C. 31.22.020 Goals.

(1) To improve the County's economic base by creating an attractive climate for industrial development.

(2) To encourage new industrial alternatives which are not incompatible with existing industries and other uses.

(3) To reserve an adequate amount of suitable land for future industrial development and to protect it from encroachment of other uses that would diminish or destroy its value for industry. The amount of land so reserved should be sufficient to meet anticipated demand and to provide for selection opportunities related to price, type, location and proximity to transportation systems.

(4) To protect the superior environmental qualities of the County by limiting the location of any industry to places where terrain, wind and other conditions serve to minimize any adverse effects on the public health, safety, and general welfare.

(5) To further protect the superior environmental qualities of the County by requiring industrial sites to have buffer zones, both site obscuring and noise reducing, which should insulate heavy industry from residences and public thoroughfares.

(6) To encourage the development of new industries in industrial centers or industrial parks. The exception would be sand, gravel, clay, rock and other mineral sites, which must be located where suitable materials can be found, provided adverse impacts can be mitigated.

(7) To provide for more varied locations for certain low intensive industrial activities requiring minimal public services and having minimal nuisance characteristics.

(8) To encourage provision for off-street parking areas, limited access, off-street loading areas, and traffic controls in the furtherance of public safety.

(9) To facilitate industrial development consistent with this plan by encouraging use of financial incentives allowed by State law which do not cost the County taxpayers.

(10) To encourage the development of industries consistent with State and County standards, pertinent to water supply, sewage disposal, solid waste management and fire protection.

Chapter 31.25*

Comprehensive Plan

Mixed Use

Sections:

31.25.010	Issues
31.25.020	Goals

C.C.C. 31.25.010 Issues.

(1) A mixed use classification is intended for those isolated areas of Clallam County which have experienced very little development and land ownership patterns and topographic features in the area preclude an accelerated growth rate. This trend will very likely continue indefinitely in these areas.

A mix of land uses is acceptable in these very low density areas since nuisance factors associated with commercial and industrial uses is not expected to adversely affect existing homeowners in the vicinity and the few new homeowners envisioned for the foreseeable future.

(2) This classification may be applied only to areas of the County which 1) are isolated from the County's urban and rural centers, 2) have ownership and topographical features which discourage a significant growth rate, and 3) are recommended by a sub-area planning committee established by County resolution.

C.C.C. 31.25.020 Goal

(1) To recognize that mixed land uses are acceptable in certain isolated areas of the County where a very slow growth trend is well established and ownership and topographical features preclude significant growth rates.

(2) To allow a variety of land uses within certain isolated slow developing areas provided that such uses are planned in a manner that minimizes adverse environmental impacts.

Chapter 31.26*

Comprehensive Plan

Quillayute Residential (QR)

Sections:

31.26.010	Issues
31.26.020	Goals

C.C.C. 31.26.010 Issues.

(1) A Quillayute Residential classification is intended for those isolated areas of western Clallam County which have experienced very little growth. Nearly all land is owned by the government or large timber companies, leaving a limited amount of areas in small private land holdings where residential development is possible. Topographical limitations existing on these small land holdings further restrict the amount of land available for residential development. The purpose of this classification is to set aside a variety of small landholding areas for residential development, providing at the same time, the selection of densities and residential environments available in the eastern portion of the County.

(2) This classification may be applied only to: 1) isolated areas in the west end of the County which have ownership patterns limiting the selection of areas available for residential development; and 2) are recommended by a sub-area planning committee established by County resolution.

C.C.C. 31.26.020 Goals.

(1) To recognize that residential densities between one home per acre and two homes per acre are acceptable in certain isolated areas of the western portions of the County, where a very slow growth trend is well established, ownership patterns and topographical features preclude significant growth rates, and health standards allow such densities without threatening public health.

Chapter 31.30*

Comprehensive Plan

Areas of Special Concern

Sections:

31.30.010	Issues
31.30.020	Goals

C.C.C. 31.30.010 Issues.

(1) Special Flood Hazard Areas. Certain areas adjacent to rivers and streams can be expected to be flooded at least once every one-hundred years. These areas have been identified as special flood hazard areas on maps prepared by the United States Department of Housing and Urban Development, as part of the National Flood Insurance Program.

In special flood hazard areas, the high probability of damage resulting from floods warrants restricting development to those uses that will not create a health hazard, will not involve unreasonable economic risk, and will not complicate a flood situation.

In areas which are outside special flood hazard areas, but which are still subject to occasional flooding, while the flood hazard alone may not warrant restricting development, persons considering development would be well advised to design and locate any facilities to avoid potential damage from flooding.

* New Chapter

(2) Unstable Soil Areas. Scattered throughout Clallam County are several known areas subject to landslides and land-slumping. In coastline areas, wave, wind, water, and frost erosion often steepen slopes and heavy rains then combine to cause weathered subsurface soil strata to weaken and fail. In other areas with excessive slopes, the same factors, except for wave erosion, also cause soil strata to weaken and fail. Frequently, this results in sedimentation of water bodies, damage to adjacent property, including public roads, threats to public health due to disrupted sewer collection and water distribution facilities, and personal injury.

(3) Pollution Problem Areas. Several types of soils within Clallam County have inherent characteristics which may create pollution hazards if intensively developed with on-site sewage disposal systems. These include:

(a) Impervious soils which cannot adequately absorb waste water from on-site sewage disposal systems;

(b) Excessively permeable soils which dispose of waste materials from on-site sewage disposal systems so rapidly that waste water is not adequately filtered before it flows into the groundwater system.

(c) Soils subject to water saturation during periods of high rainfall.

C.C.C. 31.30.020 Goals.

(1) To minimize flood damage by keeping special flood hazard areas free of incompatible development.

(2) To avoid increased tax liabilities for all County citizens resulting from improper development in areas of special concern, and subsequent government expenditures to mitigate any problems.

(3) To carefully review developments proposed in pollution problem areas and limit densities to the capability of the soils to dispose of sewage effluent as determined by detailed engineering studies.

(4) To carefully review developments proposed in unstable soil areas and limit densities to the capability of the soils, as determined by detailed engineering studies.

Chapter 31.32*

Comprehensive Plan

County Transportation Plan

Sections:

31.32.010	Issues
31.32.020	Goals

C.C.C. 31.32.010 Issues.

(1) Purpose of the County Road Plan. It is the purpose of the County transportation plan to determine present and future transportation road needs and promote a balanced transportation improvement program, making the best use of available resources.

The County transportation plan should provide for orderly community growth and development consistent with the goals of the Plan with a minimum of displacement of people and businesses.

*New Chapter

(2) A basic requirement of the County transportation plan is the County transportation system that serves the needs of the County residents, but at the same time is totally integrated with the cities' and towns' street systems and the state highway system. This County transportation plan has been developed in close cooperation with the various governmental agencies having similar responsibilities within their jurisdiction.

(3) Road Categorization. Existing and proposed County roads are hereby placed in the following categories:

(a) Principal Highway. A highway primarily for through traffic. This highway shall be part of an interconnected highway system and shall provide free movement of traffic throughout the region. Access may be limited as necessary to assure safe and efficient traffic flow.

(b) Major County Arterial. A road that is located to connect the areas of major traffic generation in the County. This type of road may furnish access to abutting property, but is primarily designed to carry larger volumes of traffic at relatively high speeds. Access may be limited as necessary to assure safe and efficient traffic flow.

(c) Collector Road. A road with limited continuity, providing the major circulation route within a district. These roads are designed to intercept traffic from local roads and carry it to principal highways and major County arterials. They may also furnish access to abutting property. Access may be limited as necessary to assure safe and efficient traffic flow.

(d) Local Access Road. A road used primarily to provide access to individual properties. Moving traffic is a secondary function. Therefore, the road should be designed to discourage through traffic. Access may be limited as necessary to assure safe and efficient traffic flow. County roads not listed in C.C.C. 31.32.030(3) shall be deemed to be local access roads.

(This list should be regarded as an example of road systems in Clallam County, and not as precluding the building or modification of other roads not listed nor as mandating the building or modifications of listed roads).

(4) Implementation of the County Road Plan. The County through its official actions and in cooperation with other jurisdictions shall endeavor to protect the right-of-ways of existing and future streets. To this end:

(a) Planned road projects shall be considered in protecting future right-of-ways and preventing encroachment onto areas proposed for widening existing roads.

(b) The Comprehensive Plan, the Shoreline Management Ordinance, the Subdivision Ordinance, and the Environmental Policy Ordinance may be used to require street dedication and additional right-of-way when appropriate.

(c) The annual and six-year road program shall be in conformance with this plan.

(d) Developers must provide at their own expense necessary public access roads which meet the standards of the County.

C.C.C. 31.32.020 Goals.

(1) To provide a transportation and circulation system that is safe, reliable and efficient and at the same time conserves costs, energy and natural resources.

(2) To minimize travel distance and travel time between major traffic generating points in the County to conserve energy and resources.

(3) To provide arterial roads at reasonable intervals throughout the rural areas.

(4) To promote the development of an arterial road network which avoids stubs or dead ends whenever desirable.

(5) To develop an integrated roadway system for the County, consisting of arterials, collectors, and local access roads, and to designate all existing and future roads with one of these designations, depending on its function.

(6) To establish road standards suited to the function a road is to serve.

(7) To locate and construct roads in a manner that is consistent with the goals of the Plan.

(8) To encourage a circulation pattern within urban areas consistent with the comprehensive plan of each city within each urban area.

(9) To encourage subdivision road patterns compatible with circulation plans of the County.

(10) To encourage the planning, acquisition and construction of those rail, air, water, non-motorized and mass transit transportation facilities which further the goals of this plan.

(11) To provide necessary information and direction with appropriate signs which blend with the landscape of the area.

(12) To allow commercial signs which blend in with the rural environment in non-urban area designations.

(13) To install road name signs at all public road intersections to facilitate the traveling public and emergency vehicles.

(14) To promote the placement of signs marking non-vehicular trails as a convenience to the public and to further public safety.

(15) To promote Highway 101 as the major vehicular route on the peninsula and encourage improvement and maintenance as such.

(16) To encourage transportation accessory facilities be located, designed and constructed with consideration of soils, geology and topography.

(17) To encourage retention of unused rights-of-way for trails, utility corridors and emergency access uses.

(18) To encourage facilities conveying or storing power, water, sewage, gas, and oil, to be constructed without exceeding environmental limits, and maintained for the benefit of peninsula residents.

(19) To encourage a County government extension office in Forks to provide west end citizens with improved access to County government, while simultaneously conserving petroleum energy, due to reduced travel to the County seat.

(20) To encourage construction of a paved road connecting the south end of the Hoko County Road with the Lake Pleasant area to improve convenient circulation in the northwestern part of the County.

Chapter 31.40*

539023

Comprehensive Plan

Implementation

Sections:

31.40.010	Issues
31.40.020	Goals

C.C.C. 31.40.010 Issues.

(1) Government Actions Affecting Development. Local government can influence the pattern, standards and timing of development in many ways, both direct and indirect. These include construction of public facilities, regulation of private buildings, the use of incentives and concessions, and general information and persuasion techniques. Even policies pertaining to such activities as franchising, municipal annexation, City and Clallam P.U.D. water and sewer improvements have an indirect bearing on the patterning of growth in the unincorporated area. The Comprehensive Plan calls for equally comprehensive implementation to bring about full effectiveness. Issues two through six briefly touch upon implementing tools which are available to the County.

(2) Communication. A fair amount of consistency in implementing the Plan's goals can be achieved merely by making known the existence of the Plan and what it contains. The Plan should be distributed to all public and private agencies which make decisions affecting land development patterns. If the Plan is widely known and available to the public, the chance of effective implementation is improved.

(3) Incentives and Inducements. The County can make citizens aware of programs which give property tax concessions which encourage the use of land consistent with the Plan. Examples of such tax incentive programs include the Open Space Taxation Act and state forest and agriculture land tax laws, which require such lands be assessed on a current use basis.

Another incentive technique for achieving desirable development design is that of awarding bonus credits for good designs. Density and setback concessions may be granted where development design furthers the Plan's goals. The County would be granting permission to do something different from what is customarily required in return for some special action by the developer to assist the County in furthering its goals as embodied in this Plan.

(4) Regulations. The Plan, as specified in Chapters 31.01 through 31.22 and Chapters 31.30 through 31.50, is to be regarded as a guide for orderly development of the County and shall not be regarded as regulatory. Chapter 31.24 entitled Energy Facility Site Standards is fully regulatory. Except for Chapter 31.24, and except for Ordinance No. 70, 1976 (July 8, 1976), as amended, the Plan may take on a regulatory effect only to the extent that other implementing ordinances and resolutions require proposals effecting land to be consistent with the Plan. The County can achieve many of its planning objectives through the application of regulations. Ordinances which may be relied upon to further this Plan are as follows: Zoning, subdivision, floodplain management, mobile home park subdivision, open space, sewage disposal, shorelines management, environmental policy, building and fire protection. The most relied upon tools which apply primarily to private development are zoning and subdivision regulations.

(5) Public Investments. The investment of municipal funds in public facilities such as roads, utilities, public buildings, parks, and mass transit clearly has an impact on the pattern of County development. The location of public facilities both existing and projected are seriously considered by land developers when acquiring and improving property. The County can influence the pattern of growth in furtherance of the Plan by managing public

facilities in coordination with the purposes of the Plan. It can encourage utility providers to plan and construct utilities which further the goals and land use pattern set forth in this Plan.

(6) Monitoring and Review. By monitoring new developments throughout the County, we can provide an effective feedback mechanism to help us in determining the effectiveness of the Plan and identify growth patterns to assist in refining the Plan and its implementing tools.

Recognizing that changed conditions may occur in a fast growing County such as ours, it is necessary that the Plan be reviewed and updated to address changes in order to assure that it continues as a relevant and functional guide.

(7) Relationship of This Plan to a Zoning Ordinance. Confusion often exists regarding the relationship of the Comprehensive Plan to a Zoning Ordinance. As stated in the Purpose and Intent Section of the Plan, the Comprehensive Plan is a non-regulatory document* which identifies the County's long-range growth goals and desired long-range development pattern. The Zoning Ordinance is one of several implementing tools of the Plan. A Zoning Ordinance includes definite and precise standards and restrictions relating to the arrangement of land uses throughout the unincorporated area of the County. The densities and land uses on the zoning map must be consistent with the Plan's long-range map. It does not necessarily follow nor may it be appropriate that the Zoning Ordinance provide for the maximum land use densities proposed by this Plan. Even though an area is planned for urban densities, the lack of adequate public facilities necessary to support urban land uses may dictate a non-urban lower density interim zone. When utility providers extend utilities, and roads are improved to serve urban densities, then upzoning to the density recommended by the Plan

* Except for Section 31.24, which is fully regulatory and enforced by the police powers of the County, and except when other statutes and ordinances require consistency with the Plan, and except for Ordinance No. 70, 1976 (adopted July 8, 1976)

is appropriate. Such a sequence of events minimizes occurrence of unsafe conditions resulting from overcrowded streets and pollution of the environment from too many septic tank systems in an area.

The highest density recommended for forest land areas is one home per five acres. However, to fully implement the forest land goals, the Zoning Ordinance may ultimately create 2, 3 or 4 forest land zones, each having different maximum densities with perhaps only one zone allowing the maximum density recommended by the Plan. The densities within this Plan for all classifications are only maximums and the Zoning Ordinance densities will vary with the needs of specific areas, never exceeding the Plan's recommended density maximum.

Another example relates to the rural classification. Citizens in the rural areas have asked the County to zone this area consistent with the prevailing ownership pattern and development pattern in the area. Even though the Plan suggests a maximum density of one dwelling per acre in the rural classification, the ownership pattern and rural development pattern may require reduced maximum densities of one home per two acres, three acres or even five acres in some areas, depending on the desires of the citizens in the area and the character of the area.

Environmental constraints relating to soils, drainage, flooding, slope or geology may necessitate zones with maximum densities less than the density recommended by the Plan. For example, rural areas having a clay type soils will need to be zoned to a lower density than one home per acre in order to prevent unsafe conditions resulting from failing septic tank systems when development of the area is considered in the aggregate.

(8) Public Facilities. A certain level of supporting public services is essential for each type of general land use. Roads, power, fire protection and telephone facilities serve rural areas. These facilities plus sewer, water and sophisticated drainage systems serve urban areas.

(9) Special Land Uses. Because Clallam County is bounded by ocean shorelines on the west and the north, it is an area which attracts a significant number of recreationists who rely on small boats to fish or tour the shorelines of the County and nearby islands. With the size of the boating public increasing every year, the demand for boat moorage facilities in the County greatly exceeds supply. It is necessary and appropriate that additional moorage facilities be provided.

Due to its extensive marine environment, the County is a very desirable location for marine related research facilities. It is essential that this activity continue so that scientific marine ecosystem data is made available to assist this County and others to make well reasoned decisions regarding use of our marine resources.

(10) Over the past ten years energy has become an increasingly scarce resource. The problem has become pervasive to the point where people everywhere are affected by it. All indications are that this situation will worsen rather than improve over the next ten years. The factors causing the scarcity of energy occur beyond the boundaries of Clallam County. However, indications are that for the short range (5 to 10 years) energy conservation measures initiated by public and private agencies in the County may be the single most effective means of dealing with the problem.

C.C.C. 31.30.020 Goals

(1) To inform interested public and private agencies of the Plan's purposes and goals and enlist their cooperation in its implementation.

(2) To encourage use of state tax relief laws which promote land uses which are consistent with the Plan.

(3) To promote incentive measures which encourage innovative development which furthers the goals of the Plan.

(4) To enact reasonable regulations and amend existing regulations which promote the goals and the land use pattern set forth in this Plan.

(5) To give high priority to the enactment of a reasonable Zoning Ordinance in order to provide effective and precise land use guidance to persons wishing to develop land now and in the future.

(6) To encourage the planning and construction of public improvements which further this Plan unless emergency conditions require otherwise.

(7) To monitor new development trends to measure the effectiveness of the Plan's implementing tools and determine if refinement of the Plan is appropriate.

(8) To encourage review and update of this Plan every two years in order to maintain its relevancy and effectiveness.

(9) To regulate densities of development consistent with the goals of this Plan and with consideration for the environmental limitations of specific areas.

(10) To discourage land use densities which exceed the environmental capacity of an area.

(11) To encourage development of those public facilities necessary to serve the land uses and densities recommended by this Plan.

(12) To allow development of boat moorage facilities in all land use classifications. These facilities are encouraged to be available to County citizens and designed to be compatible with the environment and consistent with the County Shorelines Management Master Program.

(13) To allow marine research facilities in all land use classifications consistent with the environment and compatible with the County Shorelines Management Master Program.

(14) To promote land developments that result in the conservation of energy.

(15) To encourage the participation of public and private agencies in energy conservation programs.

(16) To allow for the indefinite continuation of land uses rendered non-conforming by the adoption of ordinances implementing this plan.

(17) To allow replacement or expansion of specific non-conforming land uses where additional land acquisition is not required and such expansion does not compromise the spirit and intent of the plan.

(18) To encourage site drainage planning to reduce soil erosion and prevent damage to adjacent properties.

(19) To promote protection of groundwater resources and recharge areas from sewage wastes by encouraging sound waste management planning.

(20) To encourage development within the shorelines which is consistent with shoreline management program for the area.

(21) To promote innovative residential development with respect to architecture, structure design, sewage disposal techniques, and site and utility layout.

(22) To facilitate development consistent with the purposes of this plan by establishing a development permit coordination procedure which minimizes project application processing time.

(23) To encourage renovation and upgrading of deteriorating development to maintain aesthetic values.

(24) To design implementing regulations so that innovative and unique developments are encouraged.

Chapter 31.50*

Comprehensive Plan

Maps

For Land Use Classification From Chapters 31.10 Through 31.39

Sections:

31.50.010	Introduction
31.50.020	Boundaries
31.50.030	Legend
31.50.040	Maps

C.C.C. 31.50.010 Introduction.

(1) The maps shall be a graphic illustration of the County's desired land use pattern which best implements the goals of the Plan as set forth in preceding chapters.

(2) The land use classification areas shown on maps of this chapter correspond to those land use classifications created pursuant to C.C.C. 31.10 through 31.22.

(3) The land use classification areas shown on maps within this chapter define the areas within which the issues and goals set forth in C.C.C. 31.10 through 31.28 apply. The Forest Lands goals in C.C.C. 31.12 apply within the Forest Lands as shown on maps within this chapter.

(4) The goals within C.C.C. 31.30 apply to all land use classifications set forth in this chapter if the factors relating to the matters covered within C.C.C. 31.30 are present; e.g., Special Flood Hazard Areas, unstable soil, pollution problem areas.

C.C.C. 31.50.020 Boundaries.

(1) Exact Boundaries.

(a) The boundaries shown on maps within this chapter are general and shall be precisely defined in the zoning ordinance adopted to assist in implementation of this Plan. The boundaries within the zoning ordinance will relate to property lines, topographical features or physical man-made improvements. When establishing the boundaries of zones based on the above criteria, it may be necessary to establish zones via property lines in order to avoid portions of the property falling into more than one zone.

C.C.C.C 31.50.030 Legend.

(1) The following symbols have the following meanings when appearing on the maps contained within this chapter:

<u>Symbols</u>	<u>Designation</u>	<u>Chapter</u>	<u>Page</u>
AR	Agriculture-Residential Land Use	31.10	4
F	Forest Land Use	31.12	10
R	Rural Land Use	31.14	14
RC	Rural Center Land Use	31.16	19
UR	Urban Residential Land Use	31.18	20
C	Commercial Land Use	31.20	23
M	Industrial Land Use	31.22	27
MU	Mixed Use	31.25	31
QR	Quillayute Residential	31.26	33

(2) The following scale applies to land use maps contained within this chapter:

C.C.C. 31.50.040 Maps.

(Following pages).

C.C.C. 31.90 Amendment

C.C.C. 31.90.010 Comprehensive Plan May Be Amended

Whenever public necessity, convenience and general welfare require, the boundaries of the land use designations established on the official comprehensive plan map of this chapter, and the classification of property uses therein and other provisions of this title may be amended as follows:

- (1) By the amendment of the text of this chapter; or,
- (2) By amendment of the comprehensive plan map of this chapter.

C.C.C. 31.90.015 Initiation of Amendment.

Amendments of this chapter may be initiated by one of the following methods:

- (1) By the application of one or more owners of property which is proposed to be reclassified; or,
- (2) By the verified application of a person to amend the text of this chapter; or,
- (3) By the adoption of a motion by the Board of County Commissioners requesting the Planning Commission to act on a specific amendment and to set the matter for hearing and make a recommendation; or,
- (4) By adoption of a motion by the Planning Commission.

C.C.C. 31.90.020 Initiation of Amendment Application.

An application to amend this chapter shall be filed with the Planning Department on forms prescribed by the Administrator. If

the application is for an amendment to the official comprehensive plan map, it shall include a legal description and a map showing the location of the property to be redesignated. A map amendment application must be signed by at least one of the property owners within the area proposed to be redesignated.

Each signer of an application for a comprehensive plan map amendment shall give his or her address, tax parcel number as shown in the Assessors' records, and such other information which the Administrator deems necessary for the Planning Commission and the Board of County Commissioners to make a well reasoned decision. A completed application shall be processed by the Administrator in a manner prescribed by state law.

C.C.C. 31.90.025 Public Hearing is Required.

The Commission shall hold at least one (1) public hearing before taking action on any amendment to this chapter, and notice of such hearing shall be given as provided in C.C.C. 33.46.010 applicable to zoning ordinance amendments.

C.C.C. 31.90.030 Decision on Application - Time Limit For.

Conclusive action on an application shall be taken by the Planning Commission within thirty (30) days from the date the hearing is completed upon the matter or the application shall be deemed approved. The consideration of the application may be continued for a longer period of time with the consent of the applicant. The Commission shall make available those findings of fact upon which its action is based regarding approval or denial of the amendment application.

C.C.C. 31.90.035 Notice of Commission's Decision.

When the Commission's action is to recommend approval or denial of an amendment, the Planning Department shall notify the applicant by mailing a notice of the action of the Commission to the applicant at the address shown on the application. Other persons at the hearing requesting notice of the action shall be notified in the same manner as the applicant. If the action of the Commission is to recommend approval of an amendment, a copy of the action together with the findings considered by the Commission to be controlling shall be forwarded to the Board of County Commissioners within ten (10) days of said action. The findings shall be made available to the public upon request.

C.C.C. 31.90.040 Board to Hold Public Hearing.

At the next regular public meeting of the Board of County Commissioners following receipt of the Commission's recommended approval of any amendment, the Board shall set the date for a public hearing to consider the recommendations of the Commission. Notice of the public hearing shall be given pursuant to C.C.C. 33.46.020 applicable to zoning ordinance amendments. Conclusive action on an application shall be taken by the Board of County Commissioners within thirty (30) days from the date the hearing is completed upon the matter or the application shall be deemed approved, unless the applicant consents to a longer period of time.

C.C.C. 31.90.045 Finality of Planning Commission's Action.

The action of the Commission in denying an application for an amendment shall be final and conclusive unless an appeal is filed as provided in C.C.C. 31.90.050 of this chapter.

C.C.C. 31.90.050 Denials By Commission May Be Appealed - Time
Limit For.

A recommendation by the Planning Commission to deny an amendment may be appealed to the Board of County Commissioners by an aggrieved person by filing a written notice of appeal setting forth the basis for said appeal within ten (10) days following notification of the Board's action to the applicant by mail. Such appeal shall be addressed to the Board of County Commissioners with a copy filed in the County Planning Department.

C.C.C. 31.90.055 Report Appeal to the Board.

The Administrator shall, prior to the consideration of such appeal by the Board, file with the Board a report containing the findings and recommendations upon which the Commission's action was based. The appeal shall be acted on by the Board in the same manner as required by this chapter for an application approved by the Commission.

C.C.C. 31.90.060 Decision of the Board.

Enactment of an ordinance by the Board of County Commissioners approving an amendment shall constitute final action. When the action of the Board of County Commissioners is to deny a request for an amendment, the adoption of a motion of denial shall constitute final action. Written notice of the action together with its findings shall be forwarded to the Planning Department to be attached to the

permanent file of the case and the Administrator shall notify the applicant of the final action and findings of the Board. The Board shall make its findings available to the public upon request.

C.C.C. 31.90.065 Required Showing For An Amendment.

The Planning Commission and the Board of County Commissioners shall determine that a proposed amendment is consistent with all the following criteria before approval:

- (1) It is consistent with the spirit and intent of this chapter.
- (2) It is consistent with all other County road, utility, land use and environmental plans and policies adopted by the County.
- (3) It will maintain the public health, safety, and welfare.

C.C.C. 31.91 Severability.

The provisions of the Plan are severable. If any portion of this Plan or any application thereof to any person or circumstance is held invalid or unconstitutional for any reason by a court of competent jurisdiction, such provision or portion thereof or any application thereof shall not affect the validity of the remaining portions of the plan or its applicability to other persons and circumstances.

C.C.C. 31.92 Repealer


Sections A through L, inclusive, of the Clallam County Comprehensive Plan adopted by Resolution No. 12, 1967 (adopted April 12, 1967), together with all associated maps and together with all associated tables and appendices; Resolution No. 48, 1971 (adopted August 23, 1971); Resolution No. 49, 1971 (adopted August 23, 1971); Resolution No. 13, 1972 (adopted February 8, 1972); Ordinance No. 123, 1980 (adopted July 8, 1980), and Resolution No. 447, 1980 (adopted October 14, 1980) are hereby repealed.

C.C.C. 31.93 Effective Date

This Plan is necessary for the preservation of the public health, safety and general welfare of the people of Clallam County, and shall take effect January 24, 1983.

Signed and adopted this 28th day of December, 1982.

CLALLAM COUNTY BOARD OF COMMISSIONERS



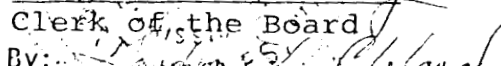

Harry E. Lydiard, Chairman

Dick Lotzgesell

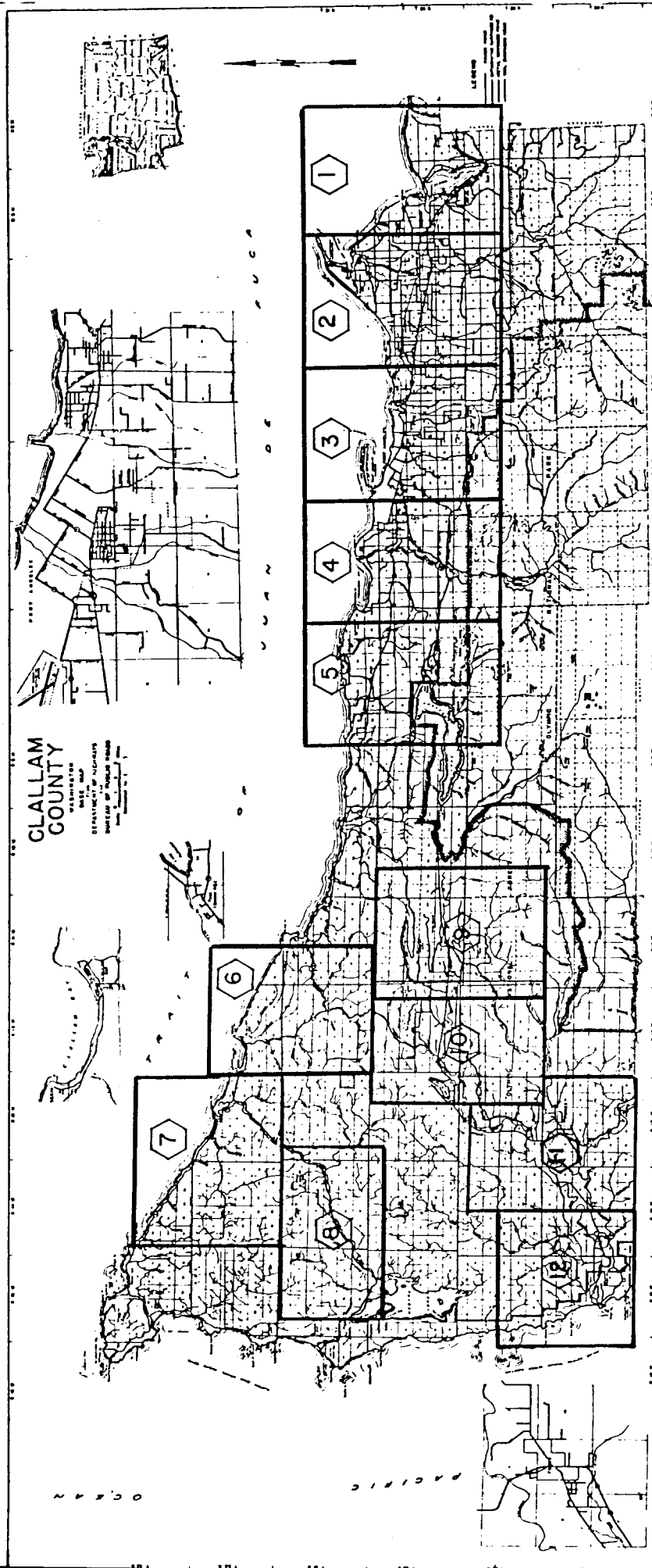


Don Feeley

ATTEST:



Clerk of the Board
By: 
Sandra L. Cleland, Deputy

MAP INDEX



PROPOSED AMENDED
CLALLAM COUNTY
COMPREHENSIVE PLAN MAP

<u>CLASSIFICATION</u>	<u>POPULATION DENSITY*</u>
C-Commercial	x
F-Forest	1 per 5 to 1 per 20 acres
M-Industrial	x
AR-Agriculture-Residential	1 to 3 homes per acre*
R-Rural	1 per acre to 1 per 5 acres
RC-Rural Center	x
UR-Urban Residential	5 per acre with sewers
MU-Mixed Use	x
QR-Quillayute Residential	2 per acre

*density expressed in terms of number of homes per acre(s).

ALL PRIVATE
OWNER SHIPS
NOT SHOWN
ON THE FOLLOWING
MAPS ARE CLASSIFIED
AS FOREST

Antelope Valley
1983 JAN 21 PM 3:12

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