

733837-

Ordinance No. 574, 1995

County Commission  
RECORDED IN BOOK 1123 AT CLALLAM CO.

96 JAN 25 AM 8:44

An ordinance adopting the Sequim-Dungeness Regional Plan, Chapter 31.03 Clallam County Code, as part of the Clallam County Comprehensive Plan, Title 31 Clallam County Code.

1123 215  
CLALLAM COUNTY CLERK  
AB

BE IT ORDAINED BY THE BOARD OF CLALLAM COUNTY COMMISSIONERS:

Section 1. A new Chapter of the Clallam County Comprehensive Plan, Title 31 Clallam County Code, is adopted as follows:

Chapter 31.03 Sequim-Dungeness Regional Plan

- 31.03.010 Purpose and Intent
- 31.03.020 Comprehensive Plan Map Designations
- 31.03.110 Public Facilities and Services - Inventory and Analysis
- 31.03.120 Public Facilities and Services - Policies
- 31.03.130 Transportation - Inventory and Analysis
- 31.03.140 Transportation Policies
- 31.03.150 Affordable Housing - Inventory and Analysis
- 31.03.160 Affordable Housing - Policies
- 31.03.170 Economic Development - Inventory and Analysis
- 31.03.180 Economic Development - Policies
- 31.03.190 Open Space and Environment - Inventory and Analysis
- 31.03.195 Open Space and Environment - Conservation Policies
- 31.03.220 Agricultural Land - Inventory and Analysis
- 31.03.230 Agricultural Land Conservation - Policies
- 31.03.240 Forest Land - Inventory and Analysis
- 31.03.250 Forest Land Conversion - Policies
- 31.03.260 Rural Land - Inventory and Analysis
- 31.03.270 Rural Land - Policies
- 31.03.280 Urban Growth - Discussion
- 31.03.290 Urban Growth - Policies
- 31.03.310 City of Sequim Urban Growth Area
- 31.03.320 Diamond Point/Sunshine Acres Rural Center
- 31.03.330 Sunland Planned Urban Residential Community
- 31.03.340 Carlsborg
- 31.03.415 Miller Peninsula Neighborhood
- 31.03.425 Palo Alto - Chicken Coop Neighborhood
- 31.03.435 Blyn Rural Center
- 31.03.445 Happy Valley - Bell Hill Neighborhood
- 31.03.455 Sequim - West Neighborhood
- 31.03.465 Dungeness - Jamestown Neighborhood
- 31.03.475 Dungeness Valley Neighborhood
- 31.03.485 Agnew Neighborhood
- 31.03.500 Lost Mountain Neighborhood
- 31.03.510 Upper Blue Mountain Neighborhood
- 31.03.520 R Corner - Kitchen-Dick Road Neighborhood

Section 33.03.010

Purpose and Intent. It is the purpose and intent of this regional comprehensive plan to further the objective of the Clallam County Comprehensive Plan, Title 31 Clallam County Code, to provide a guide for coordinated and orderly growth and development of the land and physical improvements in the unincorporated areas of the Sequim-Dungeness regional planning area, generally described as the area east of Siebert's Creek to the Jefferson County line, inclusive of state lands.

Section 31.03.020

Comprehensive Plan Map Designations

Land Use Designation	Maximum Densities
Commercial Forest	One dwelling per 80 acres
Rural	One dwelling per acre
Rural-Moderate	One dwelling per 2.4 acres
Rural-Low	One dwelling per 4.8 acres
Rural-Very Low	One dwelling per 19.6 acres
Rural Center	One dwelling per 1/2 acre
Rural Village	One dwelling per 1/2 acre
Village Commercial	One dwelling per 1/2 acre
Rural Commercial	One dwelling per 1/2 acre
Urban Residential	2 - 4 dwellings per acre
Commercial	Residential uses accessory to commercial uses
Industrial	Residential uses accessory to industrial uses
City of Sequim UGA	See City Plan
Public Land	Park facilities

Section 31.03.110

Public Facilities and Services -- Inventory and Analysis

GMA Goals: Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

Overview: It is more cost efficient to provide some public facilities and services when the population is concentrated, such as in an urban area. Through the designation of urban growth areas, Clallam County and other service providers can plan more cost effective and efficient services.

Growth increases the demand for new and/or improved public facilities and services. New residential growth may impact school facilities by having more school age children without a corresponding increase in school facilities. Development can increase traffic levels on County roads and transit systems. Connections to water or sewer systems diminish the available capacity for future growth.

The overall purpose of this growth management plan is to identify urban areas where public facilities and services can be provided efficiently; ensure that public facilities and services keep pace with growth so that service levels are not diminished; and plan for where facilities and services will be located.

Definition: The Growth Management Act defines public facilities as streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreation facilities, and schools. Public services include fire protection and suppression, law enforcement, public health, education, recreation, environmental protection, and other governmental services.

Schools: The Sequim School District has facilities within the City of Sequim and Carlsborg. School facilities in this area have not kept pace with the increase in school children. School construction funding comes primarily from local levies (bonds) authorized by voters within the school district. The Sequim School District has been unsuccessful in obtaining voter approval for new school construction. Existing school facilities are overcrowded, requiring the installation of portable classroom buildings. There is, and will continue to be a need for increased school capacity during the 20-year life of this plan. The school district has tentatively identified a location for school expansion within the City of Sequim near the existing school complex.

Water: Public Utility District Number 1 of Clallam County operates the Evergreen, Carlsborg, and Deer Park/O'Brien Road/Agnew water systems. The Public Utility District finances construction of these systems through Local Utility Districts (LUD's). Sunland has a water district that provides water service to that community. There are numerous private water purveyors within the area (see Figure 1).

Sewer: Sanitary sewer exists within the City of Sequim (plus some lands within the urban growth area) and at Sunland. The Public Utility District is authorized to provide sewage disposal service throughout the P.U.D. service area. A community drainfield in Sunshine Acres is now operated by the P.U.D.

Parks and Recreation: Clallam County has several parks and recreation facilities within the Sequim-Dungeness Planning Area, including the Dungeness Recreation Area, Cline Spit, Port Williams, and Panorama Vista. The Sequim-Dungeness Park and Recreation District is a local district with similar service boundaries to this planning area. The District is operates the Sequim Aquatic Center and the Railroad Bridge Park, although the latter is planned to be turned over to the Jamestown S'Klallam Tribe and the Rainshadow Science Foundation. The Port of Port Angeles owns and operates John Wayne Marina and Dungeness Boat Launch. State parks in the area include Sequim Bay State Park and the planned Miller Peninsula State Park. The planning area also includes the Olympic National Park and Olympic National Forest, both of which have numerous recreation sites. Private recreation opportunities in the area include Dungeness and Sunland golf courses, although Sunland is now private. There is a demand for new golf courses with public access.

Fire Protection: Fire protection in the Sequim-Dungeness Valley is provided by Clallam County Fire Protection District Number 3. The main station for the Fire District is within the City of Sequim, with other stations located at Carlsborg, Blyn, Diamond Point, Dungeness, Lost Mountain and R Corner. Fire protection districts, like hospital and library districts, are junior taxing districts. Funding for these junior taxing districts comes from property taxes, and timber revenues from County trust lands.

Public Health: Public health facilities serving this planning area are located within Port Angeles. Public health services are available through Clallam County's Home Health program. Numerous private health care facilities exist within the planning area. These facilities are needed to serve the aging population.

Other Governmental Services: Clallam County provides no other direct governmental facilities within the planning area. Consideration has been made in the past to

satellite offices for some of the County's services, such as law enforcement, health, and community development. At this time, the most efficient use of facilities is to continue basing the services within Port Angeles. As the population grows in this area, the need for satellite facilities and increased services needs to be closely monitored.

Financing: New development often pays for the cost of extending new public facilities and services. For example, if a development is proposed on a County road that is not adequate to handle additional traffic, the County is able to require the developer to pay the costs of improving the County road (called "mitigation"). Water and sewer systems are similarly financed; if a developer proposes to extend water and sewer to a property, it is the responsibility of the developer to pay the costs for extending those services.

Another way that development pays for the cost of extending new public facilities is through development fees. For example, the City of Sequim requires anyone who hooks up to the sewer or water system to pay a connection fee. This fee is put into a special account for the eventual planning and upgrade of the system, such as the sewer treatment facility. This connection fee is in addition to requiring the developer extend the actual collection or distribution lines.

This method of paying for public facility and service extension is based on three principals: 1) setting level of service standards for public facilities and services; 2) ensuring that public facilities and services necessary to support development are adequate to serve the development at the time the development is available for occupancy (called "concurrency"); and 3) requiring development to pay fees for the new facilities rather than rely solely on property taxes or grants to fund development of these public facilities.

#### Section 31.03.120

#### Public Facilities and Services -- Policies

##### Parks and Recreation:

1. Identify and provide for increased recreational and public access opportunities to natural resource lands and water where appropriate.
  - a. Encourage further development of saltwater access points for recreation, such as trails, boating, and passive uses.
  - b. Encourage further development of public access to freshwater areas, particularly the Dungeness River.
  - c. Existing managed public access to public forest lands for recreation should be maintained.
2. That portion of the *Clallam County Parks and Recreation Plan*, as now or hereafter amended, which relates to the Sequim-Dungeness region is hereby adopted as part of this plan.
3. Parks and recreation facilities necessary to support development shall be adequate to serve the development as identified in the County Capital Facilities Plan, as now or hereafter amended.

##### Schools:

4. New school facilities should locate within the Sequim Urban Growth Area or Carlsborg Rural Commercial Activity Center where public facilities and services needed to support the school facilities (e.g., water, sewer, transportation, fire and police) can be efficiently provided.

5. School facilities necessary to support development should be adequate to serve the development at the time the development is available for occupancy and use, or a financial commitment is in place to complete the improvements within six years without decreasing current service levels below established minimum standards.
6. The County, City of Sequim, State of Washington and the Sequim School District should work cooperatively to identify funding sources needed for improvements to school facilities caused by new development.

Water:

Please see Urban Growth Policies (Section 31.03.280) for specific reference to water service within the designated urban growth areas.

7. Public water systems should be provided within designated urban growth areas, rural centers, rural villages, and rural commercial activity centers. Public or municipal water systems (i.e. P.U.D. and City of Sequim) should be limited in rural lands to those areas that can demonstrate water quantity limitations, water quality problems or hydraulic continuity to rivers and streams.
8. Extension or the existence of public water service in designated rural areas or resource lands shall not result in or be justification for higher density than that anticipated by a regional or sub-area comprehensive plan.
9. Level of service and facility standards should be developed by the water service provider, with standards set based on expected land use densities established by this plan.
10. Water systems necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use.

Fire Protection:

11. Fire protection and suppression facilities in urban areas should receive first priority. Fire flow (e.g. fire hydrants) in rural areas should not be required of new development or extension of public water systems except for commercial/industrial uses and public facilities.

Other Govern-mental Services:

12. Clallam County and other governmental service providers should continually monitor the population growth, age and other demographic characteristics of the population to determine the need for new or expanded services.

Sanitary Waste Disposal:

Please see County-wide Comprehensive Plan policies for specific reference to sanitary waste disposal within and outside urban growth areas.

Table 1: Public (Group A) Water Systems

Sequim-Dungeness Regional Planning Area

Map Number	Water System Name
20	Monterra
21	Solmar
22	Estates
23	Olympic View
24	Sunshine Park
25	Cedar Grove (aka Spencers Mobile Home Park
26	Clallam County P.U.D.
27	Carlsborg Mobile Home Park
28	Sequim Valley Tracts
29	Parkwood Adult Community
30	Greenwood Acres/Dungeness Mobile Home Park
31	Dungeness Meadows
32	Mains Farm
33	Dungeness Bay Plat
34	Dungeness Beach Plat
35	Meadowbrook Village
36	Brandt Point
37	Dungeness Beach
38	Dungeness Heights
39	Forest Ridge
40	Madrona Ridge
41	Woodland Heights
42	Jamestown
43	Sunland Shores
44	Sunland
45	Lee Water Conditional Use.
46	North Olympic Vista
47	Deytona
48	City of Sequim
49	Palo Verde #2
50	Flauras Acres
51	Still Road
52	Baywood Village
53	John Wayne Marina
54	West Sequim Bay
55	Sunshine Acres
56	Diamond Point
57	Clallam County P.U.D.

Please see Figure 1 for location of the water systems identified in Table 1.

Section 31.03.130

Transportation -- Inventory and Analysis

GAM Goals: Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

Definition: The transportation system is composed of air, water, and land transportation facilities and services, including highways and streets, paths, trails and sidewalks, transit, airports, and ports.

Circulation System: The transportation and circulation system should function to serve the land use patterns established by the Comprehensive Plan. For example, rural areas should be served by a transportation system designed for rural uses while urban areas should be served by a circulation system designed to serve urban uses. The transportation system should also focus on connections, either between urban centers, such as from Port Angeles to Sequim, or Carlsborg to Sequim, or between different "modes" of travel, such as automobiles to public transit. Some parts of the circulation system in this area serve county-wide and statewide interests, such as Highway 101, the Sequim Valley Airport, Olympic Discovery Trail, Old Olympic Highway, and boat launch/moorage facilities. It is imperative that the county-wide and statewide interests are considered when making land use or facility decisions affecting these systems.

Land Use Coordination: In the past, land use planning and transportation planning were not always coordinated. Developments were approved on roads without consideration to impacts on roads or better use of public transportation. Conversely, roads and highways were built in rural areas which encouraged conversion of rural areas into higher densities or commercial centers. The Clallam County Comprehensive Plan indicates that the transportation system should be consistent with the land use plan.

Level of Service: Level of service standards are used to serve as a gauge to judge the performance of the transportation system. When land use assumptions are made based on expected population growth and traffic demand, transportation engineers determine whether the transportation system is capable of handling the increased demand by using these level of service (LOS) standards. LOS standards are based on the average daily traffic (ADT) and characteristics of the area that the road serves (rural, suburban and urban). LOS standards indicate congestion or how free-flowing the traffic is. LOS standards do not indicate whether the road meets adopted County road (safety) standards.

The level of service established in the County-wide Comprehensive Plan for County roads, either in urban or rural areas is LOS "C". Level of service for state highways is LOS "D" for urban areas and tourist corridors, and LOS "C" for rural highways. Figure 5 indicates that all County roads are currently operating at or above these standards.

The forecast of future traffic on County roads in this plan is based on two methods: projected population growth and build-out potential based on land use designations. The forecast of traffic and the impact on adopted LOS standards is used to determine if the transportation system is capable of handling the demand. If the system is not capable of handling the demand, the comprehensive plan must identify how the system will be improved and financed, or the land use plan must be revised to ensure that the minimum "level of service" standards are met.

Figure 6 indicates that the system is designed to accommodate the projected land use plan for this region, with some exceptions that should be monitored. Table 2 below, however, indicates that the system is not designed to handle the estimated build-out. The following roads show failure to meet LOS standards based on the build-out analysis: West Sequim Bay Road, Sequim-Dungeness Way, and Old Olympic Highway. At what date they fail to meet LOS standards depends upon growth rates. As can be seen in the table, portions of Old Olympic Highway and Sequim-Dungeness Way are already operating at LOS "C". This indicates that these road segments may fail to meet standards within a shorter period of time.

TABLE 2: LOS Analysis for County Roads (Build-out and Population Growth)

ROAD NAME	Current LOS	Future LOS	LOS 2000	LOS 2010	ADT	ADT 2000	ADT 2010	ADT 2020	ADT 2030	ADT 2040
OLD OLYMPIC HWY.	C	D	C	C	2683	3651	3729	12483	7.34	8.56
OLD OLYMPIC HWY.	C	D	C	C	3115	4239	4329	14307	9.19	9.37
OLD OLYMPIC HWY.	C	D	B	C	3115	4239	4329	14307	9.37	9.68
SEQUIM DUNGENESS WAY	C	D	C	C	6232	6394	6549	14676	0.60	1.00
SEQUIM DUNGENESS WAY	B	D	B	B	6543	8904	9093	19138	1.00	2.52
WEST SEQUIM BAY RD.	B	E	B	C	1804	2159	2554	18204	0.00	1.20

Road Standards: Level of service standards do not indicate that a County road meets minimum design standards. Design standards for County roads are set forth in RCW 35.83.030 and RCW 43.32.020. Those standards are as follows:

ADT	Below 150	150 - 400	401 - 750	751 - 1000	1001 - 2000	2001 - plus
Roadway Width	20 - 24 ft.	24 ft.	26 ft.	28 ft.	34 ft.	40 ft.
Lane Width	10 ft.	10 ft.	10 ft.	10 ft.	11 ft.	12 ft.

Based on these standards, Figure 7 indicates the County collectors and minor collectors with width deficiencies. As can be seen in this table, nearly all of the County roads in this region do not meet the adopted road width standards, even though they meet LOS standards.

Table 3 identifies segments of County roads which are 18 feet or less in width with over 125 Average Daily Traffic (ADT). These roads do not meet minimum safety standards. The table also clearly outlines the discrepancy between using LOS standards and road width standards. For example, although Taylor Ranch Road is currently at LOS "A", and is projected to be LOS "B", it clearly is deficient in road

<sup>1</sup> Current LOS is analyzed using the Highway Capacity Manual.

<sup>2</sup> LOS is determined based on future build-out with two considerations: vacant parcels and proposed land use densities within the plan.

<sup>3</sup> LOS 2000 and LOS 2010 is based on projected population growth rates, not land use densities or vacant parcels.

<sup>4</sup> ADT -- Average Daily Traffic. Most Recent Count is anywhere from 1985 to 1993. The ADT for population counts are based on projected population growth rates.



width (only 12 feet). LOS measures how free-flowing a roadway segment is, but fails to recognize whether the road meets minimum safety standards.

Table 3: County Roads Less than 20 feet in Width and over 125 ADT

ROAD NAME	Proposed Width Current	Proposed Road Width	Current LOS	LOS Budget	ADT 1990 1995 2000
TAYLOR RANCH RD.	12	14	A	B	514
MARSHALL RD.	14	6	A	B	148
ANDERSON RD.	16	8	A	A	292
CHICKEN COOP RD.	16	8	A	A	190
CLINE SPIT RD.	16	8	A	A	256
GEHRKE RD.	16	4	A	A	148
HENDRICKSON RD.	16	8	A	B	268
HOOKER RD.	16	8	A	A	171
JAMESTOWN RD.	16	8	A	B	325
RIVERSIDE RD.	16	8	A	B	255
VOICE OF AMERICA RD.	16	18	B	B	1106
WARD RD.	16	8	A	A	224
3RD AVE	18	10	B	B	789
ANDERSON RD.	18	6	A	A	292
ATTERBERRY RD.	18	8	B	B	662
BARR RD.	18	8	A	B	416
BEACH DR.	18	2	A	A	125
BLUE MOUNTAIN RD.	18	6	A	A	153
BRACKETT RD.	18	6	A	B	359
CAMERON RD.	18	6	A	A	219
CHICKEN COOP RD.	18	6	A	A	228
CLARK RD.	18	6	A	A	159
DISCOVERY WAY	18	2	A	A	138
EVANS RD.	18	8	A	B	533
GEHRKE RD.	18	8	A	B	481
HAPPY VALLEY RD.	18	6	A	B	328
HENDRICKSON RD.	18	16	B	C	1262
HOG BACK RD.	18	6	A	A	160
JAMESTOWN RD.	18	6	A	B	325
KEELER RD.	18	6	A	B	167
KIRK RD.	18	6	A	A	204
LEWIS RD.	18	6	A	A	324
LISTOLSEN RD	18	6	A	A	200
LOTZGESELL RD.	18	10	B	B	868
MACLEAY RD.	18	6	A	A	269
MARINE DR.	18	10	B	B	885
MARINE DR.	18	10	B	B	976
MCCOMB RD.	18	6	A	B	332
MEDSKER RD.	18	6	A	B	353
MILL RD.	18	16	B	C	1049
MILLER RD.	18	8	A	C	539
MONTERRA DR.	18	2	A	A	125

ROAD NAME	Proposed Width Current	Proposed Road Width	Current LOS	Proposed Borough LOS	ADT Through Borough Count
OLD BLYN HWY.	18	8	A	B	488
OLSEN RD.	18	6	A	A	200
PALO ALTO RD.	18	8	A	A	485
PINNELL RD.	18	8	A	B	410
PORT WILLIAMS RD.	18	16	B	C	1694
ROUPE RD.	18	6	A	A	197
RUNNION RD.	18	8	B	B	729
SCHMUCK RD.	18	6	A	B	304
SECOR RD.	18	6	A	B	203
SEQUIM DUNGENESS WAY	18	16	B	C	1117
SHORE RD.	18	6	A	A	302
SILBERHORN RD.	18	10	B	C	798
SPATH RD.	18	8	A	B	406
TOWNE RD.	18	16	B	C	1020
VAUTIER RD.	18	8	A	B	452
WASHINGTON HARBOR RD.	18	10	B	C	777
WHEELER RD.	18	6	A	A	227
WOODCOCK RD.	18	6	A	A	185

Private Roads: The transportation system in the Sequim-Dungeness region also includes private streets and easements, often unimproved, designed to serve lots within short plats and surveys. A mechanism to upgrade these roads to land division and fire protection minimum standards should be in place to assist property owners developing property which does not directly abut a public street.

Alternative Solutions: Solutions to transportation deficiencies may include incentives to change patterns of transportation behavior, such as car pooling rather than single occupancy vehicles, and enhancements to alternative modes of transportation that would be efficient and less costly to maintain, such as transit or bicycle lanes.

#### Section 31.03.140

#### Transportation Policies

##### Highway 101:

1. Preserve and enhance the Highway 101 corridor for regional mobility of goods, services and passengers.
  - a. Encourage the Washington State Legislature and Washington State Department of Transportation to complete the improvements to the Highway 101 corridor as outlined in the Final Environmental Impact Statement for the Palo Alto to O'Brien Road corridor.
  - b. Designate the Sequim Bypass as a transportation corridor in the comprehensive plan and ensure that any new development or land divisions are not in conflict with this designation. (See Figure 4.)
  - c. Work with the Washington State Department of Transportation and other agencies to ensure that Highway 101 meets the goal that the corridor function regionally for the mobility of goods, services and passengers.

- d. Adopt development regulations prohibiting access to Highway 101 when access to County/City roads is available or when shared access points are available.
- e. Highway 101 should have adequate shoulders for bicyclists. Storage facilities for bicycles should be available in conjunction with transit shelters along the corridor.
- f. Pedestrian facilities (sidewalks or paths) should be planned along the Highway 101 corridor through Carlsborg and Sequim.
- g. Park and ride lots and transit shelters should be conveniently located along the Highway 101 corridor in Sequim and Carlsborg, and at the intersections of County arterials and Highway 101.
- h. Passing lanes should be planned along the highway corridor in rural areas.
- i. The proliferation of stoplights on Highway 101 should be discouraged.

Rural & Urban Roads:

2. With the completion of Cays Road and Anderson Road extension projects, the circulation system of County roads in rural and resource land areas should be considered completed for this planning area. The County should not pursue new County roads except in those circumstances where roads are built within subdivisions with private funds and then turned over to the County for maintenance.
3. Improve circulation patterns around the City of Sequim
  - a. Improvements to access Highway 101 from the area north of Sequim should be made, including increasing the capacity of Port Williams to Brown Road, and Hendrickson to Priest Road.
  - b. Improvements to the circulation pattern within the City of Sequim urban growth area should be made, including consideration of interim measures to reduce congestion until the Sequim Bypass is constructed, and the improvement of Sequim Avenue south to Happy Valley Road.
  - c. Monitor growth on West Sequim Bay Road and the need to improve the road to meet LOS standards. The County should not permit new urban development within the City of Sequim to access onto the County road if the road fails to meet LOS or safety standards.
4. Improve circulation patterns within the Carlsborg Rural Commercial Activity Center, particularly to ensure minimal congestion caused by industrial and commercial development in the area.
5. The following road improvements have been identified based on LOS standards, improved circulation, and road width and safety standards. The roads are listed in approximate order of importance:
  - Old Olympic Highway (finish widening)
  - Cays Road (extension)
  - Brown Road (widening)
  - Port Williams Road -- from Sequim-Dungeness Way to Brown Road (widening)

- Sequim-Dungeness and Woodcock (intersection improvements, widening, shoulders)
- Kendall - Hendrickson - Priest Road (widening, shoulders)
- Diamond Point Road (intersections, curves and widening for pedestrians and bicyclists)
- West Sequim Bay (widening)
- Evans Road (widening within urban growth area)
- Happy Valley Road (curves near Johnson Creek and River Road to 3rd Avenue)
- Runnion/Heath Road (intersection)
- Washington Harbor (curves, shoulders, ditches)
- Palo Alto (curves, width near 101)
- Spath Road (widening)
- Sherbourne (curves, shoulders)
- Hooker (101 south 1 ½ miles)
- Marine Drive (guardrails, shoulders)

Road Standards: Please see County-wide Comprehensive Plan for adopted County Road standards.

6. Improvements to County roads should consider the rural character of the Sequim-Dungeness Valley. Needed safety improvements should be the minimum necessary to address the safety problem, particularly in rural areas where country roads enhance the character of the area, as well as being a deterrent to speeding. In rural areas, limit the number of access points to County roads in order to limit impediments to traffic and to maintain open space qualities.
7. When County roads are rebuilt in this area, forecasts of future traffic should be based on the following principles:
  - a. If the County road is on the regional transportation network (see Peninsula Regional Transportation Planning Organization -- PRTPO), the road should be designed to accommodate transportation growth rates within the PRTPO plan.
  - b. If the County road is not on the regional transportation network, the road should be designed based on 50% of potential build-out as indicated in the land use plan.
8. Private road standards should allow for flexibility while meeting minimum safety requirements for emergency vehicles, except in those circumstances where it is in the best public interest to develop a public road. Right-of-way standards, improved widths, and surfacing of private roads should not be required at the same standard as public roads. The use of Road Improvement Districts (RID's) should be encouraged to equitably share the cost of upgrading private roads to land division and fire protection minimum standards.

Paths, Trails & Sidewalks:

9. Non-motorized travel should be promoted within the Sequim-Dungeness area for multi-purpose recreation and transportation trails for users of all abilities.
10. Encourage development of a path or trail connecting Sequim and Carlsborg, preferably in conjunction with the Railroad Bridge Park.
11. A path, trail or sidewalk accommodating non-motorized travel shall be required along Highway 101, County arterials, major collectors within urban

growth areas or rural commercial activity centers, and within walking distance of school facilities.

Bicycle Routes:

12. The following are the designated bicycle routes. All roads on a designated bicycle route should have a minimum improved shoulder width of 3 - 5 feet, depending on the speed limit of the road.
  - Highway 101
  - Old Olympic Highway
  - Port Williams Road (from Sequim-Dungeness to Brown Road)
  - Brown Road
  - West Sequim Bay Road
  - Old Blyn Highway
  - Sequim-Dungeness Way
  - Lotzgesell Road
  - Kitchen-Dick Road

Multi-modal:

13. First priority for transit service and facility improvements should be for designated urban growth areas, rural commercial activity centers and routes along the regional transportation system.
14. Park and ride lots and transit shelters should be conveniently located along the Highway 101 corridor in Sequim and Carlsborg, and at the intersections of County arterials or collectors and Highway 101. Design park and ride lots with transit shelters and bicycle storage facilities on site.

Airports:

15. Ensure that land uses adjacent to the Sequim Valley and Diamond Point airports are compatible with the continued use of the airports for air transportation needs of the region.
16. Provide adequate roadway connections between the Sequim Valley Airport and the existing major arterial streets, roads and highways serving the airport. Ensure that there are public transportation connections to the Sequim Valley Airport.

Level of Service:

17. The minimum acceptable level of service (LOS) standard for County roads in both rural and urban areas shall be LOS "C", using standard rating methodology.
18. New development, such as land divisions and non-resource uses other than forestry, agriculture, fisheries) should not be allowed unless served by a county road meeting the following minimum standards:

Surface Width: 16 feet

Grade: 12 percent maximum

Financing:

19. Place a high priority on investment and expenditure of limited public funds in the transportation system in urban growth areas and limit investment and expenditure in rural areas to arterial development connecting communities and neighborhoods.
20. The existing transportation system should be maintained before expenditure of limited public funds on expanded facilities.
21. Traditional funding sources should continue to be the primary funding source pay for improvements to County roads in the region.
22. The County shall require new development to rectify and/or compensate for impacts to transportation facilities not meeting minimum safety standards or for developments expected to increase demand, such as Average Daily Traffic (ADT), by more than 50% over current demand.

Section 31.03.150

Affordable Housing -- Inventory and Analysis

GMA Goal: Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

Definition: Affordable housing is typically broken into three categories based on family income. Because of the increase in housing values in the past five years, all three categories of affordable housing are desired within the planning area.

- very low income -- those families earning below 50 percent of county-wide median income can afford to spend 33% on rent or sale price
- low income -- those families earning 50 -80 percent of county-wide median income can afford to spend 33% on rent or sale price
- moderate income -- those families earning 80-95 percent of county-wide median income can afford to spend 33% on rent or sale price

Cost of Housing: Recent trends show that the average home price is greater than what a median income family can afford. Manufactured housing, on the other hand, had an average value of \$42,000. Manufactured housing on leased lots (e.g. mobile home parks) can be an affordable option.

Affordable Housing Types: The types of affordable housing available within the Sequim-Dungeness area include:

- Multi-family in Sequim;
- Mobile home parks, such as Parkwood, Green Acres, etc.;
- Housing developments, such as Monterra which have manufactured housing;
- Housing developments with small lot sizes, such as Solmar and Sunshine Acres; and
- Accessory housing, such as converted basements and guest houses.

Regulations: Additional regulations and costs for public services and facilities can drive up the cost of housing. Limiting densities in rural areas may make the area more exclusive, which could raise property values and thus, property taxes.

Flexible zoning techniques could lower the cost of some property. Rather than establishing minimum lot sizes in rural areas, land divisions could be based on maximum residential density. This way, a landowner might be able to place lots

closer to required services, such as roads and electricity, thus lowering the cost for development of the lots.

Section 31.03.160

Affordable Housing -- Policies

1. Flexible zoning techniques, cluster housing (provided adjacent property owners are protected from adverse impacts), and transfer of density on a parcel should be allowed in order to lower the cost of land for affordable housing opportunities. All types of housing opportunities, including multi-family, should be allowed in approved planned unit developments.
  - a. Detached accessory dwelling units, accessory apartments or granny flats should be allowed in both rural and urban areas, provided that the following standards are met:
  - b. Detached accessory dwelling units should not exceed 800 square feet in total floor area and should utilize the same access as the principle dwelling unit.
  - c. In rural areas, the property on which the detached accessory dwelling unit is located is a minimum of one and one-half (1.5) acres in area, unless the property is served by a community sewage disposal system.
  - d. An accessory dwelling unit attached to a single family dwelling (e.g. converted basement) may be permitted if the accessory unit does not occupy more than 35 percent of the single family dwelling floor area.
  - e. In order to have a accessory dwelling unit, the owner of the parcel shall live on the property.
2. Multi-family developments should be allowed within urban growth areas, rural centers and rural commercial activity centers.
3. Employee housing should be encouraged in commercial and industrial zoning districts.
4. The County should place a high priority on provision of infrastructure to serve high density housing development in urban growth areas and should consider partially subsidizing infrastructure costs to low-income affordable housing projects.
5. The County should ensure that development standards do not discourage the provision of affordable housing.
6. Allow higher urban density housing construction outside urban growth areas, including multi-family, in areas identified as rural centers, rural commercial activity centers and rural villages.
7. The County should ensure that sufficient lands are designated within urban growth areas for the provision of high density and affordable housing development.
8. Retention and development of mobile home parks within urban growth areas should be encouraged.

Section 31.03.170

Economic Development -- Inventory and Analysis

GMA Goal: Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage

growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

Outlook: The economy of Clallam County and the Sequim-Dungeness regional planning area has changed dramatically in the last twenty years. Twenty years ago, the area relied heavily on the agriculture and forestry industry. Conversion of farmlands into residential development and changes in forest management have caused the area to look more toward tourism, recreation, residential development and retail for its economic future. Light manufacturing and medical services also can play a vital role in the future.

Commercial and industrial development has and will continue to play a vital role in the economic development of the region. Commercial development, particularly retail, has expanded considerably in the last ten year period. Industrial or manufacturing type jobs, however, have not flourished. Manufacturing is an important part of an economic development strategy: the jobs are family wage income, far exceeding service type jobs, and the sale of manufactured goods outside the region represent new dollars recruited within the local community. Both commercial and industrial development requires suitable locations, appropriately zoned, and with the necessary infrastructure.

The total industrial land base is equivalent to approximately 3 ½ acres per 1,000 population. This is below national averages -- 8.3 acres per 1,000 population, and far below the averages within the Port Angeles region -- 35 acres per thousand. Maintaining, or increasing the industrial land base for future economic growth will be a difficult challenge.

#### Section 31.03.180

#### Economic Development -- Policies

1. All levels of government should encourage economic development by providing water, sewer, and transportation infrastructure, appropriate land use designations (e.g. zoning) and encouraging new businesses to locate in those areas. Improvement costs should be paid through bonds, local improvement districts, and real estate excise taxes and repaid by the developer over time. The cost of connection to these systems needs to be carefully considered as excessive fees can discourage economic growth.
2. Commercial and industrial land use designations should allow mixed uses in order to encourage more opportunities to site a business. For example, light manufacturing should be allowed in commercial areas while retail should be allowed in industrial areas.
3. One hundred additional acres of industrial land should be identified through the twenty year planning process in the Sequim-Dungeness region as a goal toward achieving an appropriate ratio of industrial land use to residential population; national averages should be used as a benchmark. The first priority for location of new industrial land is within the City of Sequim Urban Growth Area.
4. Existing areas designated for industrial development and/or manufacturing, including lands within Sequim, Carlsborg and Sunshine Acres, must be assured of continued development through development regulations, and if necessary, urban growth area designations.
5. Rural areas should allow research or campus-like business parks. Standards should be developed to ensure that these facilities do not cause adverse impacts, such as increased traffic, noise or pollution.



6. The quality of the environment should be protected in order to attract tourists and new business which desire to locate in a quality environment enjoyed on the Olympic Peninsula.
7. Recreational developments which provide attractions to tourists and citizens in the area should be encouraged. Examples of appropriate developments would include golf courses, shoreline access, parks, trails, and destination resorts. Existing tourist attractions, including the Dungeness National Wildlife Refuge and Cline Spit, should be maintained for public access and enjoyment.
8. Resource based industries should continue to be supported, including conservation of forest and agricultural lands, and processing of raw materials.
9. Clallam County should ensure that land use plans and regulations provide an environment conducive to business development, consistent with economic goals and objectives and protection of the public health, safety and welfare.

Section 31.03.190

Open Space and the Environment -- Inventory and Analysis

GMA Goals: Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

Land Use: The Sequim-Dungeness region contains a diverse array of open spaces: pasture lands, hayland and cropland, forest land, wetlands and river corridors. There are over 13,000 acres of land used for crop, hay and pasture. Over 100,000 acres are in forest land, including state and federal lands. Urban lands account for slightly over 2,000 acres within the City of Sequim and Sunland. Rural lands account for over 10,000 acres in the region.

Water: Water plays a vital role in the quality of life, culture, past and future development of the region. Irrigation is critical to continued agricultural production. There are six irrigation diversions and nine irrigation districts with over 97 miles of ditches, all originating from the Dungeness River. Groundwater in this area is susceptible to the stresses of increasing contamination and withdrawal, and in need of special consideration as land uses change and management regimes are developed. Groundwater is also recharged in some places by irrigation ditches. Withdrawal of groundwater can impact stream flows of rivers and creeks. Wetlands occur throughout the area, although larger areas are concentrated along the Dungeness River, Gierin Creek and along the saltwater shorelines. The Dungeness River is subject to devastating floods, and other than coastal floods, is the area most prone to flooding in the region.

Air & Noise: Air quality and noise can be additional environmental problems in the Valley. Industrial land uses can cause air quality and noise related problems, particularly in the residential areas. Since a residential use is a primary land use in the Valley, measures to ensure maintenance of air quality and noise standards could be important.

Watershed Planning: Clallam County and other resource agencies have completed and adopted several watershed planning efforts in this area. Adopted plans include the Sequim Bay Watershed Management Plan, Dungeness River Watershed Management Plan, Sequim-Dungeness Groundwater Protection Strategy, Dungeness-Quilcene Water Resources Management Plan, Dungeness River Flood Control Management Plan and the Dungeness River Greenway Plan. The County is also working on a pilot project on wetland functional assessment in this planning area (State Wetland Integration Strategy -- SWIS) and has a watershed restoration grant from the Jobs for the Environment Project.

Section 31.03.195

#### Open Space and the Environment -- Conservation Policies

##### General:

1. Conserve and protect the environmental attributes of the Sequim-Dungeness region that characterize the quality of life for residents of both the area and the State of Washington.
  - a. Protect wetlands, shorelines and other water resources beneficial to fisheries, wildlife, recreation and public use. Achieve this policy through education and enhancement of resources and through regulation of appropriate uses, buffers and activities.
  - b. Adopt and implement drainage and erosion control standards for new development in order to protect water quality and prevent impacts to water quantity (e.g. flooding).
  - c. Encourage public acquisition of lands of outstanding habitat or open space value, particularly those lands that are threatened by encroaching development.
  - d. Support development of the Miller Peninsula State Park, balancing between maintaining the environmental attributes of the site and surrounding properties with the need for active recreational opportunities.

##### Corridors:

2. Encourage the maintenance and enhancement of open space corridors, greenbelts and greenways in the Valley.
  - a. In forested areas such as Diamond Point, limit the number of access points to County roads in order to maintain a greenbelt along the road.
  - b. Encourage the beautification of development along the Highway 101 corridor through landscape guidelines and through the control of signage, including the prohibition of billboard construction and the eventual removal.
  - c. Designate open space corridors that provide linkages for wildlife and fisheries and protect these corridors through education, enhancement and regulations. See Figure 8 for designated habitat corridors.
  - d. Conserve and enhance the Dungeness River as a greenway corridor for the benefit of fish, wildlife, flood protection, people and open space.

- e. Conserve the corridors of Siebert's Creek, McDonnell Creek, Cassalery Creek, Bell Creek, Johnson Creek, Jimmycomelately Creek, Gierin Creek, Matriotti Creek, Meadowbrook Creek, and Cooper Creek for the benefit of fish and wildlife.

Recreation:

- 3. Identify and provide for increased recreational and public access opportunities to natural resource lands and water where appropriate and complimentary to the natural and cultural characteristics of the area.
  - a. Encourage further development of saltwater access points for recreation, such as trails, boating, and passive uses.
  - b. Maintain existing access points for recreation, including the Dungeness Spit.
  - c. Encourage further development of public access to freshwater areas, particularly the Dungeness River.
  - d. Existing managed public access to public forest lands for recreation should be maintained.

Water Quality:

- 4. Maintain and improve water quality to support fish resources, irrigation, recreation, wildlife habitat, domestic and industrial water supplies.
  - a. Minimize pollutants in drinking water, industrial, commercial, agricultural and stock water supplies. Focus efforts on sources of bacteria, chemicals, nutrients, and sediment.
  - b. Protect and restore the natural ecosystem functions of aquatic and riparian areas.
  - c. Maintain the harvestability of commercial and recreational shellfish and protect and/or improve shellfish habitat.

Land Use:

- 5. Ensure that land uses and densities allowed in rural areas are consistent with the need of area neighborhoods for open spaces, wildlife, peace and quiet, and the capacity of the land and water resource to handle development.
  - a. Set rural land use patterns based on identified geographic neighborhoods and taking into account the local availability of water and land area for wastewater treatment.
  - b. Discourage or prohibit higher densities adjacent to significant fisheries or wildlife habitat, near wetlands and other environmentally sensitive areas, on poorly drained soils or on steep slopes.
  - c. Protect air quality and minimize noise impacts from industry and other uses in rural areas.
- 6. Minimize the public costs and potential dangers associated with inappropriate development in frequently flooded areas, geologic hazard areas, wetlands, fish and wildlife habitat, and areas with a critical recharging effect on aquifers.
  - a. Development should occur on the most environmentally suitable and naturally stable portion of a development site.

- b. Preserve natural flood control and stormwater storage from alterations to drainage or stream flow patterns.
- c. Encourage enhancement, restoration and creation of biological and ecological functions of wetlands and habitat areas.

Ground-water:

- 7. Pursue appropriate groundwater protection programs and coordinate groundwater with surface water quality protection, as well as efforts to resolve ground or surface water quantity issues.
  - a. The quality and quantity of the shallow groundwater aquifer should be protected as it affects recharge of streams, estuaries and deep aquifer systems. The quality and quantity of the deep aquifer system should also be protected, especially for drinking water.
  - b. Clallam County should work with state agencies to reduce the disincentives for establishing community water systems. Community water systems should be provided in areas with particular susceptibility to quality or quantity problems.

Watershed Plans:

- 8. Clallam County should continue to work towards implementation of watershed management plans and other special area studies which enhance our understanding of environmental and open space resources of the planning area and ways to conserve those resources.

Water Resources:

- 9. Municipal and residential water supplies should be directed to locations and depths so as to minimize the risk of hydraulic continuity, or where the water withdrawal does not cause impacts on instream flow requirements for fish.
- 10. Water should be used from the hydrologic unit from which it is derived, and water resources should be kept within the region.
- 11. Conservation and efficiency strategies for water resources should be developed and implemented region-wide to provide the most efficient use of all water resources.

Marine Shorelines:

- 12. Clallam County shall preserve, the scenic, aesthetic and ecological qualities of the marine shorelines of Clallam County, in harmony with those uses which are deemed essential to the life of its citizens. Clallam County shall implement marine resource goals through the Clallam County Shoreline Master Program and/or Critical Areas Ordinance, as now or hereafter amended.

Section 31.03.220

Agricultural Land -- Inventory and Analysis

GMA Goals: Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

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.

Definition: The Growth Management Act defines agricultural land as land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees not subject to the excise tax imposed by RCW 84.33.100 through 84.33.140, finfish in upland hatcheries, or livestock and that has long-term commercial significance for agricultural production.

The Growth Management Act defines long-term commercial significance to include the growing capacity, productivity, and soil composition of the land for sustained commercial production, in consideration of the land's proximity to population areas, and the possibility of more intense uses of the land.

Resource Base: The agricultural resource base in Clallam County, and particularly the Sequim-Dungeness region, is at a crucial turning point. During the period of time from 1955 to 1978, the Census of Agriculture shows a loss of over 47,000 acres of farmland in the county, the vast majority of which was located in the Sequim-Dungeness region. Additional losses of agricultural land have occurred since that time.

In 1992, Clallam County adopted interim designation and conservation regulations to conserve agricultural lands. These regulations designated approximately 7,500 acres of land as Agricultural. Development within these designations was allowed if developed in a cluster pattern (30% development/70% farm). These interim measures were successful in discouraging additional loss of agricultural lands to non-agricultural use.

As the total resource base declines for agricultural use, the viability of the remaining agricultural lands for long-term commercial production also declines. With less land being farmed, equipment suppliers, and other support services also decline. The days where the Sequim-Dungeness Valley was a major agricultural base, with numerous dairies and other agricultural business, is now unfortunately only a part of our history.

Development Pressures: The remaining agricultural land in the Sequim-Dungeness region continues to be subject to development pressures, even with the interim regulations adopted in 1992. Despite regulations, existing agricultural land can be converted, either by selling existing "vested" five acre survey developments, or clustering the development and converting at least 30% of the land.

Before 1993, Clallam County did not regulate divisions of land over five acres in size. As a result of several planning and zoning initiatives, many of the agricultural landowners legally divided their land into five acre parcels ("vested" lots). These five acre parcels may be sold at any time despite the land being zoned for agricultural uses. Thus, it is impossible to ensure long-term commercial agricultural production on these lands. It is estimated that 50% of the lands designated for agricultural land use in 1992 have already been legally divided into five acre parcels.

Interim cluster development regulations required large density incentives to encourage landowners to cluster development rather than sell five acre parcels. Issues relating to the densities allowed in agricultural cluster developments and the

viability of farming the remaining open space have been raised by the public and the agricultural community. If cluster development patterns are to succeed, the density in the cluster cannot cause a drastic change in the character of the surrounding area and the remaining farmland has to be large enough to be commercially viable.

There have been other non-residential pressures for agricultural land, most notably active recreation such as golf courses. With the increase in population and the recent closure of some private golf courses to the public, there has been increased pressure to allow golf courses on agricultural land.

Open Space: Although it is recognized that agricultural lands do play a significant role in our local economy and lifestyle, these lands may play a greater role as open space for the enjoyment of the public, preservation of the remaining rural character of the Sequim-Dungeness valley, and as wildlife habitat. If the agricultural lands are viewed as open space, then consideration to other open space uses like golf courses might be made.

Public Interest: During the regional planning process, citizens of the Sequim-Dungeness region have indicated a strong interest in conserving agricultural lands, open space and the quality of the environment. This issue has, and will continue to be a very emotional discussion between property owners and the general public. It is unquestionable that the remaining agricultural lands in the area play a vital component in maintaining the rural character of the valley. However, the interest of the general public over the interest of the private property owner, must be carefully considered. This plan cannot diminish the goal to protect property rights.

Conservation Alternatives: Conservation of agricultural lands could be accomplished through several alternatives:

- Public acquisition or transfer of development rights; and/or
- Regulation of property, restricting land to agricultural uses or cluster developments; and/or
- Incentives, such as taxes, flexible zoning techniques, technical assistance.

Development Rights: There are several ways to acquire the development rights, purchase those rights or transfer the rights to other properties. Because there does not appear to be a market for transfer of development rights, this plan pursues the concept of purchasing those rights.

The purchase of development rights occurs when the public acquires the rights held by the property owner to develop the land while the owner maintains the right to utilize the land for agricultural purposes. Once the public has purchased the development rights of the property, title to those rights no longer remains with the property owner and the agricultural nature of the land is preserved. The public purchase of development rights should provide more assurance that agricultural lands will be conserved forever than the use of traditional regulatory measures.

A program in the Sequim-Dungeness region to purchase the development rights of all agricultural lands would require a vote by all residents of the County, as the funds would be obtained through "general obligation" bonds of County government. If the purchase program were not designed to offer all voters in the County opportunities for conservation of open space or recreation, it is likely that the bond measure would not receive wide public support, as the residents in the Port Angeles, Straits, and Forks regions would be unlikely to vote to maintain agricultural lands primarily found in the Sequim-Dungeness region.

Other options available to local governments for conservation of agricultural lands and open space are special property tax laws (Conservation Futures) or real estate excise tax. Conservation Futures authorizes an assessment of 6.25 cents per \$1,000 of assessed valuation, which would have generated \$133,800 in revenue in 1994. This tax does not require voter approval and could be used as the source for issuance of bonds approved by the Board of Clallam County Commissioners. Real estate excise taxes include an option for a voter approved 1% tax on the transfer of property for the purpose of acquiring conservation areas, which would have resulted in 1.2 million dollars in revenue in 1993.

Finfish Hatcheries: In 1994 the State amended the definition of agricultural land to include finfish in upland hatcheries. This planning area has finfish hatcheries at Hurd Creek and the Dungeness River. The Hurd Creek hatchery is susceptible to incompatible adjacent residential land uses which might affect water quality, and the Dungeness hatchery might be susceptible to upper watershed disturbances from sedimentation, siltation and other water quality problems.

Section 31.03.230

Agricultural Land Conservation -- Policies

Findings:

1. Based solely on growing capacity, productivity, and soil composition of the land within many parts of the Sequim-Dungeness planning area, there are agricultural lands of long-term commercial significance. However, considering the land's proximity to population areas (rural and urban lands), and the possibility of more intense uses of the land (conversion of five-acre surveys), this plan finds that there are not any agricultural lands of long-term commercial significance unless the development rights of those landowners are either conserved through long-term tax incentive programs or purchase of development rights.

Conservation Strategy:

2. Maintain, enhance and conserve productive agricultural lands through the following means:
  - Continue to provide tax incentives (Open Space or Current Use assessments);
  - Continue to provide technical assistance, such as resource conservation plans prepared by the Clallam Conservation District or Soil Conservation Service;
  - Allow and encourage small-scale agricultural uses within both rural and urban areas;
  - Provide incentives to cluster development on the least productive soils and conserve remaining land for continued agricultural use;
  - Discourage incompatible uses on adjacent lands, through increased setbacks, limits on utility extensions in agricultural areas, right-to-practice agriculture ordinances, and notification to residential landowners of potential incompatible uses; and
  - Work towards long-term (i.e. permanent) conservation through public purchase of development rights.

Interim Regulation:

3. Land meeting the following criteria should be designated as Agricultural on an interim land use map:
  - a. Soil Criteria;
    - i. The soil capability class is I, II, and includes the Agnew Soil Series which is a Class III; or
    - ii. The soil capability class is III and IVs if within an irrigation district or if irrigated; or
    - iii. The soil capability class is Vw (if drained) or VIw (if drained), subject to the critical area regulations;
  - b. The property does not now have access (hookup rights) to municipal sewers;
  - c. The property has a minimum net farmable parcel size of fifteen (15) acres, including land under contiguous ownership (such as five acre survey parcels);
  - d. The property is found in a large contiguous block of agricultural use (minimum of 40 acres);
  - e. The property is not within a designated urban growth area;
  - f. The property is currently being used for agricultural purposes.
4. The existing interim regulations should be continued with the following changes and considerations:
  - a. Conserve agricultural lands through land use regulations utilizing cluster developments (30% development/70% farm). The following changes to the 1992 interim regulations should be made:
    - i. Residential base density in agricultural zones should be one dwelling unit per 5 acres.
    - ii. A 70% density bonus should be provided for landowners pursuing a cluster development pattern.
    - iii. Allow golf courses in agricultural zones, both in the development portion and agricultural reserve portion of a cluster development. All structures and residential components of a golf course shall locate in the development portion (30%) of the site.
  - b. The raising of crops and livestock and associated agricultural activities shall be the principal land use within areas designated as Agricultural. Agricultural land uses on the portion of a parcel set aside for agriculture would include, but not be limited to, a farm residence, farm buildings, and direct marketing farm stands. These uses shall not disrupt agricultural land use within the district.
  - c. Residential developments in Agricultural lands should be clustered on the least productive portion of the parcel and should be designed to accommodate adjacent agricultural uses.
  - d. Lands designated as Agricultural shall provide for the retention of large parcels and ownership patterns conducive to agriculture. The minimum parcel size of agricultural resource lands should be fifteen



(15) net farmable acres. When clustered subdivisions are used in areas designated for Agricultural, the clusters should be arranged to protect and combine large tracts for productive farming, minimize conflicts with continued agriculture and be consistent with public facility and service requirements.

- e. The interim designation and regulation of agricultural lands shall sunset on November 7, 1995, unless a purchase of development rights program has been approved by the Board of Clallam County Commissioners and voters of Clallam County.
5. The interim designation and regulation of agricultural lands should continue beyond November 7, 1995, if the voters approve a purchase of development rights program, PROVIDED, however, that the County continues to put forth efforts and voter approved measures to acquire additional agricultural lands through purchase of development rights. Land designated as Agricultural will remain in this classification unless it can be shown that:
- a. An error was made in application of the criteria establishing the zone; or
  - b. Commercial farming is no longer a viable option for this area due to loss of all irrigation potential or other significant physical loss of agricultural potential; or
  - c. After giving careful consideration, the Board of County Commissioners finds that no entity will purchase or lease the land for agricultural use at a fair market value; and
  - d. Growth could not be directed to non-agricultural lands.
6. Land with an approved cluster development site should remain in the Agricultural designation.
7. Agricultural lands with 15 net farmable acres that do not meet the criteria listed in Section 31.03.230 (3) may be designated as Agricultural if the land is capable of agricultural production and the owner desires to have it designated.

Land Use Maps:

8. Lands designated as interim Agricultural lands shall also be designated on the comprehensive plan land use map with the rural residential density most appropriate for the surrounding area. If the interim Agricultural designations sunset as identified in (4)(e) above, the rural residential land use designation shall be in effect and a comprehensive plan amendment not required.

Purchase of Development Rights:

9. Develop a program for lasting, long-term conservation of agricultural lands based on public financial support.
- a. Focus the program on purchase of development rights in order to keep lands in private ownership. Once development rights are purchased, future development shall be restricted through such legal instruments as necessary to ensure permanent conservation of lands for the benefit of future generations.
  - b. Work with the public and landowners to set priorities for the purchase of development rights. Priorities may be set based on development pressures, open space value, or environmental values.

- c. Development rights to agricultural lands should be acquired through voter approval of a general obligation bond for the purchase of development rights. Pursue voter approval based on priorities set forth in (9)(b) above.

Incompatible Development:

- 10. Public services and utilities within and adjacent to areas designated as Agricultural shall be designed to prevent negative impacts on agriculture and to maintain total farmland acreage, as follows:
  - a. Water lines, sewer lines, and other public facilities should avoid crossing areas designated as Agricultural unless their purpose is to provide service necessary for agriculture and they can be installed at times which minimize negative impacts on seasonal agricultural practices;
  - b. Roads that cross areas designated as Agricultural should be aligned, designed and maintained to minimize negative impacts on agriculture and support farm traffic; and
  - c. In rare cases when facilities meeting urban needs intrude into areas designated as Agricultural, they should be located to prevent disruption of agricultural activity.
- 11. Land located adjacent to designated Agricultural lands should be compatible with the agricultural use through the following measures:
  - a. Increased setbacks to agricultural areas.
  - b. Implementation of the Right to Practice Agriculture Ordinance, an ordinance designed to minimize nuisance complaints regarding agricultural activities that follow best management practices.

Incentives:

- 12. Agricultural reserves in approved agricultural cluster developments should be exempt from taxation originating from special purpose taxing districts, local improvement districts, and local utility districts unless they directly benefit agricultural land use.
- 13. Continue to conserve all agricultural lands, whether designated for long-term commercial significance or not, through property tax reductions (current use assessments).

Finfish Hatcheries:

- 14. Ensure that land uses adjacent to finfish hatcheries are compatible with the long-term commercial production of those hatcheries. Consideration shall be given to appropriate land use densities, land use practices, and maintenance of water quality standards.

Section 31.03.240

Forest Land -- Inventory and Analysis

GMA Goals: Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

Definition: The Growth Management Act defines forest land as land primarily devoted to growing trees for long-term commercial timber production on land that can be economically and practically managed for such production, including Christmas trees subject to the excise tax imposed under RCW 84.33.100 through 84.33.140, and that has long-term commercial significance. In determining whether forest land is primarily devoted to growing trees for long-term commercial timber production on land that can be economically and practically managed for such production, the following factors shall be considered: (a) The proximity of the land to urban, suburban, and rural settlements; (b) surrounding parcel size and the compatibility and intensity of adjacent and nearby land uses; (c) long-term local economic conditions that affect the ability to manage for timber production; and (d) the availability of public facilities and services conducive to conversion of forest land to other uses.

The Growth Management Act defines long-term commercial significance to include the growing capacity, productivity, and soil composition of the land for sustained commercial production, in consideration of the land's proximity to population areas, and the possibility of more intense uses of the land.

Resource Base: Commercial forestry in the Sequim-Dungeness region is still a viable industry. There are sufficient public (federal and state) and private lands to provide a resource base for timber harvesting. In 1992, the County designated approximately 33,000 acres of lands as forest lands of long-term commercial significance in the Sequim Dungeness Region, including approximately 3,500 acres as transitional forest lands. A large percentage of the lands designated are state and federal lands. There are few forest resource support industries in this planning area. Mills and log storage yards are primarily located in the Port Angeles area.

Incompatible Uses: A significant conflict with commercial forest operations is the growing residential encroachment into forested areas. Lost Mountain, Blue Mountain, Happy Valley, and Palo Alto are examples of areas where residential development has increased and encroached upon the commercial forest. In these situations, conflicts between residential land uses and traditional forest management techniques will continue to increase.

Conservation Alternatives: One of the regulatory tools that Clallam County adopted in 1992 to conserve the forest resource base and ensure compatibility at the forest/rural interface was the use of a commercial-residential mixed use zones (CFM). The majority of these zoning districts were in the foothills in the Sequim-Dungeness region. Residential development within the CFM zones was allowed through a cluster pattern (30% development/70% forest), in exchange for which a density bonus of 300% was allowed in the CFM-20 zone and 70% in the CFM-5 zone.

There are other options the County could pursue for transitional forest lands, some of which may be more appropriately designated as Commercial Forest, with one residential dwelling unit per 80 acres allowed through a special permitting process. A zoning district which allows single family dwelling units on 20 acres could be established on the remaining transitional areas, with increased setbacks from adjacent resource lands. Planned unit developments which reserve an area for resource production could be encouraged within these zones. Flexible zoning techniques, which allow the landowner to transfer density to smaller lot sizes within the same ownership may also work towards conserving the forest lands.

Section 31.03.250

Forest Land Conservation -- Policies

1. Lands meeting the definition or criteria for commercial forest lands in the Clallam County Comprehensive Plan should be designated as Commercial Forest Lands of long-term commercial significance. In general, these lands have a minimum parcel size of eighty (80) acres, are currently forested, and have a forest land grade which is capable of growing trees at a commercially viable growth rate.
2. Land found in close association with large blocks of commercial forest land and which buffer commercial forest lands from rural development patterns should be designated for very low density forest residential uses.
  - a. Residential densities on rural lands adjacent to large blocks of commercial forest land should generally be Rural-Very Low, except in those areas where land use patterns or previous zoning allowed one unit per five acres, in which case the property should be designated Rural-Low.
  - b. Rural lands should ensure compatibility with adjacent commercial forest land use through increased structural setbacks and recognition of the right-to-practice forestry ordinance on adjacent lands.
  - c. Flexible zoning techniques, whereby a landowner transfers density to minimize conflict with adjacent commercial forest land use and which sets aside land for wildlife, resource production and/or open space shall be allowed within these zones. (Example: a landowner which owns 80 acres designated Rural Very Low has four residential dwelling rights. The landowner could transfer this density to create three parcels five acres in size, and leave the remaining land (65 acres) for forest use with one dwelling unit.)
  - d. Landowners within the rural lands should be notified of property tax options for conserving forest lands.
3. Existing managed public access to public forest lands for recreation should be maintained.
4. Except in a case where an error might have been made in application of the criteria designating commercial forest land, these designated commercial forest lands shall remain in this classification throughout the life of the plan (20 years) unless the following criteria are met:
  - a. The change will not affect the commercial viability of the surrounding forest land; and
  - b. The County finds that commercial forestry cannot generate a reasonable return on investment when compared to other forested properties and that growth could not be directed to other non-forested rural lands in the same vicinity.

Section 31.03.260

Rural Land -- Inventory and Analysis

GMA Goals: Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.

Definition: The Growth Management Act does not define rural lands. Rural lands are defined as what they are not: they are not designated for urban growth, agriculture, forest, or mineral resources. The County is required to have a rural element which permits land uses that are compatible with the rural character of such lands and provide for a variety of rural densities.

Rural Growth: During the past twenty years, the unincorporated area of the Sequim-Dungeness region has grown almost five times more in population than the City of Sequim, the area's only incorporated city. Over 9,300 people moved into areas outside of the City, while only 2,000 moved into the City of Sequim. Nearly 70 percent of the regional planning area population lives in a rural area. People moving to the Sequim-Dungeness region are looking for a rural lifestyle and are generally moving from a more urbanized environment. As a result, each person's perception of what is rural might be based on where they used to live.

Unchecked rural growth does not satisfy the goal of the Clallam County Comprehensive Plan to reduce the inappropriate conversion of undeveloped land into sprawling, low-density development or encouraging development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

Rural Character & Rural Services: The character of the rural area has changed dramatically over the past twenty years. In fact, twenty years ago, much of the planning area would not have been considered as rural lands, but as agriculture or forest lands.

Rural areas are characterized by limited urban-type services such as fire, police and other limited governmental services. Urban type facilities such as sewers, municipal water systems, curbs, sidewalks, street lights, and public transit are generally not present, but may be sporadically located based on need or old service areas. Rural areas are characterized by diverse, sometimes incompatible, land uses and living styles. Rural areas have a variety of residential densities, and are not characterized by consistent zoning patterns as may be found in suburban areas. Small and large scale resource production is often interspersed with rural areas, such as agriculture and forestry.

In order to make efficient use of scarce public resources, and to not encourage growth in rural areas, limits on the types and quantity of public facilities and services could be implemented. For example, a higher priority for transportation system expenditures (such as roads, trails and transit) could be given to urban areas over rural areas.

It is unquestionable that rural areas require some level of public services and facilities, such as law enforcement, fire protection, roads, and schools. In some areas of the region, water and sewer services may also be needed to address public health or environmental quality, such as in existing high density developments in the rural areas. The Sequim-Dungeness Regional Plan needs to allow flexibility for certain urban services to be extended into rural areas, with standards to ensure that growth into rural areas is not encouraged over growth into urban areas.

Rural Centers: There are several "rural centers" or "rural villages", that are located outside urban growth areas, as well as several areas previously designated for

commercial use. These areas are part of the existing rural character and the rights of the present property owner's should generally be maintained. Expansion of these existing commercial areas should be limited, and the types of uses allowed in these areas should be restricted to those that do not cause increased need for public expenditures, such as roads and fire protection.

**Commercial Uses:** In some neighborhoods home based industries, such as bed and breakfast inns, cabinet shops, and art galleries are considered appropriate, while in other areas the neighborhood is primarily residential and such uses would be a great interference with the rural character. It is clear that any rural land use categories developed for the Sequim-Dungeness region need to make allowances for these types of uses to be permitted, provided that they are consistent with the existing character of the neighborhood in which they are proposed.

Most neighborhoods, even in rural areas, also require some services which are convenient, such as a small neighborhood grocery store, restaurant and gas station. The Agnew Grocery is one example of a rural neighborhood store, appropriately located and sized for the community it serves. Not all of the rural neighborhoods within this regional plan have convenient services. It is possible that the location of these services might be requested in the time period of this plan.

**Housing Densities:** The types of housing developments considered appropriate for the rural areas varies within the Sequim-Dungeness region. Previous land use classifications and the desires of property owners developed a clear pattern of larger lots in the southern portion of the region, towards the Olympic Mountains. Similar areas of large lots exist in the areas east of Sequim, including the Miller Peninsula. In the Dungeness Valley, however, lots tend to be between one and five acres in area and are compatible with the community in this subregion.

The Sequim-Dungeness Regional Plan establishes land use patterns by neighborhood, with areas south of Highway 101 and east of Sequim having larger lot sizes, areas along the Dungeness River having larger lots in order to protect the critical resources of the river, and areas north of Highway 101 in the Dungeness valley having a range of densities based on the existing conditions.

The proposed rural land use categories offer a range of rural residential densities (from one dwelling per acre to one dwelling per twenty acres) and a variety of non-residential rural land use categories.

**Historical & Cultural Resources:** The Sequim-Dungeness regional planning area has plentiful historical and cultural resources. Resources of significance include the Dungeness School, John Hyer Farm, Blue Mountain School, Emery Farmstead, Dungeness River Bridge, Manis Mastodon Site, McAlmond House, U.S. Quarantine Station Surgeon's Residence, New Dungeness Light Station, New Dungeness, Graveyard Spit, Gierin Farmstead, Port Williams, and Washington Harbor.

Rural Land -- Policies

Rural Land Use:

1. The following rural land uses shall be allowed within the Sequim-Dungeness Regional Planning Area:

Rural Center	Mixed high intensity commercial, industrial and urban residential land uses within the constraints of public facilities and services, water and sewage, and protection of critical areas. Land use designations expected within designated rural centers include: Commercial Light Manufacturing Urban Residential Village Commercial	Carlsborg Diamond Point-Sunshine Acres Blyn
Rural Village	Mixed Commercial and Urban Residential land uses. Less intensity land uses focusing on neighborhood or tourist services. Land use designations expected within designated rural villages include: Urban Residential Village Commercial	Dungeness Diamond Point Road - Hwy 101 intersection
Rural Commercial	Mixed Commercial, Light Manufacturing, and Urban Residential land uses. Moderate intensity land uses serving the regional planning area.	Hwy 101 intersection with Dryke and Pearson roads
Rural Residential	Residential land uses at densities between one dwelling per acre to one dwelling per 20 acres. Other non-residential land uses permitted through special permit review processes.	Various

Rural Centers:

2. Carlsborg, Diamond Point-Sunshine Acres, and Blyn are designated Rural Centers. Land uses within these areas will include commercial, industrial, and urban residential land uses normally associated with urban growth areas. The distinguishing characteristic between rural centers and urban growth areas is the expectation that urban growth areas will receive higher priority for urban services and facilities, and growth will be encouraged within urban growth areas over rural centers.

Rural Commercial:

3. The continued development of areas currently designated for commercial use outside urban growth areas or rural centers should be allowed, except where the proposed use is clearly inappropriate due to conflicts with adjacent uses. Development of these areas are subject to the following standards:
  - a. Land uses allowed should be limited to the following types of activities:

- i. Tourist related commercial activities, such as gift and antique shops, restaurants, motels, and gas stations.
  - ii. Professional services to serve the local community, such as insurance agencies, attorney offices, and hair care facilities.
  - iii. Retail uses devoted to local customers, such as small grocery stores and shoe stores.
  - iv. Light manufacturing and warehousing, such as cabinet making, boat building, and mini storage's.
  - v. Residential uses, including multi-family and affordable housing.
- b. Standards should be established for development of the property which: limits the amount of lot coverage with impervious surfaces in order to maintain a more "open" or "rural" atmosphere; establishes setbacks, buffers and screening to separate land uses from adjacent residential zones; requires landscaping that meets high standards for protection of the rural character; and limits the size of any one building to avoid large scale facilities.
  - c. Development outside of urban growth areas shall not justify the extension of urban services and facilities, such as water, sewer, or improved transportation systems.
  - d. Expansion of these commercial areas outside of existing boundaries shall not be permitted under any circumstances, unless the area is designated an urban growth area.
  - e. The undeveloped property currently designated for commercial use along Highway 101 at McDonnell Creek should be designated rural on the Comprehensive Plan Map, and the commercial development of this property should be discouraged.

Home Business:

- 4. Home-based businesses should be encouraged when the use is not intrusive to the surrounding residential character of the neighborhood.
  - a. Home-based business that have little, if any outward characteristics of a business should be allowed in all areas.
  - b. Home-based business that have some outward characteristics of a business should be allowed only when consideration is made for the rural character of the surrounding neighborhood.

Neighborhood Commercial:

- 5. Commercial uses limited to neighborhood convenience services should be allowed within rural residential areas when located and designed to be compatible with surrounding land uses. Such uses should be sited only after involvement of the neighborhood in the siting process.

Industrial Use:

- 6. Allow campus-style light manufacturing, research facilities or corporate offices to locate outside urban growth areas or rural centers when meeting the following standards:



- a. Existing transportation networks must serve the site which are adequate to handle traffic without adversely impacting adjacent land uses. When locating in rural areas, significant increases in traffic volumes should not be expected. Occasional deliveries of materials or supplies is permitted; consistent traffic should be prohibited unless accessing directly onto Highway 101 at improved intersections.
- b. The types of light manufacturing, research facilities or corporate offices should be limited to those uses that will not cause impacts to adjoining lands from dust, noise, light and glare or other nuisances inconsistent with the need for peace and quiet in rural areas.
- c. These facilities should be located on large parcels of land (minimum of 20 - 40 acres), buffered such that buildings and parking areas are not readily visible from streets or adjoining properties, and self-contained with services such as sewage and water.

Rural Residential Densities:

- 7. The Sequim-Dungeness region should allow a range of rural densities from one dwelling unit per acre to one dwelling unit per 20 acres. The conversion of rural areas into higher densities should be discouraged, except where clear public benefit is demonstrated through such mechanisms as planned unit developments.
  - a. In establishing rural densities for the twenty year planning period, consideration should be given to existing neighborhood characteristics, parcel densities and previous zoning designations. The "downzoning" of rural lands may be appropriate where it is clearly demonstrated that higher densities are inconsistent with natural and physical limitations, such as soils or roads, or where clearly desired by property owners.
  - b. Lands previously zoned as Forestry 1, Commercial Forest, or Commercial Forest/Residential Mixed Use which did not meet the criteria for designation of forest lands of long-term commercial significance should be redesignated as Rural-Very Low, unless the property was previously zoned at a higher density.
- 8. The extension or existence of public water service in designated rural areas lands shall not be justification for higher density than that established by the Sequim-Dungeness Regional Plan. Water purveyor plans must demonstrate that new facilities are consistent with the comprehensive plan and won't require increased densities to finance the planned facilities.

Flexible Zoning:

- 9. All rural residential zones should allow the transfer of density within the ownership boundaries subject to a proposed land division, with no new lot being created less than one acre in area, and total number of lots determined based on the underlying zoning density. This flexible zoning technique may achieve affordable housing goals and preserve the rural character by having a variety of housing lot sizes scattered throughout rural areas.

Recreation:

- 10. Standards shall be set for recreational uses in rural areas, including recreational vehicle parks and commercial outdoor oriented activities:

- a. Standards for buffering and landscaping to ensure compatibility with surrounding rural land uses shall be accomplished;
- b. Standards for noise, traffic, light and glare, and other nuisance characteristics;
- c. Such uses shall be located on a minimum parcel size of five acres.

Historic & Cultural Resources: Please refer to the County-wide Comprehensive Plan for goals and policies to conserve historic and cultural resources throughout Clallam County.

Section 31.03.280

Urban Growth -- Discussion

GMA Goals: Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

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.

Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.

Definitions: The Growth Management Act defines urban growth as development that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources. When allowed to spread over wide areas, urban growth typically requires urban governmental services.

The Growth Management Act defines "characterized by urban growth" as referring to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth.

The Growth Management Act and County-wide Planning Policies define urban governmental services to include those services historically and typically delivered by cities or other identified service provider, such as a utility district, and which at a minimum include the provision for sanitary waste, solid waste disposal systems, water systems, urban roads and pedestrian facilities, public transportation systems, stormwater systems, police and fire and emergency service systems, electrical and communication systems, school and health care facilities, and neighborhood and/or community parks.

Urban Growth Areas: The Growth Management Act requires Clallam County to designate an urban growth area or areas within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature. Each city that is located in the county shall be included within an urban growth area. An urban growth area may include territory that is located outside of a city only if such

territory already is characterized by urban growth or is adjacent to territory already characterized by urban growth.

Based upon the growth management planning population projection made for the county by the Washington State Office of Financial Management (see County-wide Plan for population projections and allocations), the urban growth areas shall include areas and densities sufficient to permit the urban growth that is projected to occur in the succeeding twenty-year period.

Each urban growth area shall permit urban densities and shall include greenbelt and open space areas.

Urban growth should be located first in areas already characterized by urban growth (*see definition*) that have existing public facility and service capacities to serve such development, and second in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources. Further, it is appropriate that urban government services be provided by cities, and urban government services should not be provided in rural areas.

Why UGAs?: The Growth Management Act states that growth outside urban growth areas can occur "only if it is not urban in nature." Furthermore, urban governmental services should not be extended into rural areas.

There are several areas within the Sequim-Dungeness Regional Planning area that are "urban in nature," "characterized by urban growth," and have "urban governmental services." In Carlsborg: is development such as Parkwood, the Industrial Park, Costco, and PUD water system urban in nature? At Sunland: is the urban residential development, sewer and water systems urban in nature? At Diamond Point-Sunshine Acres: is the urban residential, commercial and industrial development urban in nature?

Failure to designate an area for urban growth means growth that is "urban in nature" will not be allowed and extension of urban governmental services might not be allowed. Designation of urban growth areas is one of several "tools" in the Growth Management tool box. It is a tool by which the County can say NO to further development outside the UGA boundary and YES to planning and providing urban services and facilities within the UGA boundary.

UGA Objectives: The Clallam County Comprehensive Plan works toward conserving rural and resource lands, and making most efficient use of scarce public resources through encouraging development within urban growth areas.

With higher densities, it is possible to provide more efficient transportation, fire and police, water, sewage disposal, and other public services. Public transit studies point out that public transportation systems are not cost-effective until densities of seven dwellings per acre are achieved. It is important that when urban areas are set aside, that urban densities and services get established. Continuing to allow rural densities and rural services within urban areas will not achieve UGA or GMA objectives.

Encouraging urban growth also helps protect rural and resource lands from conversion. When sufficient land within urban areas is provided at a reasonable price and well-designed, there is less demand for rural lands. In the past twenty years, a large portion of the rural growth occurred because the property was less expensive, and affordable housing opportunities (such as manufactured housing) were allowed.

Urban lands are also the area where the regions primary economic activity takes place: retail, wholesale, professional offices and industry. Commercial and industrial

uses often encourage other urban development around it, and increases the need for extension or improvement of public services and facilities. Therefore, those types of commercial and industrial uses should not be allowed outside of urban growth areas.

Section 31.03.290

Urban Growth Policies

1. The criteria for designation and implementation of urban growth areas contained in the County-Wide Comprehensive Plan shall be followed.
2. The City of Sequim shall be designated for urban growth, with specific land use and governmental services determined through City of Sequim's growth management planning process and policies within this plan.
3. The following areas may permit components of urban type growth but not be allowed to spread over wide areas requiring urban governmental services: Carlsborg, Blyn, Diamond Point-Sunshine Acres, Dungeness, Dryke Road-Hwy. 101-Pierson Road intersection (Olympic Lumber location), Sequim Bay Lodge, and McDonnell Creek North.
4. In order to provide stability to where urban growth and services will occur, urban growth area boundaries should not be amended any sooner than ten years from the date the Clallam County Comprehensive Plan is adopted.

Section 31.03.310

City of Sequim Urban Growth Area

UGA Boundary:

1. The interim urban growth area boundary made in October, 1993, should be amended to reduce the area designated for urban growth. A land use analysis of required land for projected development indicates that the 1993 boundary far exceeded the land supply necessary. The new boundaries should be Sequim Bay on the east, West Sequim Bay Road in the northeast, Highland ditch below Bell Hill on the south, River Road or the top of the bluff over the Dungeness River on the west, and Old Olympic Highway on the north.

Critical Areas:

2. The Dungeness River should not be encroached upon by the City of Sequim urban growth area. The Dungeness River should remain under a single local government's jurisdiction and management.
3. Implementation of the urban growth area should include specific measures to protect the water quality and resources of Sequim Bay, Bell Creek, Gierin Creek and Johnson Creek.
4. Groundwater resources should be protected through city/county adoption of stormwater and erosion control measures, water quality education programs, and other best management practices which avoid or minimize impacts to groundwater.

Resource Lands:

5. Agricultural lands to the north of the sewer treatment plant should not be impacted from urban development, as these lands are the largest remaining contiguous tracts of agricultural lands in the Dungeness Valley and should be conserved.

Transportation:

6. Improve circulation patterns around the Sequim Urban Growth Area (see Figure 4):
  - a. Complete improvements to Highway 101, including the Sequim Bypass, as outlined in the Final Environmental Impact Statement for the Palo Alto to O'Brien Road corridor study.
  - b. Improve circulation from the north by increasing the capacity of Port Williams to Brown Road, and Hendrickson to Priest Road.
  - c. Encourage improvements to the circulation patterns within the City, including consideration of interim measures to reduce congestion until the Sequim Bypass is constructed and mobility improvements to West Sequim Bay Road.

See Paths, Trails & Sidewalk policies in Section 31.03.140.

Open Space & Greenbelts:

7. The City shall designate greenbelts within the urban growth area. Areas that should be considered include Bell Creek, Gierin Creek, Sequim Bay, Johnson Creek, and some remaining farms within the urban growth area. (See Figure 8 for critical habitat corridors.)

Public Services & Facilities:

8. The City, Public Utility District, and the County should agree on water service boundaries within the urban growth area. The comprehensive plan for the City of Sequim UGA shall designate water service boundaries. Individual or private community water or on-site sewage systems within the UGA should be prohibited for new land divisions. All urban services should be provided by the City of Sequim, unless the Public Utility District is an identified service provider.
9. Development within the urban growth area should be provided with improvements constructed to City of Sequim standards. The city development standards should include roads, sidewalks, water, sewer, lot area, lot shape, setbacks, and land uses.
10. The County and City should prohibit development within the urban growth area if it is not built to urban standards, including the prohibition of rural density subdivisions with individual wells and on-site septic systems.

Joint Planning:

11. The City of Sequim should take the lead responsibility for planning the urban growth area. The Sequim-Dungeness Regional Plan should adopt the City's plan by reference, provided the plan is consistent with the Clallam County Comprehensive Plan and the Growth Management Act.
12. The City should develop a phased annexation plan consistent with the extension of urban services to the annexed areas.

Land Uses:

13. The City of Sequim should be the primary commercial and service center for the Sequim-Dungeness region. Commercial development should be concentrated in the core of the City and not allowed to sprawl into rural areas and cause congestion on Highway 101 or other arterials of regional significance.

14. The maximum lot size for new land divisions within the Sequim urban growth area should be less than one acre, provided, however, that lots greater than 10 acres may be allowed.
15. The City should attempt to site industrial activities within the urban growth area in order to provide economic opportunities (see *Economic Development Policies*).
16. A range of housing opportunities should be available throughout the urban growth area.

Section 31.03.320

Diamond Point/Sunshine Acres Rural Center

Boundary:

1. The rural center boundary should be limited generally to the residential, commercial, and industrial plats of Sunshine Acres and Diamond Point. The boundaries should be the Strait of Juan de Fuca and Discovery Bay on the north and east, the state park land on the west, and the southerly limits of the Sunshine Acres development on the south.

Critical Areas:

2. Critical resources in the rural center include shellfish beds, geologically unstable bluffs, shorelines, and wildlife habitat. Bluff erosion due to stormwater runoff is causing considerable gully erosion and deposition. Pollution from stormwater runoff, erosion, and failing sewage systems should be addressed. Trees along shoreline bluffs may be critical for eagles, peregrine falcons, and other birds utilizing shoreline trees for perch or nesting. The wetland at Diamond Point (the Lagoon) should be protected from filling and disturbance of wildlife.

Public Services & Facilities:

3. Water service is provided in this rural center by two private companies. Further land divisions should be prohibited unless water service is extended to those areas, either by a private party or public provider.
4. Sewer service is not available in the rural center. There are areas of poor soils with limitations for on-site septic systems; commercial and industrial development might be attracted if a public sewage system is developed. The P.U.D. has taken over ownership of one community drainfield in Sunshine Acres. Additional community drainfields owned and managed by the P.U.D. is the most viable option for sewage disposal and should be required for new land divisions.

Open Space & Greenbelts:

5. This rural center is surrounded by open space and greenbelts, including saltwater and the designated state park land. Some of the forested open space pose a fire threat. The State of Washington and the Homeowners Association should be encouraged to provide a fire break. Coordination of water service should be encouraged with Jefferson County Public Utility District.
6. Public access along the saltwater shoreline should also be considered appropriate in order to link public tidelands in the area (See Park & Recreation Plan).

Transportation:

7. Since Diamond Point and Sunshine Acres are geographically confined, roads within the development are not expected to carry large traffic volumes and road standards should be more rural in nature.
8. The Diamond Point airport provides convenient private air service to the area. Maintenance of this airport should be implemented through appropriate adjacent land uses.
9. There are some roads within the rural center with unsafe intersections. Improvements to these intersections with Diamond Point Road should be implemented.
10. Diamond Point Road has inadequate shoulders for bicycling and walking. Improvements should be made for non-motorized transportation.

Land Uses:

11. Diamond Point and Sunshine Acres are private developments platted prior to County zoning ordinances being adopted. As a result, several areas are designated for commercial, industrial, and urban residential uses. The use of those areas for their original intent should be continued through this plan implementation.
12. Commercial, industrial, and residential support facilities for the proposed Miller Peninsula State Park should be provided by the Diamond Point/Sunshine Acres rural center.
13. Additional residential development in the rural center is limited to lands along the bluff between the State Park and Sunshine Acres, and some lands to the west of the RV Park. The lands along the bluff may be a candidate for a cluster development oriented to protecting the environmental features of the site.
14. Several of the plats have private covenants restricting future development to non-commercial uses. This plan does not supersede those covenants where the covenants are more restrictive than County ordinances. Where the County ordinances are more restrictive, the County ordinance applies. Applicants for non-residential development should be advised of potential conflicts with private covenants in this area and homeowner associations notified of applications.
15. Setbacks and lot sizes should be similar to urban growth areas in the Sequim-Dungeness region.

Section 31.03.330

Sunland Planned Urban Residential Community

Boundary:

1. Sunland is a planned community with urban services and facilities. The development is not fully built, and the development does not meet the definition of master planned resorts. The Sunland development is bounded by Sequim-Dungeness Way on the west, Woodcock Road on the north and Holland Road on the east. The southerly boundary is limited to the Sunland development.

Critical Areas:

2. The soils of this area have been identified as having a critical recharging effect on aquifers used for potable water. Sludge and sewage disposal

should be carefully applied, as well as assurance that other contaminants which could enter the aquifer are not allowed.

3. A significant wildlife habitat corridor has been designated to the east of Sunland. Growth should not significantly impact this corridor.

Resource Lands:

4. There are agricultural resource lands to the north, east and west of Sunland. The Sunland planned residential development should not encroach on these agricultural lands.

Public Services & Facilities:

5. Sewer and water is provided in the Sunland development through a water and sewer district with adequate capacity to be available in the future.

Open Space & Greenbelts:

6. The golf course of Sunland and other open spaces within the development are more than adequate to provide for these needs.

Transportation:

7. Sequim-Dungeness Way and Woodcock Road (east of Sequim-Dungeness Way) have potential for large increases in traffic caused by growth within the area. Assurance must be given to having these roads continue to function as major arterials and collectors.

Land Use:

8. Development within the Sunland planned urban residential community should continue consistent with the master plan for the development. A mixture of residential densities is appropriate, and roads should be built to urban residential standards.

Section 31.03.340

Carlsborg

Note: This section of the plan addresses both the designation of Carlsborg as a Rural Center and surrounding rural residential lands (see neighborhood map).

Community Vision:

1. The twenty year vision for the Carlsborg neighborhood is for moderate urban growth centered along Highway 101, village type growth along Carlsborg Road, and maintenance of rural densities and open spaces outside the core area.
2. The Carlsborg community will foresee only limited population growth. New commercial businesses locating along the highway corridor and in the Carlsborg village will be more attractive than past development patterns, with better building designs and landscaping implemented. No further expansion of industrial businesses will occur, except internal redevelopment of the Carlsborg (Port) Industrial Park and Idea Development (north of Carlsborg Industrial Park).
3. Public water systems from the Public Utility District will be extended throughout the highway and village corridor. Sanitary sewers will only occur if financially feasible and the community elects to have sewers. Improvements to public transit will occur. Non-motorized transportation will be enhanced by increasing sidewalks and paths through the neighborhood, including along



Highway 101, Carlsborg Road/Hooker Roads and the Olympic Discovery Trail.

4. Environmental quality will be maintained and enhanced through groundwater, wetland and stream protection measures. The community will continue to monitor development and ways to increase the livability of the community for future generations.

Community Boundaries:

5. The Carlsborg area is described with the following two boundaries:
  - a. Carlsborg Neighborhood - generally defined as the area west of the Dungeness River, south of Old Olympic Highway, east of Kitchen-Dick Road, and north of Roupe Road.
  - b. Carlsborg Rural Center - the Carlsborg Rural Center is composed of three areas: the Carlsborg Commercial Center, Carlsborg Village Center, and Urban Residential Center. These areas are more specifically defined as follows:
    - i. Carlsborg Commercial Center - generally defined as that area adjacent to the Highway 101 corridor between Matriotti Creek on the west and Gilbert/Taylor Cutoff Road on the east, except for that portion on the south side of Highway 101 beginning at Parkwood Mobile Home Park east to Taylor Cutoff Road (designated in the urban residential center) and existing businesses on the east side of the intersections of Gilbert/Taylor Cutoff Road and Highway 101 (designated in the commercial center).
    - ii. Carlsborg Village Center - generally defined as that area along Carlsborg Road north of Runnion, east of Matriotti Creek, south of the abandoned railroad right-of-way (inclusive of industrial park), and no further east than the boundary of the Carlsborg Industrial Park.
    - iii. Carlsborg Urban Residential Center - generally defined as those lands east of Matriotti Creek, west of Mill Road, south of Spath Road and north of Atterberry Road.

Background Data:

6. Considerable information was obtained by a Task Force in the course of developing the Carlsborg neighborhood plan. The information is summarized as follows:
  - a. Population: Growth in the Carlsborg neighborhood is expected to be 750 in the next twenty year period. Of that growth, 465 have been allocated to the Rural Center and 285 to areas outside the Rural Center (rural lands).
  - b. Land Supply Needs: Based on expected population growth, the community should expect a total of approximately 400 new dwelling units, with 250 allocated to the Rural Center and 150 allocated outside the Rural Center (rural lands).
  - c. Water: The P.U.D. provides water service to portions of the Carlsborg community. The water reservoir on Frost Road is designed to handle 350 connections (only 40 connections are

currently on the system). The P.U.D. is discussing acquisition of a private water system (Smith) in order to increase water supply and provide fire flows to areas along Highway 101. If these systems are combined, then it is possible for a total of 792 connections. This is within the estimated demand for residential units, both in the urban and rural areas.

- d. Sewage Disposal: Currently, there is not a public sewer or community on-site sewage system in the Carlsborg area operated by a public entity. A study is currently underway to identify the feasibility of sewer service. Carlsborg predominantly has excessively permeable soils which requires pressurized sand-lined trench systems for individual on-site sewage disposal. Under the new state health regulations, these soils will require a minimum of half-acre lots when there is public water supply. Where there is no public water supply, then minimum lot sizes range from one to 2.5 acres.

Public Services & Facilities:

- 7. Water: The following policies guide water service delivery to this neighborhood:
  - a. The P.U.D. water system should be expanded to serve the Carlsborg Rural Center. Outside the Rural Center, the water system should be extended at the request of landowners.
  - b. New land divisions within the Carlsborg Rural Center should require connection to the P.U.D. water system when economically feasible to serve the property. New land divisions should be prohibited from installing individual wells or privately owned water systems in the Rural Center unless ownership and management of the system is taken over by the P.U.D. after construction.
  - c. Existing lots or buildings are not required to hook into the P.U.D. water system.
- 8. Sewage Disposal: The following policies should guide sewage disposal within the area:
  - a. If the conclusions of the sewer study are that sewer service is feasible and reasonable, then the County and sewer provider should work with landowners to develop the system serving the commercial center of Carlsborg. Other areas outside the commercial center do not appear likely candidates for extension of the sewer system due to financial constraints.
  - b. If actual construction of the sewer system is expected to take several years to complete, development in the interim should be conditioned on requiring later hook-up to the sewer facility.
  - c. Those areas with existing functioning systems shall not be required to finance or hook into the system, unless they volunteer. For example, Parkwood Mobile Home Park has a functioning community on-site sewage system. It is not practical, nor needed, for sewers to be extended into the Park.
  - d. If the sewer system development is not likely, then new commercial or residential development in the Carlsborg Rural Center exceeding one unit per acre is encouraged to pursue community on-site sewage

systems, rather than individual systems. Community systems managed and maintained by a public entity will provide greater assurance that water resources will be protected.

Critical Areas:

9. The Dungeness River and various wetlands within and near the rural center, should be protected from encroachment of urban development.
10. The County and community should continue to work towards protecting and enhancing Matriotti Creek for fish and wildlife habitat.
11. A large portion of this neighborhood is within an area having a critical recharging effect on aquifers used for potable water. Special care must be taken to ensure on-site sewage disposal, agricultural practices, and other potential sources of contaminants are prevented from entering the aquifer. Also, any commercial and industrial land uses with hazardous substances, such as gas and oil, should require spill containment and other measures to assure water quality protection.

Resource Lands:

12. Agricultural lands designated along the Dungeness River north of the Railroad Park Bridge, along the Sequim Valley airport, and near Kitchen-Dick Road should be protected from encroachment of urban development.
13. Forest lands of long-term commercial significance (State lands) designated south of the Agnew ditch (south of Atterberry Road) should be protected from encroachment of urban development.

Open Space and Greenbelts:

14. The Dungeness River has been designated as an open space corridor for the benefit of fish, wildlife, flood protection, people and open space. Maintaining the river corridor for these benefits is critical. In addition, the river separates the urban areas of Carlsborg and Sequim. Development along Highway 101 adjacent to the Dungeness River should be low-intensity, maintaining rural character and open space values.
15. The agricultural lands which are adjacent to the airport and Dungeness River should be conserved in open space patterns, preferably through the purchase of development rights, planned unit developments, or very low-density residential subdivisions.
16. Matriotti Creek shall be considered as an open space corridor and greenbelt within the rural center. Consideration should be given to public access (e.g. trails) along the creek only with the mutual agreement of property owners.

Transportation:

17. Highway 101: New development along the highway corridor should reduce conflicts and congestion with the regional mobility of traffic. Access points should be directed to existing intersections, particularly the Carlsborg-Hooker Road intersection.
18. Regional County Roads: Carlsborg and Kitchen-Dick Roads are considered of regional significance to the County and beyond. The County shall work to ensure that these roads continue to function as regionally significant components of the transportation system.

733837

19. Other County Roads: Improvements to County roads identified in this area include the intersection of Heath and Runnion roads, Mill Road, and Spath Road. These improvements are for safety purposes only.
20. Airport: The County shall ensure the continued viability of the Sequim Valley airport, including assurance that adjacent land uses do not cause conflicts with the continued use and maintenance of the airport.
21. Non-motorized Transportation: Non-motorized trails, paths and sidewalks along Highway 101, Carlsborg Road, and the abandoned railroad corridor should be implemented.

Land Uses: (See Land Use Map):

22. The land uses identified in the Carlsborg neighborhood land use map described below, together with the policies, shall guide development:

<i>Urban Residential</i>	Residential land use with higher density housing. 1/2 acre lots or 2 dwelling units per acre	Generally limited to the area west of Mill Road, east of Matriotti Creek, north of Atterberry (inclusive of Parkwood), and south of Runnion Road.
<i>Commercial</i>	High intensity commercial land uses	Limited to the Highway 101 corridor and along portions of Hooker Road. No further east than Taylor Cutoff-Gilbert (except existing businesses on east side of intersection) and no further west than Matriotti Creek.
<i>Industrial (M2)</i>	Light Manufacturing	Carlsborg Industrial Park and Idea Development.
<i>Village Commercial</i>	Convenient services to neighborhood, such as stores, cafes, taverns, churches, repair service, plant nurseries, small overnight lodging facilities, etc. 1/4 acre lots; building sizes no greater than 4,000 square feet and not exceeding 25 feet in height	Along the west side of Carlsborg Road between Runnion and just south of the abandoned railroad grade. Also includes one property along Spath Road previously designated Industrial.
<i>Rural (old name RR3)</i>	Rural Residential land uses; 1 dwelling per acre density	limited to 1) land bounded by Runnion, Mill, Gupster and Gilbert; 2) land bounded by Hwy. 101, Boyce, Atterberry, Matriotti Creek; and 3) land bounded by Hwy 101, Matriotti Creek, Runnion and Joslin.
<i>Rural Moderate (old name RR2)</i>	Rural Residential land uses; 1 dwelling per 2.4 acres density	land to the north, northeast and west of the Carlsborg Village Center.

NAME	DESCRIPTION	LOCATION
<i>Rural Low</i> (old name RR1)	Rural Residential land uses; 1 dwelling per 4.8 acres density	lands adjacent to the Dungeness River and south of Atterberry Road
<i>Agriculture</i>	Agriculture with Cluster Residential development allowed. 20 acre minimum lot size for agriculture; 5 acre density base for residential	land north of the abandoned railroad corridor along the Dungeness River, and land adjacent to and inclusive of the Sequim Valley Airport

Development Standards:

23. It is the general goal to improve the appearance of the Highway 101 commercial center and the Carlsborg Village area through improvements to building appearance, landscaping, parks and trails. The following guidelines should be followed:
- a. Landscaping of commercial and industrial uses shall include street trees, and colorful shrubs/plants (e.g. rhododendrons, azaleas, etc.) along the roadside edge of the developments.
  - b. Buildings should be placed toward the street, avoiding placing large parking areas in front.
  - c. Recreation opportunities, including trails and potential neighborhood parks should be explored.

Land Use Statistics:

24. Overall, this neighborhood plan reduces the total area of urban zoning (commercial, industrial and urban residential) that is in the current comprehensive plan and zoning ordinance adopted in 1984 by 115 acres. The plan also reduces rural densities by reducing the land designated for one acre lots (over 900 acres) and increasing the area designated for five acre lots (over 350 acres). These changes fit the community's vision to have a small urban center with a surrounding rural development pattern at lower densities.

Amendment of Plan: This Carlsborg neighborhood plan has been developed after considerable discussion within the community setting forth the community's desires for the next twenty year period. The community does not wish to have this plan amended on a yearly basis. Sufficient land has been set aside for the expected urban and rural residential growth, and for commercial and industrial uses. The Carlsborg area should be a smaller regional community center whereas the City of Sequim should be the primary center for commercial, urban residential or industrial land uses. Based on this discussion, the following policy is adopted to implement this goal:

25. Land use designations within the Carlsborg neighborhood shall not be amended for a minimum period of ten years. At such time, this neighborhood plan may be reviewed and considered for amendment only after demonstrating that population growth rates and land supply projections did not provide sufficient urban lands within the City of Sequim Urban Growth Area to accommodate needed future growth.

Miller Peninsula Neighborhood

Location:

1. This neighborhood generally includes the Miller Peninsula from the western shores of Discovery Bay to the eastern shores of Sequim Bay, and from the Strait of Juan de Fuca on the north to the Forest Service boundary on the south.

Public Services & Facilities:

2. See Diamond Point-Sunshine Acres Rural Center discussion.
3. Concern has been raised regarding the potential fire danger on the Miller Peninsula. The State of Washington and the Homeowners Association should be encouraged to provide a fire break.
4. Public access along the saltwater shoreline should be encouraged in order to link public tidelands in the area (see Park & Recreation plan).

Critical Areas & Open Space:

5. The shoreline bluffs along the Strait of Juan de Fuca and Discovery Bay have been designated as Critical Wildlife Corridors (primarily birds) and as geologically hazardous. Consideration must be given to the proper siting of development to ensure both protection of habitat and safety.
6. Highway 101 in this area is the most scenic stretch within this regional planning area. It is the gateway to Clallam County from the east. Rural development should protect the scenic character, including prohibition on billboard construction, purchase of scenic conservation easements along the highway corridor and/or encouragement of planned unit developments for scenic properties along the highway.

Transportation:

7. Clallam County, Jefferson County and the State should work together to make improvements to the Diamond Point-Old Gardiner-Highway 101 intersection, particularly as traffic might increase due to the Miller Peninsula State Park.
8. Diamond Point Road shall meet minimum county road standards prior to development of the planned Miller Peninsula State Park. The road also has inadequate shoulders for bicycling and walking; the shoulders or other trails should be improved.
9. The number of access points to Diamond Point Road should be limited in order to maintain a greenbelt along the road.

Resource Lands:

10. Forest lands of long-term commercial significance have been designated south of Chicken Coop Road. These forest lands should not be encroached upon by residential development. Development adjacent to these lands must consider the impact to the adjacent forest land use.

Land Use:

11. This area has strong rural character, including open space corridors along the Highway and large ownership patterns. Large areas of public land exists on the Peninsula, now designated by the Washington State Parks Commission for future development as a State Park. Rural densities should remain at one

dwelling per five acres (Rural Low), except along East Sequim Bay Road, which is designated for moderate rural densities (2.4 - Rural Moderate).

Section 31.03.425

Palo Alto - Chicken Coop Neighborhood

Location:

1. This neighborhood is generally described as the foothills area from the Dungeness River on the west to the Jefferson County line on the east, including land along Highway 101 on the east side of Sequim Bay, but exclusive of Happy Valley.

Critical Areas:

2. Due to the steeper slopes in this area, much of the land has been designated as being erosion and landslide prone. Development within these areas should adhere to best management practices.
3. Fish and wildlife habitat resources in the area include Johnson Creek, Jimmycomelately Creek, Chicken Coop Creek, and Sequim Bay. These areas provide significant fish and wildlife habitat and need to be protected from impacts of development.

Resource Lands:

4. The majority of this area has been designated as forest lands of long term commercial significance. These lands are still commercially viable, provided that development is not allowed to encroach on these lands.
5. Development adjacent to designated commercial forest lands should be at a very low density (one home per 20 acres). Those areas where the predominant land use pattern at this time is one home per five acres may be designated for low densities (one home per 5 acres).

Transportation:

6. Several County roads within this area are less than 20 feet in width and have traffic levels in excess of 150 vehicles per day (ADT). Further development, such as land divisions and other traffic generating development should not be allowed until the roads meet minimum safety standards identified in this plan.
7. Along Highway 101, potential encroachment or sprawl from the Blyn rural center, including development accessory to the Jamestown S'Klallam casino, shall be avoided.

Land Use:

8. This area has strong rural character, including open space corridors along the Highway and large ownership patterns. Because of commercial forest land use, most rural densities should be at one dwelling per twenty acres (Rural Very Low), except along East Sequim Bay Road, which is designated for moderate rural densities (2.4 - Rural Moderate) and the lower parts of Palo Alto Road, which is designated for low rural densities (one home per 5 acres).
9. Highway 101 from Johnson Creek to the Jefferson County line is the most scenic stretch within this regional planning area. It is the gateway to Clallam County from the east. Rural development should protect the scenic character, including prohibition on billboard construction, purchase of scenic conservation easements along the highway corridor and/or encouragement of planned unit developments for scenic properties along the highway.

Blyn Rural Center

Location:

1. The Blyn Rural Center is at the south end of Sequim Bay. The Blyn rural center is composed of a mix of recreational, commercial, and residential activities.

Critical Areas:

2. The Blyn Rural Center includes several large wetland complexes and significant fish and wildlife habitat corridors, in addition to Sequim Bay. Fragmentation of these wetlands and habitats by development should not occur. Development is encouraged to transfer density or cluster development away from these critical areas.

Resource Lands:

3. Forest lands of long-term commercial significance almost surround the Blyn Rural Center. The rural center designation is large enough to accommodate growth in this area for this planning period. Encroachment into forest lands should not occur and development adjacent to these forest lands should assure compatibility with normal timber harvesting practices.

Public Services & Facilities:

4. Future development by the Jamestown S'Klallam Tribe in the Blyn Rural Center will require increased public services, particularly police and fire. Future development plans should be carefully coordinated with those service providers. It is also assumed that some services will be provided by the Tribe and would be open to local residents.

Transportation:

5. Impacts to Highway 101 from development in Blyn must be mitigated. Improvements to intersections of County roads and Highway 101 will be required for new development which increases traffic congestion. An overpass on Highway 101 should be considered if traffic congestion caused by development of the casino impacts the regional mobility of the highway.

Land Use:

6. The Jamestown S'Klallam Tribe will begin a casino operation at Blyn in 1995. This operation will have a profound effect on the future of this area, including increased traffic and increased desire for other services (such as restaurants, lodging and gas stations). The Tribe has been careful in its development plans to address issues facing the community. Since local government has no regulatory authority of tribal land use, it is best that the community work together with the Tribe to address any concerns.
7. Blyn should continue to develop as a rural center in conjunction with development plans of the Jamestown S'Klallam Tribe.
  - a. The Jamestown S'Klallam Tribe should work cooperatively with the County and public to complete a comprehensive development plan for the Tribe's economic development plans.
  - b. A boundary for the Blyn rural center should be established in order to avoid piecemeal extension or improvement of public services and facilities, such as transportation.



Happy Valley - Bell Hill Neighborhood

Location:

1. The Happy Valley and Bell Hill neighborhood is south of the Sequim urban growth area. The area includes Bell Hill, the valley floor, as well as some of the foothills, and extends from Johnson Creek on the east to the Dungeness River on the west.

Critical Areas:

2. Happy Valley includes some steep slopes on the south side of Happy Valley Road which are landslide and erosion hazards. There are several wetland resource areas throughout the valley, and both Johnson Creek and the Dungeness River are designated as significant fish and wildlife corridors.

Resource Lands:

3. This neighborhood includes some lands designated as forest lands of long-term commercial significance. With the exception of one parcel (State of Washington - Section 36 - River Road), these forest lands are on steeper slopes not conducive to development. Some lands designated as Rural Very Low have the ability to produce commercial timber; due to the steeper slopes, and larger parcels, cluster development on these parcels is encouraged.
4. The State of Washington land along River Road in Section 36 can be of long-term commercial significance for timber production. Because this land is relatively flat and in close proximity to the City of Sequim, interest in more intense uses of this land have been expressed (e.g. golf courses and residential development). Encroachment of residential uses in this area may result in greater difficulty in managing this parcel in the long run for timber production. This plan, however, envisions continued timber production on this parcel until such time as it can be demonstrated that timber production is not viable in the long-term and growth cannot be directed to other non-resource areas. This parcel can also be considered for potential public recreation uses, as it's location adjacent to the Dungeness River and City of Sequim offer good opportunities.

Transportation:

5. Happy Valley was considered as an option for the Sequim Bypass. Construction of a highway in this area would be entirely incompatible with the rural character of the area and shall not be pursued.
6. Happy Valley Road should continue to maintain rural characteristics, designed for low speeds and local traffic. Consideration should be given, however, to improving the road through the curves on the east end and connecting Happy Valley and Palo Alto Roads to have only one intersection with Highway 101.
7. Sequim Avenue South should be extended to meet Happy Valley Road. This will improve circulation between Happy Valley and Sequim.

Land Use:

8. With the exception of Bell Hill, this area remains rural with a variety of rural densities. Bell Hill (Highland Hills development) is suburban in character with sewer services provided by the City of Sequim and water service by the Public Utility District. The Happy Valley community has expressed a strong interest in protecting the rural quality of the area. Varying residential

densities are appropriate for this area, with the maximum density being one home per 2.4 acres, except for Bell Hill, which is appropriate for one acre densities where public sewer and water has been extended.

9. Flexible zoning techniques may conserve rural characteristics under the following circumstances:
  - a. Overall increase in underlying densities should not be allowed unless some other public benefits are provided;
  - b. Open space or forest lands are conserved in perpetuity; and/or
  - c. The clustered development maintains rural characteristics, considering building design and placement on lots relative to topography and adjoining landowners.
10. Some of the more vocal opposition to home-based businesses and industry came during neighborhood meetings for this area. Landowners prefer not to see home based industries which cause traffic, are unsightly and would otherwise detract from a rural residential character. Examples of incompatible development are car repair and tourist shops.
11. Land use designations need to consider logical physical or community boundaries. Past designations were not consistent throughout the valley area, with densities ranging from one home per acre to one home per twenty acres.

Section 31.03.455

Sequim - West Neighborhood

Description:

1. This area includes lands to the northwest, west and southwest of the City of Sequim.

Critical Areas:

2. Several critical areas have been designated within this area, including the Dungeness River, Cassalery Creek, and lands with a critical recharging effect on aquifers used for potable water.
3. For policies governing protection of the designated critical areas, please refer to Section 31.03.195.

Resource Lands:

4. Forest lands of long-term commercial significance have been designated just south of this neighborhood. Land uses adjoining that land shall ensure continued viability of long-term forest production, with increased setbacks from the forest line and notification of potential incompatible uses required during new development.

Transportation:

5. This neighborhood includes several circulation systems which are critical to the regional ability to move people and goods, including Highway 101, River Road, Priest Road, Hendrickson Road, and Old Olympic Highway. In addition, the abandoned railroad corridor (Railroad Bridge Park) provides a non-motorized link from Carlsborg to Sequim, and public transit uses these principal routes.
6. Portions of the Sequim Bypass are planned to go through this neighborhood. It is imperative that new highway construction be assured of minimal

congestion caused by new growth. Expansion of Urban Growth Area boundaries in order to cater to the highway traffic shall be discouraged.

7. Please see Figure 4 for planned improvements to circulation along Hendrickson and Priest Roads. In addition, the County and Jamestown S'Klallam Tribe should work cooperatively to ensure safe access to the planned Natural History Center.
8. Old Olympic Highway must be continually monitored for meeting LOS standards in this area. This section of highway carries large volumes of traffic and may not maintain acceptable standards. Alternatives to increasing capacity of the road should be sought, such as increased transit service and other demand management strategies.

Open Space & Greenbelts:

9. The Dungeness River has been designated as an open space corridor for the benefit of fish, wildlife, flood protection, people and open space. Maintaining the river corridor for these benefits is critical. In addition, the River separates the urbanizing areas of Carlsborg and Sequim. Development along Highway 101 adjacent to the Dungeness River should be low-intensity, maintaining rural character and open space values.

Public Services & Facilities:

10. This neighborhood includes some pockets of higher urban type densities close to the City of Sequim. These developments require increased public services and facilities, such as police, fire and health care.
11. The Jamestown S'Klallam Tribe is planning a natural history center adjoining the Dungeness River; this location would be adjoining the Railroad Bridge Park. The Dungeness River Greenway Concept Plan also envisions other public access potential along portions of the Dungeness River in this area, if cooperatively implemented with landowners.

Land Use:

12. With the exception of lands along the Dungeness River, which are designated for low density rural uses (Rural Low), this area has predominantly been developed in one acre parcels or less. This rural density is appropriate for this area, as roadway systems and other public services and facilities are designed to handle this development.
13. New land divisions in this area must consider the impact on aquifer recharge areas. Sewage disposal must meet local health code standards and monitoring of groundwater quality should be an on-going effort.

Section 31.03.465

Dungeness - Jamestown Neighborhood

Description:

1. This area is described generally as the area north of Old Olympic Highway and the Sequim Urban Growth Area, and east of the Dungeness River, to the Strait of Juan de Fuca. (For Sunland policies, please refer to Section 31.03.330.)

Critical Areas:

2. Several critical areas have been designated within this neighborhood planning area, including wetlands, creeks and rivers (Dungeness, Bell, Cassalery, Cooper, Gierin, Meadowbrook), the Strait of Juan de Fuca, lands

with a critical recharging effect on aquifers used for potable water and some erosion prone soils.

3. Some of the largest and most important wetland complexes are within this area. Many of these wetland complexes are associated with the saltwater shoreline, and have several fish and wildlife habitat functions. Land uses near these wetland complexes should be for low density rural uses.
4. The Dungeness River has been designated as an open space corridor for the benefit of fish, wildlife, flood protection, people and open space. Maintaining the river corridor for these benefits is critical.

Resource Lands:

5. This area includes considerable acreage designated as interim agricultural lands. The only agricultural block that is not facing the possibility of more intense use of the land due to its proximity to growth areas is the block which includes Grays Marsh and lands along Schmuck Road.
6. The agricultural land along Sequim-Dungeness Way and Woodcock Road may see more intense uses of the land if development rights are not acquired. The proximity of this land to major roads, the previous platting into 5-acre parcels, and the scenic open space values these parcels bring make them a candidate for purchase of development rights. Other alternatives to consider for these lands is cluster development with open space retained, preferably in continued agricultural use.
7. Some of the agricultural lands along the Dungeness River may also be high priority candidates for purchase of development rights, either due to pressures for conversion to residential uses, caused by "vested" 5-acre surveys, and/or conservation of lands along the Dungeness River for other benefits. Several of the Dungeness River parcels were designated as high candidates for open space conservation at public forums in 1994.

Transportation:

8. Please refer to Transportation Section 31.03.130 which indicates that Sequim-Dungeness Way, Old Olympic Highway and Woodcock Road (east of Sequim-Dungeness Way) may require improvements in the future.
9. Designated bicycle routes in this area include Old Olympic Highway, Port Williams Road, and Brown Road.
10. A non-motorized trail segment is a possibility along the Dungeness River if the landowners agree. The Dungeness River Greenway Concept Plan identifies use of the dike on the east side of the River between Sequim-Dungeness and Woodcock for potential public access.

Public Services & Facilities:

11. The County Parks & Recreation Plan has identified acquisition of tidelands from the Port Williams Park either north or south. This area has also been tentatively identified by the Washington State Department of Fish and Wildlife for public acquisition of both shoreline and upland habitat.
12. Due to the historic high densities allowed in the Three Crabs Road and Dungeness area, and the potential for water quality problems, consideration to community options for sewage disposal should be given, such as community drainfields.

13. The City of Sequim's sewer treatment plant and outfall are within this neighborhood planning area. Clallam County shall work cooperatively with the City of Sequim to enable the city to expand their sewer treatment facility to meet future service needs.

Land Use:

14. This neighborhood includes the historic community of "Dungeness", Three Crabs and parts of the Jamestown area. Encourage the continued development of "Dungeness" as an historic community providing services to tourists and local residents, consistent with the need to protect adjacent critical areas from adverse impacts.
  - a. Development within "Dungeness" should focus on the old townsite area, and not be oriented towards Sequim-Dungeness Way.
  - b. Commercial uses allowed within this rural center should be limited to the types of uses that serve the local community and tourists, such as overnight accommodations, restaurants, gift shops, grocery stores, taverns, etc.
15. Development in this area should avoid placing greater impacts on the Dungeness River, wetlands, and saltwater shorelines from stormwater runoff, loss of sensitive area buffers and riparian zones and human disturbance.
16. Rural residential densities within this area should be set based on natural physical boundaries and natural limitations. The following principals should apply:
  - a. Land immediately north and southwest of the City of Sequim may be designated for Rural densities (one home per acre);
  - b. Land which is within or in close proximity to wetland complexes and the Dungeness River should be designated for Rural Low densities (one home per 5 acres);
  - c. Land north of West Sequim Bay Road to Sequim Bay, outside the City of Sequim Urban Growth Are, should be designated for Rural Moderate densities (one home per 2.4 acres).
  - d. Land outside of wetland, fish and wildlife areas, but not in close proximity to Sequim, may be designated for Rural Moderate densities (one home per 2.4 acres).
17. Discourage incompatible uses on lands adjacent to agricultural lands so long as the agricultural use continues and is viable. Work towards long-term conservation through tax incentives and purchase of development rights.

Section 31.03.475

Dungeness Valley Neighborhood

Description:

1. This area is described as those lands north of Old Olympic Highway, west of the Dungeness River and east of Kitchen-Dick Road.

Critical Areas:

2. Several critical areas have been designated within this neighborhood planning area, including wetlands, Dungeness River, Matriotti Creek, the Strait of Juan de Fuca, lands with a critical recharging effect on aquifers used for potable water and some erosion prone soils.

3. The Dungeness River has been designated as an open space corridor for the benefit of fish, wildlife, flood protection, people and open space. Maintaining the river corridor for these benefits is critical.
4. Considerable attention has been given to rehabilitating Matriotti Creek for fish habitat. Development along this creek segment should not impact Matriotti Creek and landowners are encouraged to work with state and local agencies in rehabilitating the stream.
5. Water quality is essential to the economic and environmental health in the Dungeness Valley. Numerous cultural and economic resources, such as fin and shell fish, drinking water, and irrigation are dependent upon maintaining good water quality upstream and downstream, above and below ground. Prevention of degradation before it occurs is preferred over the expense of correction. Educational activities are encouraged as a method of preventing nonpoint pollution associated with land use in this area.

Resource Lands:

6. The agricultural lands within this area include Olympic Game Farm, Clark Farm, several other farms along the Dungeness River, and agricultural lands at the intersection of Kitchen-Dick and Old Olympic Highway. Some of these lands may be high priority candidates for purchase of development rights, either due to pressures for conversion to residential uses, caused by "vested" 5-acre surveys, and/or conservation of lands along the Dungeness River. Several of the Dungeness River parcels were designated as high candidates for open space conservation at public forums in 1994.

Transportation:

7. Several County roads within this neighborhood are primary roads for the circulation within the Sequim-Dungeness Regional Planning Area, including Cays, Anderson, Old Olympic Highway, Woodcock, Sequim-Dungeness Way, Kitchen-Dick, and Lotzgesell or Hogback Roads. The County shall ensure that these roads continue to serve that function, and ways to minimize congestion caused by too many access points or turning movements should be sought.
8. A non-motorized trail segment is a possibility along the Dungeness River if the landowners agree. The Dungeness River Greenway Concept Plan identifies use of the dike on the east side of the River between Sequim-Dungeness and Woodcock for potential public access.

Open Space & Greenbelts:

9. The agricultural lands at the intersection of Kitchen-Dick and Old Olympic Highway have very high scenic value, in part due to their location along County arterials, and in part due to the proximity to a public recreation site (Dungeness National Wildlife Refuge). Several of these agricultural ownerships have also been previously divided into 5-acre parcels, making them highly likely to convert to residential uses. These parcels should be high candidates for purchase of development rights or encouraging cluster forms of development that conserve open space values.

Public Services & Facilities:

10. This neighborhood planning area includes several park and recreation facilities, including Dungeness National Wildlife Refuge and Dungeness Recreation Area, Cline Spit, Dungeness River Park (Ward Road) and

Dungeness Boat Launch (Port). The County Park and Recreation Plan identifies additional acquisition of lands on Cline Spit and adjacent to the Dungeness Recreation Area. In addition, the County's recent acquisition of Dungeness River property for park development may lead to other County park facilities along the River implementing the Dungeness River Greenway Concept Plan. There are several private recreation facilities within this area, such as the Dungeness Golf Course which provides recreation activity for the region.

Land Use:

11. Due to the outstanding views of Dungeness Bay, several developments within the area occurred prior to zoning regulations, including Mains Farm, Dungeness Bay and Dungeness Beach plats. As a result, where there are not physical or natural limitations, further rural development can occur at suburban-rural residential densities (one home per acre).
12. Lower residential densities should occur adjacent to designated fish and wildlife habitat corridors: along Matriotti Creek (one home per 2.4 or 4.8 acres); the Dungeness River (one home per 4.8 acres); and Dungeness Bay (one home per 2.4 acres).
13. Discourage incompatible uses on lands adjacent to agricultural lands so long as the agricultural use continues and is viable. Work towards long-term conservation through tax incentives and purchase of development rights.
14. Consider construction of a private or public golf course in this area as needed for the community, provided it is appropriately sited to address environmental, privacy and transportation concerns.

Section 31.03.485

Agnew Neighborhood

Description:

1. The Agnew neighborhood is described generally as that area north of Old Olympic Highway or the abandoned railroad corridor, east of Siebert's Creek, and west of Kitchen-Dick Road.

Critical Areas:

2. Critical areas designated in this area include Siebert's Creek, McDonnell Creek, Strait of Juan de Fuca, some areas with a critical recharging effect on aquifers used for potable water, and geologically hazardous areas associated with creek ravines and marine bluffs.
3. Both Siebert's and McDonnell creeks are significant fish and wildlife habitat corridors. Development adjacent to these corridors shall protect the corridors through maintenance and enhancement of riparian vegetation, control of stormwater runoff, and low intensity land uses which cause minimal disturbance to fish and wildlife.
4. Development along unstable marine bluffs should be set back sufficiently to minimize any public danger and control stormwater runoff to minimize erosion impacts.

Resource Lands:

5. This area includes significant acreage designated as interim agricultural lands. Some of the agricultural lands pose a high potential for conversion to more intense uses of the land caused by "vested" 5-acre surveys, while other

lands, such as the Weyerhauser Tree Farm, has not been platted into 5-acre parcels.

Transportation:

6. Both Old Olympic Highway and Kitchen-Dick Road are regionally significant roads. Development along these roads should cause minimal conflicts or congestion with the primary purpose of these roads to move people and goods. Access points to these roads shall be consolidated where possible, and development which has significant traffic volumes should require installation of turn lanes.
7. Old Olympic Highway through the Siebert's Creek curve is identified on the 6-year Transportation Plan for realignment. This will increase safety on this road segment by avoiding a dangerous curve with icy conditions in the winter.
8. Old Olympic Highway and Kitchen Dick Road are both designated as bicycle routes. Shoulders should be adequate to safely carry all non-motorized traffic.

Open Space & Greenbelts:

9. The agricultural lands along Old Olympic Highway have very high scenic value due to their location along a regionally significant road. Parcels along this road should be high candidates for purchase of development rights or encouraging cluster forms of development that conserve open space values.

Public Services & Facilities:

10. The Public Utility District operates a water system serving portions of this neighborhood planning area. Private water systems also serve the Monterra development, which is also proposed to be inter-tied with the Solmar water system.
11. Public water service in this area shall not result in or be justification for higher density than that anticipated by this neighborhood plan.

Land Use:

12. Since adoption of the first zoning ordinance, the Agnew neighborhood has been very vocal and supportive of maintaining low rural residential densities (one home per 5 acres). These rural densities shall be continued through implementation of this plan for those lands north of Old Olympic Highway, west of Kitchen-Dick Road and east of Siebert's Creek. An exception to these densities is the Blue Ribbon Farm development, which has been previously platted into one acre lots. This development pattern is now predominant in that area and may be continued.
13. The predominant land use in this area should be rural residential and agricultural uses. Home-based enterprises, bed and breakfast inn facilities and other non-intrusive uses might be appropriate if adequately screened and compatible with adjoining land uses.
14. Discourage incompatible uses on lands adjacent to agricultural lands so long as the agricultural use continues and is still viable. Work towards long-term conservation through tax incentives and purchase of development rights.



Lost Mountain Neighborhood

Description:

1. This neighborhood is described generally as the area between the Dungeness River on the east and McDonnell Creek on the west, north to Atterberry Road and south to the Olympic National Forest.

Critical Areas:

2. Critical areas designated in this area include geological hazards, significant fish and wildlife habitat corridors, some areas with a critical recharging effect on aquifers used for potable water (mostly near the Dungeness River), and wetlands.
3. The steeper slopes of Lost Mountain, and adjacent to the Dungeness River and McDonnell Creek, are considered erosion prone areas. Development within these areas must ensure proper drainage and erosion control to minimize impacts.
4. The Dungeness River and McDonnell Creek have been designated as significant fish and wildlife habitat corridors. Development adjacent to these corridors shall protect the corridors through maintenance and enhancement of riparian vegetation, control of stormwater runoff, and low intensity land uses which cause minimal disturbance to fish and wildlife.
5. Because this neighborhood is in the upper parts of the watershed, impacts from development have downstream effects. Many of the wetlands and soils in this area provide groundwater recharge needed for potable water supplies. Runoff from steeper slopes can cause sedimentation and other nonpoint pollution to surface waters. Development must be carefully sited to assure downstream impacts are avoided.

Resource Lands:

6. This planning area includes large acreage of lands designated as forest lands of long-term commercial significance. Some of the lands within this area (Lost Mountain Estates) have already been converted to residential development. Further encroachment into the commercial forest lands shall not be allowed.
7. Development adjacent to designated forest lands of long-term commercial significance should be at a very low density (one home per 20 acres). Those areas where the predominant land use pattern at this time is one home per five acres, or where residential development does not conflict with adjacent timber harvesting, may be designated for low densities (one home per 5 acres).

Transportation:

8. Several County roads within this area are less than 20 feet in width and have traffic levels in excess of 150 vehicles per day (ADT). Further development, such as land divisions and other traffic generating development should not be allowed until roads meet minimum safety standards identified in this plan.

Public Services & Facilities:

9. Limited public services and facilities are available and/or planned for this neighborhood. The P.U.D. water system extends along Atterberry Road, but

it is not planned to extend any further west. Fire District #3 has a volunteer station in Texas Valley.

10. Public services and facilities should be limited in this area due to the low residential densities and the inefficiency in delivering services to low densities.
11. Because of the proximity to forest lands of long-term commercial significance, fire protection measures for adjacent non-forest uses must be considered in development project approval.

Land Use:

12. Residential densities in this area should be at one home per five acres (Rural-Low), except for lands between Taylor Cutoff Road and Hooker Road near Carlsborg (Rural Moderate), and Lost Mountain (Rural-Very Low).
13. The development pattern in Texas Valley varies from lot sizes less than five acres to lots twenty acres in size. The valley, however, should receive land use designations based on geographic and natural limitations. Past land use designations ignored natural boundaries. Although the proposed land use designation is Rural Low, which is supported by adequate transportation network and fire protection services, the development of lots into 5-acre "cookie cutter" tracts could be detrimental to the rural character of the valley. Therefore, new land divisions in Texas Valley are encouraged to transfer density within the ownership in order to retain open space and rural character values.
14. Lost Mountain was converted from forestry uses in the past ten years. Due to the outstanding views on this property, there have been pressures to convert the property to higher densities. Such conversion, however, raises concerns due to limited water availability, drainage control, fire protection and compatibility with the surrounding commercial forest. Lost Mountain should remain in Rural-Very Low densities throughout the life of this plan and measures taken to control stormwater runoff.

Section 31.03.510

Upper Blue Mountain Neighborhood

Description:

1. The Blue Mountain neighborhood includes those lands generally south of Emery Road, east of Siebert's Creek and west of McDonnell Creek.

Critical Areas:

2. McDonnell Creek and Siebert's Creek have been designated as significant fish and wildlife habitat corridors and geologic hazardous areas. Development adjacent to these corridors shall protect the corridors through maintenance and enhancement of riparian vegetation, control of stormwater runoff, and low intensity land uses which cause minimal disturbance to fish and wildlife.

Resource Lands:

3. Forest lands of long-term commercial significance have been designated throughout this neighborhood area. Ownership of forest lands is diverse: from the State of Washington to major private timber companies to individuals. Some of the state forest land is interspersed throughout the rural lands, and offers opportunities to demonstrate innovative forest management techniques.

4. Some of the forest lands have already been converted to residential uses through 20-acre lot divisions prior to adoption of interim forest land conservation measures in 1992 (Blue Mountain Estates). As a result of this conversion, normal timber harvesting on adjacent parcels is becoming more difficult. Pressures to change the land use designation to densities exceeding what is normally compatible with adjoining forest land use (one home per 20 acres) will occur and should be avoided.

Transportation:

5. The lower part of Blue Mountain Road has been rebuilt to County road standards. The road in the upper stretches of this planning area, however, is less than 20 feet in width. Further development, such as land divisions and other traffic generating development, should not be allowed unless the road meets minimum safety standards identified in this plan.

Open Space & Greenbelts:

6. The State forest lands within this area provide valuable open space to this neighborhood. The forest lands must be assured, however, of continued ability to harvest timber.

Public Services & Facilities:

7. Public services and facilities available to this area include P.U.D. water system on the lower parts of Blue Mountain, solid waste transfer station, and volunteer fire station at R Corner. Extension of public services and facilities into this area is not expected due to lower residential densities.

Land Use:

8. The land use pattern in this area is characterized by both commercial forest and low density rural residential uses. Residential densities should generally be Rural-Very Low where area abuts the commercial forest lands. In those areas where significant five-acre tracts have already been developed, such as Gellor and Emery Road areas, Rural-Low Designations can be considered appropriate.
9. Higher residential densities for Blue Mountain Estates shall be discouraged, as increased traffic, stormwater runoff, fire danger and incompatibility with adjacent forest land use will not be able to be sufficiently minimized.

Section 31.03.520

R Corner - Kitchen-Dick Road Neighborhood

Description:

1. This neighborhood is described generally as those lands between Siebert's Creek on the west to Kitchen-Dick Road on the east, to Emery Road (off Blue Mountain Road) and Atterberry Road on the south, to Old Olympic Highway on the north.

Critical Areas:

2. McDonnell Creek and Siebert's Creek have been designated as significant fish and wildlife habitat corridors and geologic hazardous areas. Development adjacent to these corridors shall protect the corridors through maintenance and enhancement of riparian vegetation, control of stormwater runoff, and low intensity land uses which cause minimal disturbance to fish and wildlife.

3. Several large wetland complexes exist between Highway 101 and the Agnew Ditch. These wetlands provides significant flood storage, groundwater recharge, and wildlife connections to adjacent forest lands and Siebert's or McDonnell Creek. Fragmentation of these wetland complexes should be avoided, as well as loss of their flood storage and groundwater recharge ability.

Resource Lands:

4. This neighborhood includes both forest lands of long-term commercial significance and agricultural lands. Forest lands have been designated south of the Agnew ditch on Blue Mountain Road. Agricultural lands are between Old Olympic Highway and Highway 101.
5. Some of the agricultural lands have been previously platted into 5-acre survey lots and face a high chance of conversion to residential uses. Agricultural lands along Old Olympic Highway and in viewing distance from Highway 101 provide scenic values and should be considered for purchase of development rights.

Transportation:

6. Highway 101, Old Olympic Highway and Kitchen-Dick Road are regionally significant transportation corridors. Development along these corridors should cause minimal conflicts or congestion with the primary purpose of these corridors to move people and goods. Access points shall be consolidated where possible, and development which has significant traffic volumes should require installation of turn lanes.
7. Highway 101 in this area is planned for widening to a four-lane highway. Vehicular movements across the highway should be limited to existing intersections with County roads.
8. Limit commercial development and other types of development with significant traffic levels along Highway 101 that would lead to congestion without adequate mitigation, such as acceleration or deceleration lanes, or left-turn lanes.
9. Encourage development of park and ride lot(s) and transit stops in this area.
10. Old Olympic Highway through the Siebert's Creek curve is identified on the 6-year Transportation Plan for realignment. This will increase safety on this road segment by avoiding a dangerous curve with icy conditions in the winter.
11. Highway 101, Old Olympic Highway and Kitchen-Dick Road are all designated as bicycle routes. Shoulder widths should be wide enough to accommodate all forms of non-motorized transportation.
12. Improve the appearance of the Highway 101 corridor throughout this area, including the rural commercial center at Dryke and Pierson roads, through improved landscaping and screening of non-residential-resource land uses.

Open Space & Greenbelts:

13. The State forest lands in the Lower Blue Mountain area provide valuable open space to this neighborhood. Continued ability to harvest timber, however, must be assured.

Public Services & Facilities:

14. Public services and facilities available to this area include P.U.D. water system on the lower parts of Blue Mountain, solid waste transfer station, and volunteer fire station at R Corner. Extension of public services and facilities into this area is not expected due to lower residential densities.

Land Use:

15. Commercial development along Highway 101 in this area shall be discouraged except for neighborhood services near R Corner, Rural Commercial development near the Dryke-101-Pierce Road area, and the developed commercial area north of Highway 101 and east of McDonnell Creek.
16. The undeveloped property currently designated for commercial and industrial use along Highway 101 near McDonnell Creek should be designated rural on the Comprehensive Plan Map, and the commercial or industrial development of these areas discouraged.
17. Rural residential densities should be based on natural physical boundaries.
  - a. The area between Highway 101, Siebert's Creek, Old Olympic Highway and McDonnell Creek should be designated Rural;
  - b. The area east of McDonnell Creek, south of Old Olympic, north of Atterberry, west of Kitchen-Dick Road (or Carlsborg neighborhood), and north of Atterberry Road should be designated Rural Moderate;
  - c. The area south of Highway 101 or Atterberry Road to the Commercial Forest boundary should be designated Rural Low.
  - d. Discourage incompatible uses on lands adjacent to agricultural lands so long as the agricultural use continues and is still viable. Work towards long-term conservation through tax incentives and purchase of development rights.
18. Consider construction of a private or public golf course in this area as needed for the community, provided it is appropriately sited to address environmental, privacy and transportation concerns.

Section 2. The official zoning maps of the Clallam County Zoning Code, Title 33 Clallam County Code, shall be amended by changing the classification of property use pursuant to the map attached to this ordinance and Exhibit A, as follows:

<b>Comprehensive Plan Designation</b>	<b>Zoning Designation</b>
Public Land	Public Land
I (Industrial)	LI (Light Manufacturing) or M1 (Heavy Industrial)
C (General Commercial)	GC (General Commercial)
RC (Rural Commercial)	RC (Rural Commercial)
UR (Urban Residential)	URL (Urban Residential Low) or URH (Urban Residential High)
RV (Rural Village)	RV (Rural Village)
CEN (Rural Center)	RN (Rural Node)
R (Rural)	R1 (Rural)
RM (Rural Moderate)	R2 (Rural Moderate)
RL (Rural Low)	R5 (Rural Low)
RVL (Rural Very Low)	R20 (Rural Very Low)
CF (Commercial Forest)	CF2 (Commercial Forest 2)
Agricultural Overlay	AR (Agricultural Residential)

Section 3. The Planning Division shall attach to the official comprehensive plan maps filed in the County Auditor's Office and change the replicas of the comprehensive plan and Zoning maps located in the Clallam County Department of Community Development in accordance with this ordinance.

Section 4. The Board has determined that this ordinance is in the best interest of the public health, safety, and welfare.

Section 5. This ordinance shall become effective ten days after adoption.

ADOPTED this 27th day of June, 1995

BOARD OF CLALLAM COUNTY COMMISSIONERS

Dorothy Durcan  
Dorothy Durcan, Chair

Dave Cameron  
Dave Cameron

Phillip Kitchel  
Phillip Kitchel

ATTEST: Karen Flores  
Karen Flores,  
Clerk of the Board

cc: Community Development  
minutes  
file  
Auditor

733837

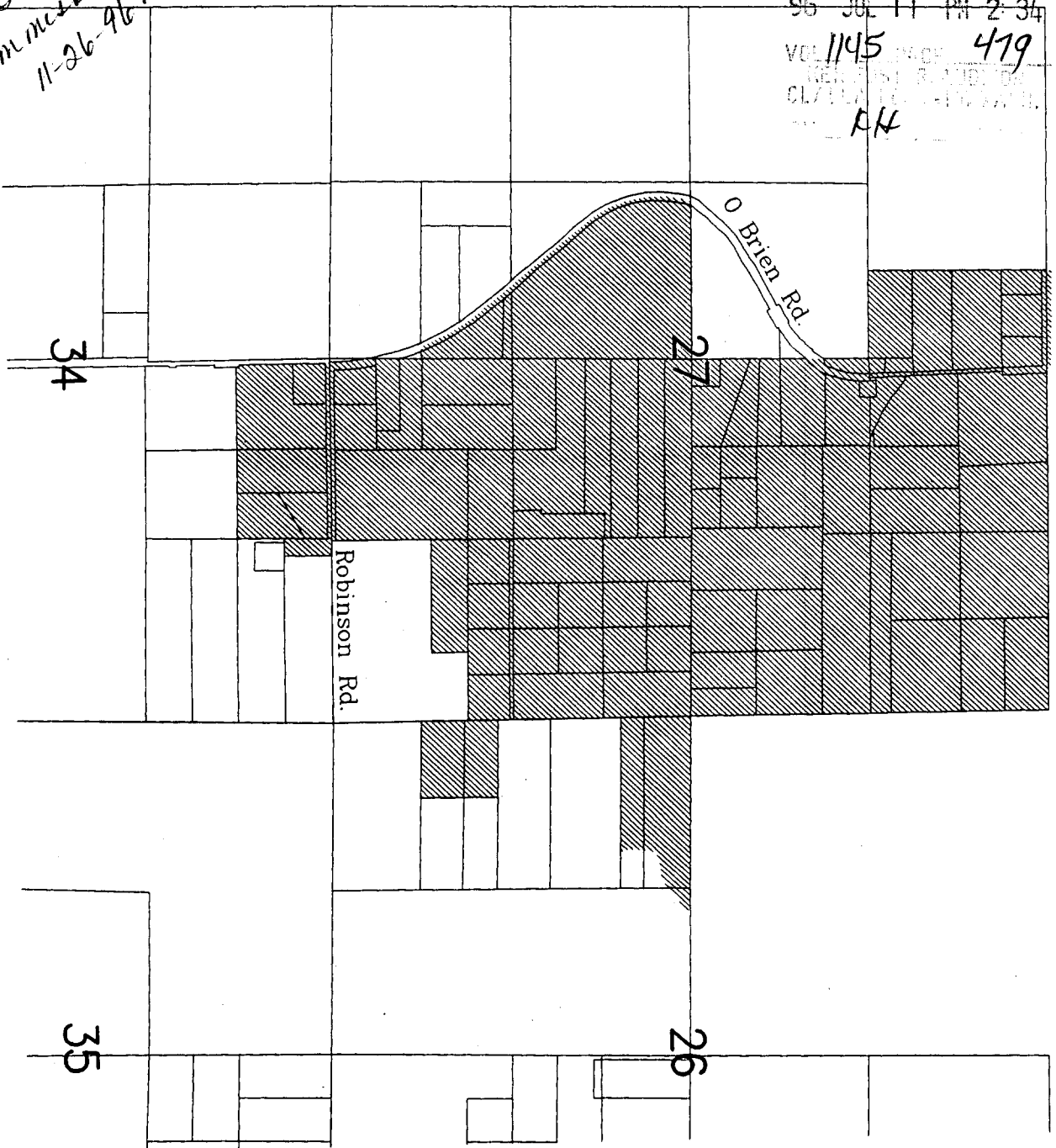
Rescinded by  
the Board of  
Commissioners on  
11-26-96.

742020

FILED FOR RECORD AT THE OFFICE OF

of Clallam County  
RECORDED IN CLALLAM COUNTY

96 JUL 11 PM 2:34  
VOL 1145 PAGE 479  
CL/11/11/96  
RH



742020

Amendment of the Clallam County  
Comprehensive Plan Map, Title 31,  
Clallam County Code, and Clallam  
County Zoning Map, Title 33, Clallam  
County Code.

Pursuant to Ordinance 574, 1996  
the property shaded on this map is  
hereby designated Rural Low (RS) on the  
Clallam County Zoning Map and Clallam  
County Comprehensive Map.

The property is located in a portion of Section  
26, 27, and 34, Township 30 North, Range  
5 West W.M.

Nunc Pro Tunc this 9th day of July 1996

Board of Clallam County  
Commissioners

Philip Kitchel  
Philip Kitchel, Chair

Martha M. Ireland  
Martha M. Ireland

Dorothy Dunnean  
Dorothy Dunnean

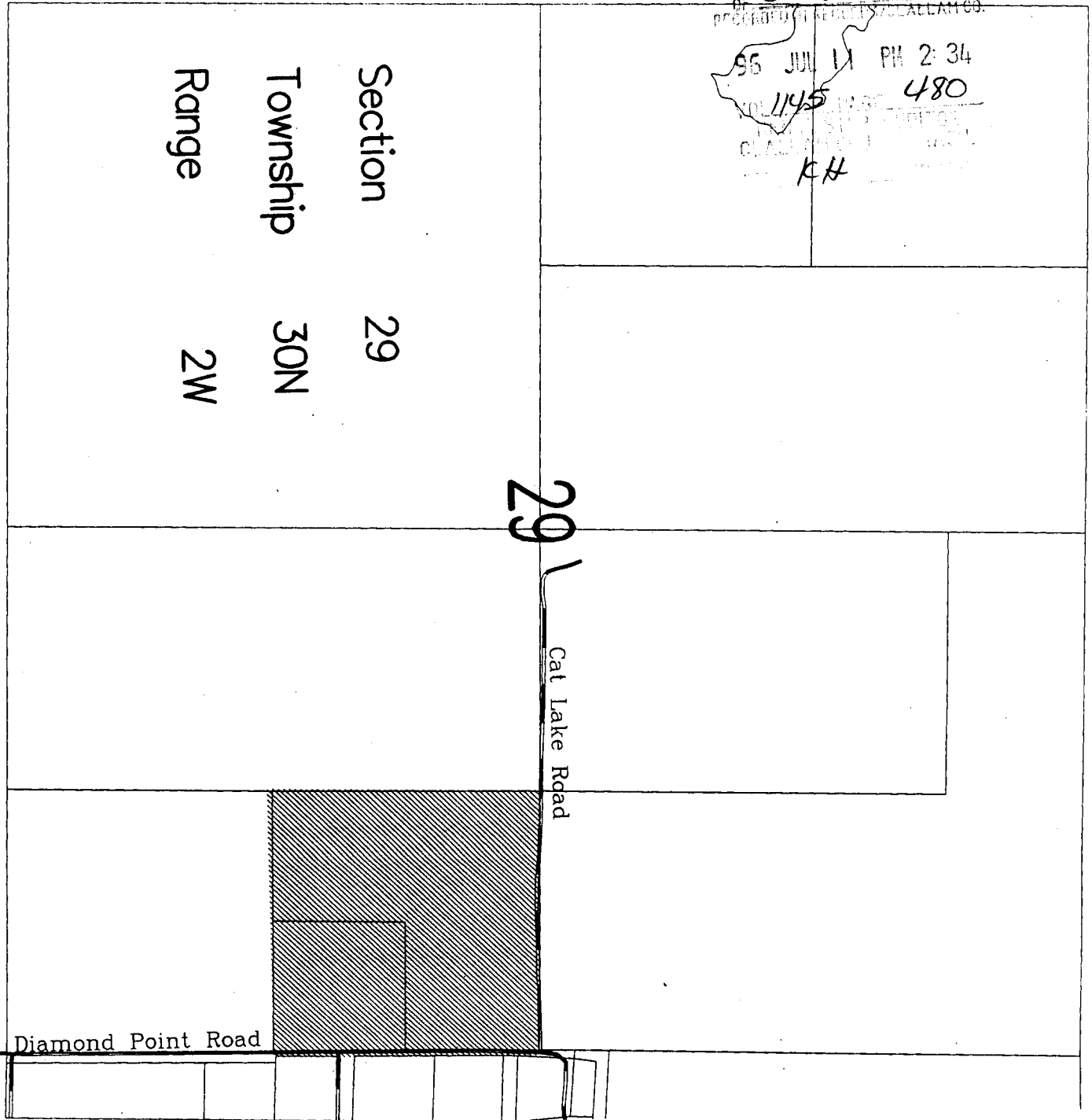
ATTEST:

Julie Jiggs  
Deputy Clerk of the Board



Cl. Co. Commissioners  
OF THE COUNTY OF CLALLAM CO.  
95 JUL 11 PM 2:34  
1145 480  
K.H.

742020



Amendment of the Clallam County  
Comprehensive Plan Map, Title 31,  
Clallam County Code, and Clallam  
County Zoning Map, Title 33, Clallam  
County Code.

Pursuant to Ordinance 574, 1996  
the property shaded on this map is  
hereby designated Rural Low (R5) on  
the Clallam County Zoning Map and  
Clallam County Comprehensive Map.

The property is located in the northeast  
quarter of the southeast quarter of Section 29,  
Township 30 North, Range 2 West W.M..

Nunc Pro Tunc this 9th day of July, 1996

Board of Clallam County  
Commissioners

*Philip Kitchel*  
Philip Kitchel, Chair

*Martha M. Ireland*  
Martha M. Ireland

*Dorothy Duncan*  
Dorothy Duncan

ATTEST:

*Julie Suggs*  
Deputy Clerk of the Board