

An ordinance adopting the Clallam County Comprehensive Plan, including the Sequim-Dungeness, Port Angeles, Straits, and Western Regional Plans and are codified under Title 31 Clallam County Code, under the authority of the Growth Management Act, Chapter 36.70A Revised Code of Washington.

BE IT ORDAINED BY THE BOARD OF CLALLAM COUNTY COMMISSIONERS:

Title 31 Clallam County Code  
Clallam County Comprehensive Plan

Section 1

The following ordinances, which were adopted by the Board of Clallam County Commissioners under the authority of the Planning Enabling Act, Chapter 36.70 Revised Code of Washington, are hereby adopted under the authority of the Growth Management Act, Chapter 36.70A Revised Code of Washington:

Sequim-Dungeness Regional Plan	Chapter 31.03	Ordinance No. 574
Straits Regional Plan	Chapter 31.05	Ordinance No. 576
Western Regional Plan	Chapter 31.06	Ordinance No. 583
Capital Facilities Plan	Appendix A	Ordinance No. 573

The Sequim-Dungeness Regional Plan and the Western Regional Plan, Chapters 31.03 and 31.06 Clallam County Code, are adopted with the provision that the Board of Clallam County Commissions may reduce the size of the urban growth areas of the Cities of Sequim and Forks at any time upon finding that the Comprehensive Plans adopted by the Cities of Sequim and Forks are not consistent with:

- a. The Clallam County Comprehensive Plan, including the Sequim-Dungeness and Western Regional Plans.
- b. The County-wide Planning Policies.
- c. The Growth Management Act.

Section 2

Ordinance Number 573, codified as Title 31 Clallam County Code, which was previously adopted by the Board of Clallam County Commissioners under the authority of the Planning Enabling Act, Chapter 36.70 Revised Code of Washington, is hereby adopted under the authority of the Growth Management Act, Chapter 36.70A Revised Code of Washington, with the following modifications from the recommendation forwarded to the Board of Commissions from the Clallam County Planning Commission:

- a. Modify Section 31.02.240 by adding the following subsection:
  - f. Urban growth that requires extension of sewer or water facilities shall not be allowed within the Port Angeles Urban Growth Area until an annexation plan has been agreed upon by the City of Port Angeles and Clallam County and UGA Urban Services and Development Agreements have been agreed upon by the City of Port Angeles and Clallam County Public Utility District; provided that the City may agree to extend the services prior to annexation upon completion of a utility extension agreement with a developer.

- b. Modify Section 31.02.720 by adding a subsection to read as follows:
  - 5. The City of Port Angeles shall be the ultimate provider of water, sewer, stormwater, and electric utility services within the Port Angeles Urban Growth Area unless other agreements with the City provide for PUD service within the UGA.
- c. Modify Section 31.02.820 by adding the following subsection:
  - 10. The street and utility LOS standards adopted by the City of Port Angeles in its Capital Facilities Plan and/or Urban Services Ordinance shall apply within the Port Angeles Urban Growth Area.
- d. Modify the Clallam County Generalized County-wide Comprehensive Plan Map on page 90 to reflect the eastern line of the Port Angeles Urban Growth Area being moved to the west rim of the Morse Creek canyon, pursuant to Exhibit A, attached to and made part of this ordinance by reference.

The Clallam County Comprehensive Plan, including the Generalized County-wide Comprehensive Plan Map, are adopted with the provision that the Board of Clallam County Commissions may reduce the size of the urban growth areas of the Cities of Sequim and Forks at any time upon finding that the Comprehensive Plans adopted by the Cities of Sequim and Forks are not consistent with:

- a. The Clallam County Comprehensive Plan, including the Sequim-Dungeness and Western Regional Plans.
- b. The County-wide Planning Policies.
- c. The Growth Management Act.

Section 3

Ordinance Number 575, codified as Chapter 31.04 Clallam County Code, which was previously adopted by the Board of Clallam County Commissioners under the authority of the Planning Enabling Act, Chapter 36.70 Revised Code of Washington, is hereby adopted under the authority of the Growth Management Act, Chapter 36.70A Revised Code of Washington, with the following modifications from the recommendation forwarded to the Board of Commissions from the Clallam County Planning Commission:

- a. Modify Section 31.04.030 by deleting the Deer Park gateway illustration on page three.

Further amend Section 31.04.030 by revising the third paragraph on page three to read as follows: where the urban area of Port Angeles is a cultural, educational and growth center... the urban area of Port Angeles provides a mixture of employment, residential, commercial, cultural and recreational opportunities. Peninsula College is now a four year institution offering advanced degrees. Much of the new development and redevelopment which occurred after 1995 took place within the existing urban center of Port Angeles where infrastructure was in place or could be easily extended. Today, there is still ample room for development within that original urban growth area. Port Angeles is the ultimate supplier of services within the incorporated urban growth area. ~~The PUD provides water, power and some sewer services within the unincorporated urban growth area.~~

- b. Modify Section 31.04.135 by revising paragraph one on page 28 to read as follows:
  - 1. Clallam County should develop infrastructure extension agreements with the City of Port Angeles for the PUD that would allow development of industrial and commercial lands which are not contiguous to the City within the unincorporated portion of the Port Angeles Urban Growth Area. Any such infrastructure extension agreements shall be consistent with an

annexation plan agreed upon by Clallam County and the City of Port Angeles.

- c. Modify Section 31.04.230 by adding a subsection establishing standards for development at the Deer Park Road/Highway 101 intersection.

Further amend Section 31.04.230 by revising the title for Issue #5 on page 72 to read as follows:

Issue #5            Encourage growth into Existing Urban Growth Areas.

- d. Modify Section 31.04.240 by revising the third full paragraph on page 78 to read as follows:

The urban area of Port Angeles provides a mixture of employment, residential, commercial, cultural and recreational opportunities. Much of the new development and redevelopment which occurred after 1995 took place within the existing urban growth area of Port Angeles where infrastructure was in place or could be easily extended. Today, there is still ample room for development within that original urban growth area. Port Angeles is the ultimate supplier of services within the ~~incorporated~~ urban growth area. ~~The City and the PUD provide water, power, and sewer services within the unincorporated urban growth area.~~

Further amend Section 31.04.240 by revising the last paragraph on page 79 and continuing onto page 80 by adding County-wide Planning Policies 6, 11, 15, and 16.

- e. Modify Section 31.04.300 by revising the "Purpose of the Designation" column on page 82 so that under the Urban Low Density (LD) land use designation sewer systems "are" needed rather than "may be" needed.

Further amend Section 31.04.300 by revising the "Land Capability/Natural Limitations" column on pages 82-85 to delete the reference to the soils being capable of supporting community on-site sewage disposal systems.

Further amend Section 31.04.300 by revising the "Public Services" column on pages 82-83 to delete the reference to community water systems being available.

- f. Modify Section 31.04.310 so that the second full paragraph on page 88 reads as follows:

The Port Angeles urban growth area was established to meet the area required to contain the projected 20-year population growth of the urban area plus those neighborhoods that were already urban in nature. It is expected the City will annex most all of the urban growth area in the next 20 years. Although some annexations may happen in the near future, the farthest edges of the urban growth area may not be annexed until the end of the planning period. ~~While~~ The urban growth area should develop utilizing city development standards, ~~the cost of providing those services must be recognized.~~ This plan requires new subdivisions to meet City or PUD development standards for all improvements ~~with the exception of sewer connection in the case where the cost of hook-up would exceed 150% of the cost of an on-site system.~~ If community on-site sewage disposal systems are allowed, they ~~must be designed to allow efficient and low cost hook up to City sewer systems when they become available.~~

Further revise Section 31.04.310 by revising the UGA boundary so that paragraph one near the bottom of page 88 reads as follows:

The interim urban growth area boundary adopted October 19, 1993, should be modified to include several additional industrial parcels located in the vicinity of the Shotwell and Lakeside Industries properties west of Port Angeles and to delete the

area east of the west rim of the Morse Creek canyon. The physical boundaries of the urban growth area should be Deer Park Road and Bagley Creek the west rim of the Morse Creek canyon to the east, Reddick Road and the city limits to the west, the BPA power line and the adopted line near the city limits to the south, and the Strait to the north.

Further amend Section 31.04.310 by deleting subsection a) from paragraph 19 on page 91.

Further amend Section 31.04.310 by revising paragraph 30 on page 92 to read as follows:

The City, Public Utility District, and the County should agree on water service boundaries and identification of service providers within the urban growth area. ~~The Comprehensive Plan for the City of Port Angeles UGA shall designate water service boundaries.~~ Individual or private community water within the UGA should be prohibited for new land divisions. All urban services should be provided by the City of Port Angeles, ~~unless the Public Utility District is an identified service provider ;~~ however, water and electric service may be provided by the Public Utility District pursuant to a UGA Urban Services and Development Agreement with the City until annexation occurs.

Further amend Section 31.04.310 by revising paragraph 31 on page 93 to read as follows:

All new subdivisions within the urban growth area shall be connected to the City's sewer system; provided, however, that the interceptor facilities may be provided by the PUD pursuant to a UGA Urban Services and Development Agreement with the City until annexation occurs for which either the City or the PUD can provide sewer service shall connect to such lines provided that the cost of connection is not more than 50% greater than the cost of community on-site sewage disposal systems. ~~Should the cost of hook up exceed the 50% figure, community on-site sewage disposal systems serving new subdivisions shall be designed to standards which allow for future connection to City or PUD sewer systems when they become available.~~

Further amend Section 31.04.310 by revising paragraph 32 on page 93 to read as follows:

All new subdivisions and other developments within the urban growth area shall be provided with improvements constructed to City of Port Angeles standards ~~except as provided in Policy 32 above.~~ The City development standards should include, roads, sidewalks, water, sewer, lot area, lot shape, setbacks, and land uses.

Further amend Section 31.04.310 by revising paragraph 37 on page 93 to read as follows:

Regional serving, large scale, commercial development in the unincorporated Port Angeles urban area should be located at ~~two~~ regional commercial center development sites clustered around the traffic light near the existing K-Mart Plaza and at the Deer Park intersection with Highway 101 and other appropriate areas along Highway 101 as maybe approved by the County through required land use decision making processes.

Further amend Section 31.04.310 by revising paragraph 42 on page 95 to read as follows:

The City of Port Angeles and Clallam County jointly developed the plan for the urban growth area. City representatives served on every committee which developed the various elements of the plan. ~~The City's Comprehensive Plan should be amended to bring it into conformance with the joint plan developed for the urban growth area.~~ The City and County should review their comprehensive plans and coordinate future amendments so that the plans are, and continue to be, consistent with each other.

Further amend Section 31.04.310 by revising paragraph 43 on page 95 to read as follows:

The City ~~and County~~ should shall develop and agree upon a phased annexation plan consistent with the extension of urban services to the annexed areas prior to the approval of any urban growth within the Port Angeles urban growth area that requires extension of sewer or water facilities. A further condition of urban growth within the unincorporated Port Angeles urban growth area shall be the development and execution of UGA Urban Services and Development Agreements for sewer and/or water facilities by the City of Port Angeles and Clallam County PUD.

- g. Modify Section 31.04.320 by revising paragraph 12 on page 97 to read as follows:

Water service is provided in this portion of the Urban Growth Area by the PUD and the City. Further land divisions should be permitted only when PUD or City water is extended pursuant to a UGA Urban Services and Development Agreement or upon annexation.

Further amend Section 31.04.320 by revising paragraph 13 on page 97 to read as follows:

Sewer service is not available in this portion of the urban growth area. There are areas of poor soil with limitations for on-site sewage disposal systems. The City of Port Angeles should provide sewer service to new land divisions in Gale's Addition under utility extension agreements or upon annexation. ~~Such agreements would allow an incremental upgrade of area services until such time as a sufficient area was under agreement to allow annexation. Should the City be unwilling to provide such service, the PUD should become a sewer service provider for the area and hook up to PUD systems would be required for new land divisions. Policy 31.04.310(31) should be followed in regard to hook up to PUD or City sewer systems for new land divisions.~~

- h. Modify Section 31.04.330 by revising paragraph 17 on page 101 to read as follows:

Water service is provided in this portion of the Urban Growth Area by the PUD. Further land divisions should be permitted only when PUD or City water is extended pursuant to a UGA Urban Services and Development Agreement or upon annexation.

Further amend Section 31.04.330 by revising paragraph 18 on page 101 to read as follows:

Sewer service is not available in this portion of the urban growth area. There are areas of poor soil with limitations for on-site sewage disposal systems. The City of Port Angeles should provide sewer service to new land divisions in the Lee's Creek Neighborhood under utility extension agreements or upon annexation. ~~Such agreements would allow an incremental upgrade of area services until such time as a sufficient area was under agreement to allow annexation. Should the City be~~

~~unwilling to provide such service, the PUD should become a sewer service provider for the area and hook up to PUD systems would be required for new land divisions. Policy 31.04.310(31) should be followed in regard to hook up to PUD or City sewer systems for new land divisions.~~

- i. Modify Section 31.04.340 by changing the title of the section to read as follows:

Four Seasons Neighborhood - Port Angeles Urban Growth Area.

Also, revise paragraph 2 under "land uses" to read as follows:

~~Rural~~ Low density development of up to nine one units per acre should be permitted within the developed portions of Four Season Neighborhood which is in accord with current development patterns.

Further amend this section by deleting paragraphs 11 and 12 under "Public Services" and Facilities on page 104.

Revise the "Transportation" subsection by revising paragraph 17 on page 104 to read as follows:

~~Development of a new east-west local access road located primarily within the urban growth area providing an additional entry point into the Port Angeles area from the east could relieve some of the traffic congestion at the Morse Creek curve.~~

Also, paragraph 18 under "Transportation" on page 104 shall be deleted.

- j. Modify Section 31.04.400 by revising the first paragraph to delete references to a portion of the Fairview Neighborhood being within the urban growth area.

Also, revise the land use designations from urban to rural to insure that urban growth does not occur within the Fairview Neighborhood (e.g. change "Urban Commercial Center" to "Rural Limited Commercial") and delete paragraph 17 under "Public Services and Facilities" and paragraph 21 under "Transportation" on page 107.

- k. Modify Section 31.04.410 by deleting references to a portion of the Deer Park Neighborhood being inside the urban growth area. Also, revise the land use subsection on page 108 to eliminate urban land use designations from the Deer Park Neighborhood. Instead, the "Rural Limited Commercial" designation or some other appropriate rural designation shall be used for those areas that have been designated "Urban Commercial Center" and "Urban Low Density".

Paragraph 19 under "Public Services and Facilities" on page 110 and paragraph 23 under "Transportation" on page 111 shall be deleted.

- l. Modify Section 31.04.420 by revising paragraph 23 on page 115 to read as follows:

Water service is provided to this neighborhood by the PUD. For those areas inside the UGA, further land divisions should be permitted only when PUD or City water is extended pursuant to a UGA Urban Services and Development Agreement or upon annexation.

Further amend Section 31.04.420 by revising paragraph 24 on page 115 to read as follows:

~~Sewer service is not available in this portion of the urban growth area. The City of Port Angeles should plan to extend sewer service to serve commercial and high density residential areas within the urban growth area. Utility extension agreements would allow an incremental upgrade of area services until such time as a sufficient area was under agreement to allow annexation. Should the City be unwilling to provide such service, the PUD should become a sewer service provider for the area~~

and hook up to PUD systems would be required for new land divisions. Policy 31.04.310(31) should be followed in regard to hook up to PUD or City sewer systems for new land divisions.

- m. Modify Section 31.04.430 by revising paragraph 15 on page 118 to read as follows:

Sewer service is not available in this portion of the urban growth area. The City of Port Angeles should plan to extend sewer service to serve commercial and high density residential areas within the urban growth area ~~Utility extension agreements would allow an incremental upgrade of area services until such time as a sufficient area was under agreement to allow annexation. Should the City be unwilling to provide such service, the PUD should become a sewer service provider for the area and hook up to PUD systems would be required for new land divisions. Policy 31.04.310(31) should be followed in regard to hook up to PUD or City sewer systems for new land divisions.~~

- n. Modify Section 31.04.440 by revising paragraph 22 on page 122 to read as follows:

Water service is provided to this neighborhood by the Dry Creek Water District. For those areas inside the UGA, further land divisions should be permitted only when PUD or City water is extended pursuant to a UGA Urban Services and Development Agreement or upon annexation.

Further amend Section 31.04.440 by revising paragraph 23 on page 122 to read as follows:

Sewer service is not available in this portion of the urban growth area. The City of Port Angeles should plan to extend sewer service to serve commercial and high density residential areas within the urban growth area ~~Utility extension agreements would allow an incremental upgrade of area services until such time as a sufficient area was under agreement to allow annexation. Should the City be unwilling to provide such service, the PUD should become a sewer service provider for the area and hook up to PUD systems would be required for new land divisions. Policy 31.04.310(31) should be followed in regard to hook up to PUD or City sewer systems for new land divisions.~~

- o. Modify the adopted Port Angeles Region Comprehensive Plan map to reflect the eastern line of the Port Angeles Urban Growth Area being moved to the west rim of the Morse Creek canyon, pursuant to Exhibit A, and with amended comprehensive plan designations pursuant to Exhibit B, attached to and made part of this ordinance by reference.

DATED THIS 27<sup>th</sup> day of February, 1996.

BOARD OF CLALLAM COUNTY COMMISSIONERS

Phillip Kitchel  
Phillip Kitchel, Chair

Martha M. Ireland - voted NO  
Martha M. Ireland

Dorothy Duncan  
Dorothy Duncan

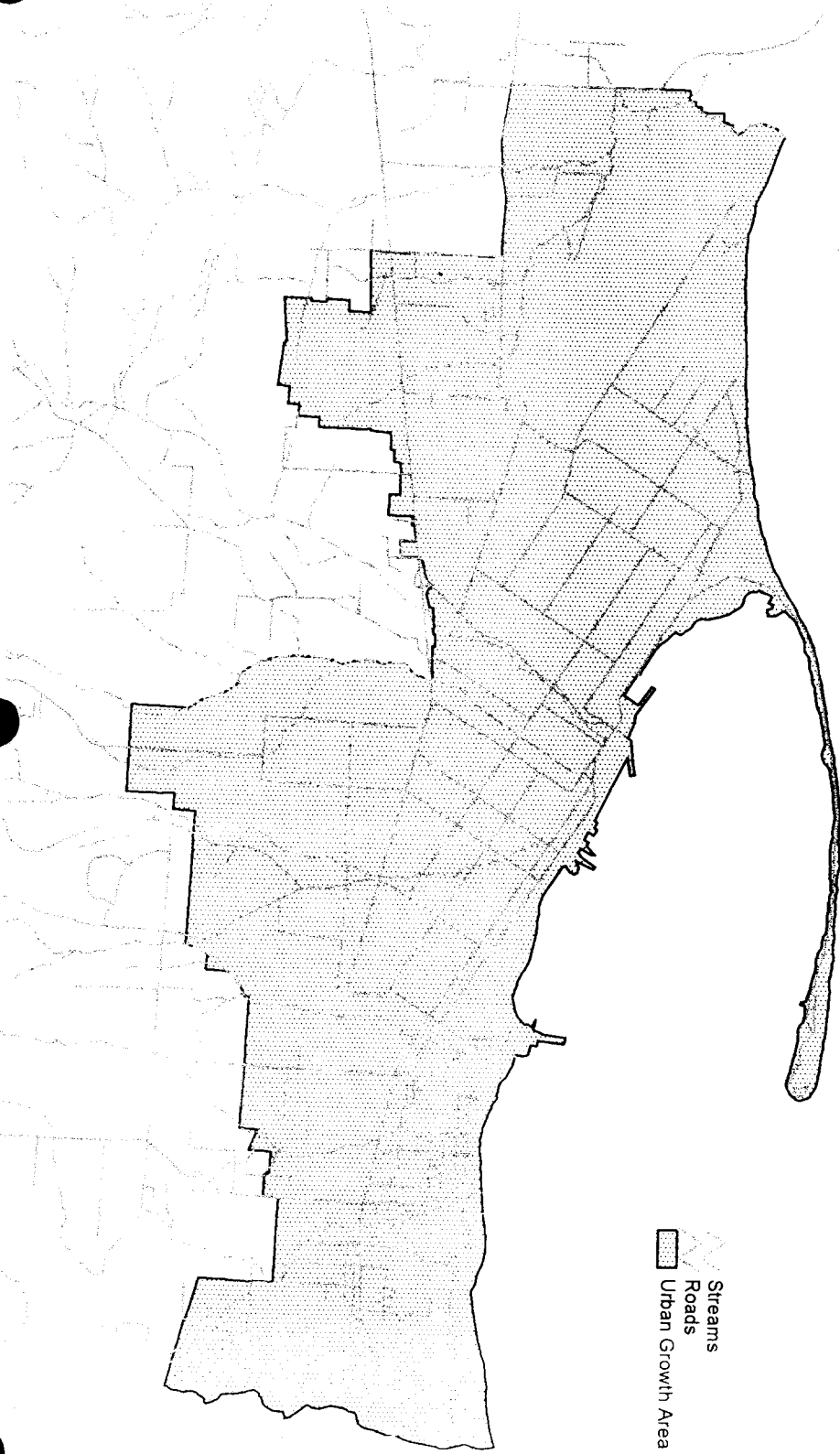
ATTEST:

Karen Flores  
Karen Flores  
Clerk of the Board

cc. Community Development  
minutes  
file



Ordinance Number 584,199<sup>b</sup> - Exhibit A



Streams  
Roads  
Urban Growth Area

