

An ordinance amending the Sequim- Dungeness Regional Comprehensive Plan (Ordinance No. 574, 1995).

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. Commercial/Industrial development should be contained within the boundaries of the General Commercial designation. Urban residential designations in this rural center are reserved for non-commercial land use.
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 31.03.415

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).
5. New, private development and outdoor oriented recreation facilities which are larger than 20 acres in size and/or would use large volumes of water shall be required to establish that the Miller Peninsula groundwater sources are sufficient to meet the buildout potentials of the Miller Peninsula Neighborhood and the Diamond Point Rural Center as well as the proposed development prior to development approval.
6. Clallam County PUD shall be the only PUD allowed to construct water systems or sewer systems within the Miller Peninsula and the Diamond Point Rural Center.

Critical Areas & Open Space:

57. 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.
68. 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:

79. 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.
810. 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.
911. The number of access points to Diamond Point Road should be limited in order to maintain a greenbelt along the road.

Resource Lands:

4012. 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:

13. 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).

14. Commercial land uses shall be strongly discouraged along SR 101 and within a half mile of roads intersecting SR 101 as these would tend to encourage strip development of the highway and diminish the current rural character of the area.

15. Commercial development at the intersection of Diamond Point Road and SR 101 or at any point along SR 101 between the eastern Clallam County line and the Blyn Rural Center will be discouraged as sufficient areas for commercial development have been provided within the Diamond Point/Sunshine Acres and Blyn rural centers. Should the Jamestown S'Klallam Tribe put its ownership in the vicinity of the intersection of Diamond Point Road and SR 101 into tribal trust status in order to allow commercial development of this site contrary to the direction provided by local residents as expressed in the Sequim-Dungeness Regional Plan, then such development shall not provide any justification for adjacent commercial development of lands under Clallam County jurisdiction.

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.
10. Commercial land uses shall be strongly discouraged along SR 101 and within a half mile of roads intersecting SR 101 as these would tend to encourage strip development of the highway and diminish the current rural character of the area.

Section 31.03.435

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.
 - c. Clallam County shall work with the Jamestown S'Klallam Tribe to encourage concentration of tribal commercial development within the Blyn rural center in order to maintain the scenic rural character of SR 101 between Blyn and the eastern county line.
8. The rural center designation is large enough to accommodate growth in this area for this planning period. No enlargement of the Blyn rural center shall be allowed during the 20 year planning period established by the effective date of this ordinance.

PASSED AND ADOPTED this 10th day of September, 1996

BOARD OF CLALLAM COUNTY COMMISSIONERS

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*cc: Community Development
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