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2-25-97

ORDINANCE NO. 610, 1997

An ordinance amending the Sequim- Dungeness Regional Comprehensive Plan (Ordinance No. 574, 1995) and revising Chapter 31.03 of the Clallam County Code to fully reflect an agreement with the Friends of Miller Peninsula State Park to drop a challenge to the Sequim Dungeness Regional Plan before the Western Washington Growth Hearings Board. Additional minor wording changes to Section 31,03,425(9) and Section 31.03.435(3) are reflected in this amendment.

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 shall 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 shall 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 ~~shall~~ 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 ~~shall~~ should not occur and development adjacent to these forest lands ~~shall~~ 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 25th DAY OF February, 1997.

BOARD OF CLALLAM COUNTY COMMISSIONERS

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Martha M. Ireland, Chair

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Carole Y. Boardman

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c.c: Community Development
Minutes