

ORDINANCE NO. 619, 1997

An ordinance amending the Sequim-Dungeness Regional Comprehensive Plan (Ordinance No. 574, 1995) by modifying the policies regarding further infill development at one acre densities of the Bell Hill/Highland Hills area which borders the Sequim Urban Growth Area by establishing a Rural Suburban Community comprehensive plan designation. The Rural Suburban Community (RSC) designation allows infill development at 1 acre densities and lot sizes in areas larger than 50 acres which were more than 80% developed at 1 acre densities prior to passage of the Growth Management Act, but allows no expansion of this designation and no further application of this designation to other areas.

Section 1 The Sequim-Dungeness Regional Comprehensive Plan (Ordinance 574, 1995) shall be modified as follows:

Section 31.03.270 Rural Land -- Policies

Rural Land Use:

- 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 Suburban Community	<u>Residential land uses at densities of one dwelling per acre allowed as infill development in areas that were more than 80% developed at these densities prior to the passage of the Growth Management Act.</u>	<u>Bell Hill/Highland Hills.</u>
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 that are currently more than 80% developed at densities of 1 home/acre covering areas in excess of 50 acres will be designated as Rural Suburban Community. These areas must have services in place to support this level of development. This designation is only found in the Bell Hill-Highland Hills area. Infill development of existing lots will be allowed within the strict area limits set in the Comprehensive Plan. Rural Suburban Community designations shall not be expanded beyond these initial size limits nor shall this designation be established in other areas in order to ensure that suburban density development in rural areas and outside of Rural Centers does not go beyond the limited infill development allowed in this designation.
 - bc. 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 2

This ordinance shall become effective upon adoption of an interlocal agreement between Clallam County and the City of Sequim regarding development within the Sequim Urban Growth Area or on August 31, 1997 whichever occurs first.

PASSED AND ADOPTED this 8th day of July, 1997

BOARD OF CLALLAM COUNTY COMMISSIONERS

Martha M. Ireland

Martha M. Ireland, Chair

Carol Y. Boardman

Carol Y. Boardman

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Phillip Kitchel

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Karen Flores

Clerk of the Board

cc: Community Development
minutes
file