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11-04-97

ORDINANCE NO. 1628, 1997

An ordinance amending the Sequim-Dungeness Regional Comprehensive Plan (Ordinance No. 574, 1995) by incorporating by reference the City of Sequim Comprehensive Plan for the Sequim Urban Growth Area with amendments.

BE IT ORDAINED BY THE BOARD OF CLALLAM COUNTY COMMISSIONERS:

Section 31.03.315 Adoption of City of Sequim Comprehensive Plan.

The City of Sequim Comprehensive Plan dated December 23, 1996, and adopted under City of Sequim Ordinance 96-032, is hereby adopted by reference in accordance with C.C.C. 31.03.310 (11); EXCEPT as amended pursuant to this Section. All future amendments to the City of Sequim Comprehensive Plan which apply to the unincorporated area of the Sequim Urban Growth Area shall be reviewed consistent with plan amendment procedures jointly adopted by the City of Sequim and Clallam County.

1. The City of Sequim Optimum Land Use Map dated December 23, 1996, on page 3-5 shall be amended consistent with the land use designation changes shown on Map 1.

2. Land Use Policy LUP-4 [Page 3-7] shall be amended to read as follows:

Land Uses within the City of Sequim Urban Growth Area shall be planned to accommodate a minimum annual growth in population of 2.5%, and shall anticipate and accommodate an annual population growth rate of 5% per year for the next twenty years. Prior to any proposed expansion of the urban growth area, population and growth rate data shall be collected and analyzed.

3. Land Use Policy LUP-8 [Pages 3-8 and 3-9] shall be amended to read as follows:

LUP-8.1 RESIDENTIAL DISTRICTS:

LUP-8.1.1 Residential Districts

a. R-1 (LS-Limited Services)

Single family detached residences - up to one (1) dwelling unit to one (1) acre. Areas which currently have limited urban services (city water and/or city sewer) shall have the lowest density residential development until such time as services are provided. Conditional uses and home business regulations in areas with larger lot development patterns may be more permissive than in the other residential zones.

b. R-1(Services-S)

Single Family detached residences - up to one (1) unit per one half 1/2 acre. Larger individual lots based on established development patterns, access constraints associated with the By-Pass, or the presence of critical areas, including the presence of unique soils conditions with development constraints. Conditional uses and home business regulations in areas with larger lot development patterns may be more permissive than in other residential zones.

c. R-II

Single family detached residences - up to 4 to 5 dwellings units per acre. The R-II zone provides for consistency and predictability in established single family neighborhoods. Duplex development may be allowed as a conditional land use.

d. R-III

Medium density single family or multi-family residences - up to 8 to 10 dwelling units per acre. Detached and attached single family homes, smaller lot sizes, and duplex and triplex development would be allowed in the R-III zoning designation. R-III zoning is located in areas where urban services are or will be provided concurrent with development. This medium-density zoning is typically located close to transit, with easy access to neighborhood parks, schools and shopping.

e. R-IV

Medium - Higher density single family or multi-family residences - up to 16 dwelling units per acre. Medium -High density residential uses with single family attached and detached; single family small-lot; multi-family duplexes, triplexes, and apartment development allowed at a density of up to 16 dwelling units per acre.

R-IV zoning is located in areas where urban services are currently available or will be provided concurrent with development. This medium- density zoning is typically located close to transit, with easy access to neighborhood parks, schools and shopping.

R-IV zoning includes areas specifically designated for congregate care facilities, nursing homes and assisted living retirement communities.

f. R-V (OVERLAY)

Highest density multi-family residences only - 10 to 24 dwelling units per acre. This district is the highest density residential zoning district, allowing only multi-family residential development. There is a minimum 10 dwellings units per acre up to 24 dwelling units per acre density requirement. R-V zoning designations should be located close to downtown services and amenities, and applied for using the overlay and/or sub-area processes.

8.1.2 Maximum Residential Densities

Development review standards for residential land divisions at densities lower than the maximum density indicated on the City of Sequim Comprehensive Plan Optimum Land Use Map shall be adopted. These review standards shall demonstrate that redevelopment of such parcels at the maximum density indicated on the Optimum Land Use Map can be achieved and shall ensure that adequate public facilities and services can be provided in an efficient and coordinated manner when redevelopment occurs. Development review standards shall address, but are not limited to, the following provisions: shadow platting of future lots, preserving easements or right-of-ways for urban services, offsetting building sites to allow for future re-subdivision, and plat notes.

4. Land Use Policy LUP-18 [Page 3-13] shall be amended to read as follows:

New development and redevelopment shall address the following minimum improvements. Minimum improvement standards shall be based on, but are not limited to, the following criteria: date lot was created; lot size; dwelling unit density; type of development; proximity to existing urban services; and proximity to planned urban services identified under the City of Sequim Six-Year Capital Facility Plan.

- a. Paved streets, curbs and sidewalks or surfaced walkways;
- b. Adequate off-street parking;
- c. Street lighting;
- d. Adequate storm drainage control, including curbs, gutters and stormwater detention facilities;
- e. Public water supply;
- f. Public sanitary sewers;
- g. Circulation and traffic patterns for the development and the surrounding neighborhood; and
- h. Recreational needs, including trails, parks and playgrounds.

5. Land Use Policy LUP-19 [Page 3-13] shall be amended to read as follows:

Residential development in the R-I (S) and R-I (LS) districts may occur without all of the urban services described in LUP-18, however agreements to participate in future Local Improvement Districts (L.I.D.'s) may be required.

6. Land Use Policy LUP-22 [Page 3-13] shall be amended to read as follows:

Within the R-I (LS) Limited Services residential designation, allowable residential densities may increase to an average of 4-5 dwelling units per acre upon the concurrent provision of required urban services, including municipal water and sewer. Redesignation to the higher density zone will be dependent on application to the City or County and shall occur concurrently with development approval consistent with the provision of required urban services established by this Plan and adopted development regulations.

7. Land Use Policy LUP-25 [Page 3-14] is hereby deleted.

8. Land Use Policy LUP-26 [Page 3-14] is hereby deleted.

9. Land Use Project Policy LUPROJ-1 [Page 3-19] shall be amended to read as follows:

The City and the County shall establish standard methodologies to be used to determine the appropriate fair share participation by new development for those off-site improvements that are due all or in part to a proposed project.

10. The last paragraph on Page 4-1 of the Urban Growth Area Element shall be amended to read as follows:

- Neighborhood Preference. The Bell Hill neighborhood, which is located within the unincorporated County southerly and immediately adjacent to the City limits, expressed focused opposition to inclusion within the UGA to the Clallam County Board of Commissioners. Neighborhood residents argued

that this area was largely "built-out (at one acre lot sizes)," and that they had little desire to be subject to City regulation. Although currently served by City of Sequim sewer and water services, this area has been excluded from the Urban Growth Area in accordance with neighborhood desires. The County has established a new comprehensive plan and zoning land use designation called Rural Suburban Community which allows remaining lots in the Bell Hill area to develop consistent with the established neighborhood pattern, without being included within the Urban Growth Area.

11. Urban Growth Area Policy UGA-4 [Pages 4-4 and 4-5] shall be amended to read as follows:

The City of Sequim and Clallam County shall prepare an interlocal agreement for the Urban Growth Area. The interlocal agreement shall define:

- a. A single integrated process for the review and processing of development proposals;
- b. A single integrated system of fees which describes the permits and approvals subject to the fee system, the method(s) of fee collection, and extent to which fees will be shared by the City and County;
- c. A System Expansion Review Process (SERP), which describes how and when utilities services will be extended to areas not currently served, and allowable development densities for properties without urban services (sewer and water) will be implemented by the City and County; and
- d. Clallam County's contribution towards maintaining the adopted Level of Service for Parks and Recreation facilities within the Sequim Urban Growth Area.

12. Urban Growth Area Policy UGA-6 [Page 4-5] shall be amended to read as follows:

Urban levels of development, services, and facilities shall be allowed within the unincorporated portion of Sequim's Urban Growth Area consistent with the adopted City of Sequim Six-Year Capital Facilities Plan for extension of urban services. A developer or new customer may extend required urban services and facilities consistent with CAPFAC - 16.3; Provided that such extension is consistent with the intent of this Plan to provide efficient and adequate urban levels of service for future development.

13. Urban Growth Area Policy UGA-20 [Page 4-6] shall be amended to read as follows:

The City of Sequim shall review and provide comment on land use decisions within the unincorporated portion of the Sequim Urban Growth Area.

14. Urban Growth Area Policy UGA-25 [Page 4-7] shall be amended to read as follows:

The City of Sequim and Clallam County shall adopt complementary regulations for the protection of critical areas, payment of impact fees, and development standards including bulk and dimensional, zoning designations and allowed uses.

setbacks, buffering and landscaping requirements, and street and utility standards for new development within the unincorporated Urban Growth Area.

15. Environment Policy ENV-18 [Page 7-8] shall be amended to read as follows:

The City of Sequim should coordinate with Clallam County to identify drainage problems. The City of Sequim and Clallam County should consider this information when planning for or undertaking capital improvements to provide for adequate drainage for proposed land uses in the Urban Growth Area.

16. Housing Policy HUP-2 [Page 9-3] shall be amended to read as follows:

The City should preserve opportunities for larger lot (1/2 - 1 acre) development, and ensure that larger lot development remains a choice. Areas which have been identified as being appropriate for larger lot development include areas with an existing 1/2 acre development pattern and areas adjacent to critical areas.

17. Capital Facilities Policy CAPFAC-9.7 [Page 12-10] is hereby deleted.

18. Capital Facilities Policy CAPFAC-9.11 [Page 12-10] shall be amended to read as follows:

All new building permits issued within the UGA may include conditions that require connection to the City of Sequim water services consistent with the provisions of the SERP Agreement.

19. Capital Facilities Policy CAPFAC-18.3 [Page 12-15] shall be amended to read as follows:

Wastewater service will be available and service extensions allowed to new customers outside the City limits but within the UGA provided:

- The development meets the phasing requirements of the land use plan.
- The development is consistent with City land use policies and the requirements of the Comprehensive Plan.
- Service extensions are consistent with CAPFAC - 16.3.

20. Capital Facilities Policy CAPFAC-18.6 [Page 12-16] is hereby deleted.

21. The Capital Facilities Plan section on Parks which begins on Page 12-37 shall be amended to include the below added text at the end of the Parks section:

Clallam County Capital Improvement Projects

Clallam County has acquired 155-acres of land to be developed as the Robin Hill Farm County Park. The Robin Hill Farm County Park is located within 5 miles of the Sequim Urban Growth Area. Clallam County is planning to develop the following recreational facilities over the next 6-years at the Robin Hill Park: a group picnic shelter; twenty (20) picnic sites; tot lot; putting green; basketball/tennis courts; bicycle/hiker campground with a total of thirty (30) sites; pedestrian, equestrian, and bike trails (approximately 2 miles); and sports fields (grass area for two baseball fields and 1 soccer field).

The Olympic Discovery Trail will provide a non-motorized multi-use trail for urban growth area residents to access the Robin Hill Farm County Park. Clallam County has constructed and opened a 1 1/2 mile segment (west of Carlsborg) of the Olympic Discovery Trail between the Robin Hill Farm County Park and the City of Sequim Urban Growth Area. The County is actively working on acquiring additional easements for those unincorporated portions of the trail between the Park and urban growth area and for the portions of the trail planned for the unincorporated portions of the Sequim UGA.

The future additions of Robin Hill Farm County Park and Olympic Discovery Trail shall be used to address Clallam County level of service standards in accordance with the 1994 Clallam County Capital Facilities Plan for neighborhood, community, and regional parks for the Sequim-Dungeness Regional Planning Area. Clallam County's provision of these park and recreation facilities shall be used to also address the County's contribution to needed park and recreational facilities identified for the unincorporated Sequim Urban Growth Area as described in Table 12-7.

22. The Capital Facilities Plan section on Transportation which begins on Page 12-47 shall be amended to include the below added text at the end of the Transportation section:

Clallam County Capital Improvement Projects

Clallam County in partnership with other local government agencies and private partners have participated in the planning for and implementation of the Olympic Discovery Trail. The Olympic Discovery Trail is a non-motorized, multi-user trail which when completed will span 52 miles in Clallam and Jefferson County connecting the urban communities of Port Angeles, Sequim and Port Townsend. The trail will accommodate multiple recreational users with a designed 10 foot wide paved surface for bicycles, wheelchairs, walkers, and rollerblades and a 4-6 foot wide unpaved surface for horses and mountain bikes. Clallam County's contribution to the Olympic Discovery Trail shall satisfy the level of service standard for multi-use trail deficiencies within the unincorporated Sequim Urban Growth Area as described in Table 12-13.

The Clallam County Six-Year Road Plan contains the transportation capital facilities improvement projects for the unincorporated areas of Clallam County, including the Sequim UGA. The County's Six-Year Road Plan is in addition to the City of Sequim capital improvement projects described in Table 12-14.

23. The text associated with provision number 1 at the bottom of page 15-6 shall be amended to read as follows:

1. Transportation Study Areas (TSA) shall be jointly established and administered by the City and County to address the short and long term impacts of future growth on vehicular and multi-modal circulation within specifically designated study areas. For planning purposes, the preliminary boundaries of the proposed TSA's shall be established consistent with the Preliminary TSA Map (See Figure 16).

These initial boundaries may be revised to more accurately depict affected properties. The criteria for revision shall be based primarily on an analysis of the potential off-site transportation impacts associated with

the possible future development of specific properties at transitional zone densities.

24. Transportation Study Area Policy IMPROJ-7 [Page 15-11] shall be amended to read as follows:

A computer model of the existing road net contained within each TSA shall be constructed by the City in coordination with Clallam County. The purpose of these models is to establish existing baseline traffic volumes, allocate additional trips associated with proposed development projects, evaluate reserve capacity, identify Level of Service (LOS) "thresholds" (those points in time when volumes change to such a degree that the existing LOS is altered), evaluate the efficacy of proposed improvements and interventions, assist in the identification of appropriate "fair-share" contributions from new growth, and aid the City in developing a cost effective and implementable schedule for the provision of required improvements.

25. Transportation Study Area Policy IMPROJ-8 [Page 15-11] shall be amended to read as follows:

The City shall use information developed through the application of the above-referenced computer models to identify the location, scope, timing, and cost for all proposed transportation improvements located within each Transportation Study Area (TSA). In addition, the City shall clearly identify what proportion of each of the proposed improvements is due to impacts associated with new growth. The City and County will work together to identify and implement transportation improvement projects within the unincorporated urban growth area.

26. Transportation Study Area Policy IMPROJ-9 [Page 15-12] shall be amended to read as follows:

As part of its on-going revision of current development regulations, the City shall revise applicable sections of the Municipal Code to integrate mandatory participation in Transportation Study Area (TSA) review (where locationally appropriate). The City and the County shall establish standard methodologies for development review in order to include compliance with TSA requirements as a condition of land use approval.

27. Amend the Open Space and Parks and Recreation Projects identified on Pages 5-5 and 5-6 to include an added project referred to as OSRPROJ-4 that shall read as follows:

The City shall coordinate the Master Plan with Clallam County to address the recreational needs of the unincorporated Sequim Urban Growth Area. The Master Plan shall consider current public recreation and park land opportunities provided by the City, Clallam County, other public entities, and private land owners within and in the vicinity of the Sequim Urban Growth Area. The County and City agree to review and update their respective capital facilities plan for parks and recreation facilities consistent with this joint planning effort.

28. Amend the Financial Analysis section on page 12-27 to read as follows:

Financial Analysis

Revenues that come into the City are used to fund two general categories of City expenses - operating expenses and capital improvements. For the Capital Facility Plan, it is only the funds available to finance the capital projects identified in the City's capital improvement programs (CIPs) that are considered.

Although some revenue sources can be used only for capital projects, the funds for capital projects are often what remain after operating expenses are covered. To complete the analysis for the CFP, City staff projected revenue sources and departmental budgets out 6 years to the year 2001. The assumptions used for these projections are as follows:

- Revenue increase 5% per year (equal to population growth)
- Salaries, wages, benefits 6% per year
- Other expenses 5% per year

Although the Capital Facility Plan was based on a 5% growth rate, the capital facility plan can be supported at a 2.5% growth rate based on the alternative analysis prepared as part of the City of Sequim Comprehensive Plan Draft Environmental Impact Statement (DEIS).

Assumptions

A revenue increase of 5% was used to match the projected population growth rate. Salaries, wages, and benefits were assumed to grow by 6%. This higher rate for salary growth provides a conservative projection to allow not only for inflation of wages but also step increases and other wage adjustments. Other expenses are assumed to grow at the rate of population growth.

- Section 1 All of the preceding ordinance and Map 1 known as Exhibit "A" constitutes Section 1 of this ordinance.
- Section 2 The signed ordinance shall be recorded in the Auditor's Office and the official comprehensive plan map shall be changed in accordance with this amendment.
- Section 3 The Board has determined that this amendment is in the best interest of the public health, safety and welfare and is consistent with the Clallam County Comprehensive Plan.
- Section 4 This ordinance shall become effective ten days after adoption.
- Section 5 Where other County regulations are in conflict with this ordinance, the more restrictive regulation shall apply and such application shall extend only to those specific provisions which are more restrictive.

PASSED AND ADOPTED THIS 4th DAY OF November, 1997.

Board of Clallam County Commissioners

Martha M. Ireland
Martha M. Ireland, Chair

Carole Y. Boardman
Carole Y. Boardman

Not Present
Philip Kitchel

ATTEST:

Karen Flores
Karen Flores
Clerk of the Board

cc: Community Development
minutes
file

AMEND
from R-III
to R-II

AMEND
from
R-I (LS)
R-II
to R-III

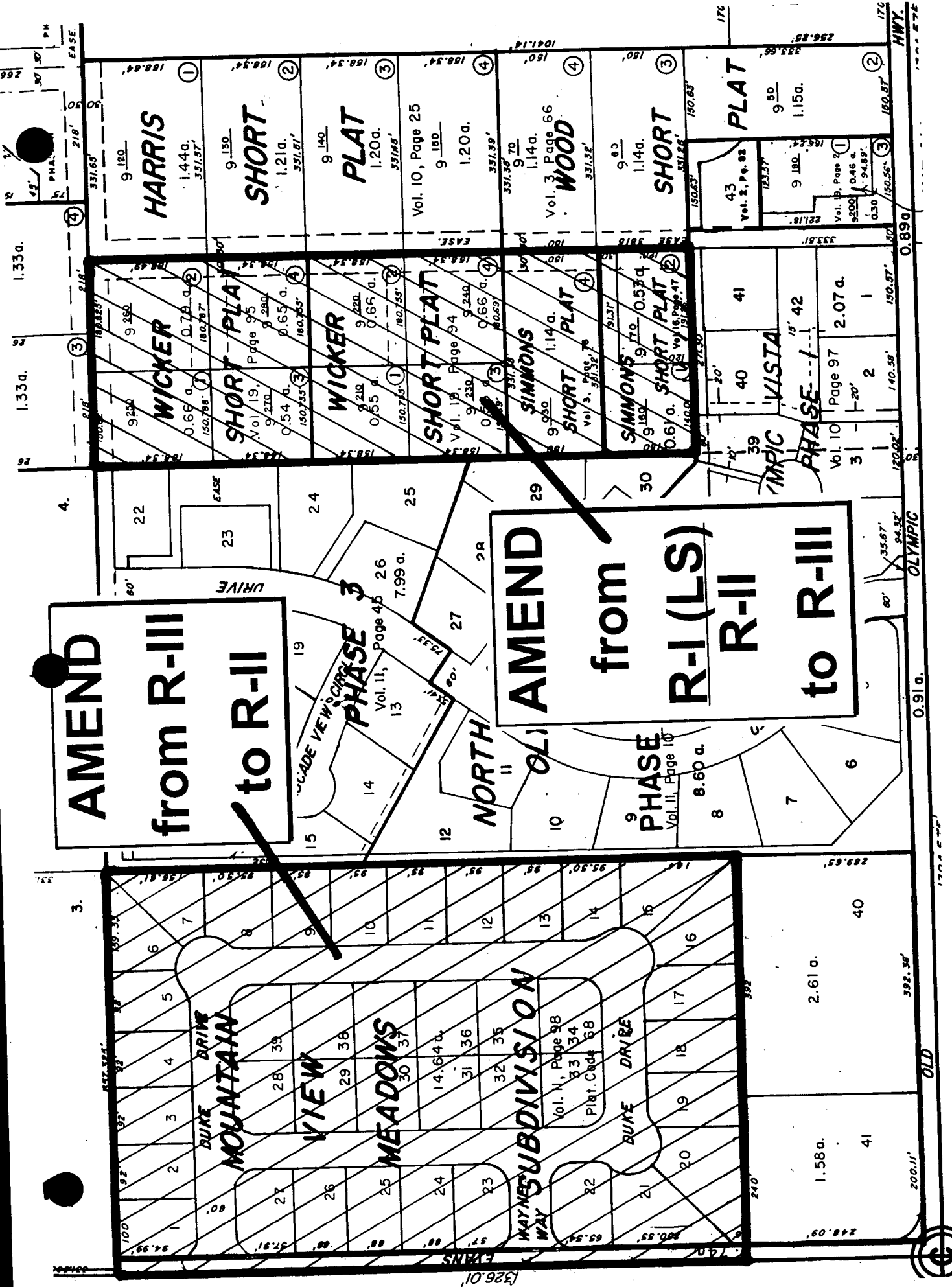


EXHIBIT A

MAP 1
Amendments to the land use designations shown on the City of Sequim
Optimum Land Use Map dated December 23, 1996.