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3-9-99

Ordinance No. 664, 1999

An ordinance amending the policies of the Sequim-Dungeness Regional Plan, Chapter 31.03 C.C.C., regarding rural density of lands surrounding the City of Sequim Urban Growth Area.

BE IT ORDAINED BY THE BOARD OF CLALLAM COUNTY COMMISSIONERS:

Section 1 This ordinance amends policies Section 31.03.(455, 465) of the Sequim-Dungeness Regional Comprehensive Plan as follows:

Section 31.03.455 Sequim - West Neighborhood

Land Use:

12. ~~With the exception of lands along the Dungeness River, which are designated for low density rural uses (Rural Low), due to environmental constraints. Lands outside the river corridor in this area have predominantly been developed in parcels of one acre parcels or less. This rural density is appropriate for this area, as and have roadway systems and other public services and facilities that are designed to handle this development. However, a significant portion of this area remains in larger parcel sizes and should be designated to support rural moderate densities in accordance with agreements the County made with the City of Sequim to more closely reflect the spirit and intent of the Washington State Growth Management Act (RCW 36.70A).~~

Section 31.03.465 Dungeness - Jamestown Neighborhood

- 16. Rural residential densities within this area should be set based on natural physical boundaries and natural limitations. The following principals should apply:
  - a. Land immediately north and southwest of the City of Sequim may be designated for Rural Moderate densities (one home per 2.4 acres);
  - b. Land which is within or in close proximity to wetland complexes and the Dungeness River should be designated for Rural Low densities (one home per 5 acres);
  - c. Land north of West Sequim Bay Road to Sequim Bay, outside the City of Sequim Urban Growth Area, should be designated for Rural Moderate densities (one home per 2.4 acres).
  - d. Land outside of wetland, fish and wildlife areas, but not in close proximity to Sequim, may be designated for Rural Moderate densities (one home per 2.4 acres).

Section 2 Findings of Fact. The Board of Clallam County Commissioners finds the following facts to support the action taken under Section 1 of this ordinance:

- 1. The proposed amendments under this ordinance to policies C.C.C. 31.03.455 (12) and C.C.C. 31.03.465 (16) of the Sequim-Dungeness Regional Plan are currently adopted as interim land use controls under Ordinance 658, 1999.
- 2. The Board of Clallam County Commissioners under Ordinance 621, 1997, adopted the interim land use designations of Rural Moderate as final land use controls for lands bordering the Sequim Urban Growth Area. No official action, however, was taken on

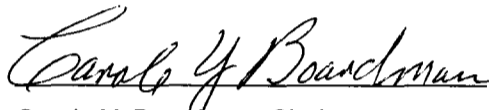
adopting as final policy the related interim amendments to Section 31.03.455 (12) and Section 31.03.465 (16) of the Sequim-Dungeness Regional Plan.

3. The adoption of the interim amendments to Section 31.03.455 (12) and Section 31.03.465 (16) of the Sequim-Dungeness Regional Plan as final policy is consistent with the Rural Moderate land use designations adopted under Ordinance 621, 1997.

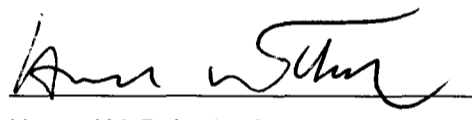
- Section 3 Severability. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of this ordinance or the application to other persons or circumstances shall not be affected.
- Section 4 Conflict. Where other County regulations are in conflict with this ordinance, the more restrictive regulation shall apply and such application shall extend only to those specific provisions which are more restrictive.
- Section 5 Authority. This ordinance is adopted under the authority of Section 3.10 of the Clallam County Charter.
- Section 6 Effective Date. This ordinance shall come into full force and effect ten (10) days after the date of adoption.

PASSED AND ADOPTED this 9<sup>th</sup> day of March, 1999


BOARD OF CLALLAM COUNTY COMMISSIONERS

  
Carole Y. Boardman, Chair

  
Martha M. Ireland

  
Howard V. Doherty, Jr.

ATTEST:

  
Karen Flores  
Clerk of the Board

cc: Community Development  
minutes  
file