

Ordinance 786

An ordinance amending Section .030 of Clallam County Code, Chapter 33.25, Master Planned Resorts, to allow for capital facilities, utilities, and services to be provided by others, including municipalities and special purpose districts and to clarify minimum size requirements

BE IT ORDAINED BY THE BOARD OF CLALLAM COUNTY COMMISSIONERS:

Section 1. .030 Minimum standards, is amended to read:

The following minimum standards apply to all master planned resorts:

(1) A master planned resort, when approved in accordance with this chapter, is established as an overlay zone and as such, does not alter the existing, underlying zoning designation.

Development standards of this chapter shall, as applied to an approved master planned resort, supersede those of the underlying zone.

(2) Master planned resorts must be located outside urban growth areas.

(3) The resort, including buffers and open space under the control of the development, is sited on a parcel or parcels of land no less than 240 contiguous acres.

(4) Existing state or county roads are adequate, or need minimal improvements, to serve the development.

(5) Community water and sewage systems are provided on-site. Capital facilities, utilities, and services, including those related to sewer, water, storm water, security, fire suppression, and emergency medical, provided on-site shall be limited to meeting the needs of the master planned resort. Such facilities, utilities, and services may be provided to a master planned resort by outside service providers, including municipalities and special purpose districts, provided that all costs associated with service extensions and capacity increases directly attributable to the master planned resort are fully borne by the resort. A master planned resort and service providers may enter into agreements for shared capital facilities and utilities, provided that such facilities and utilities serve only the master planned resort or urban growth areas.

(6) At least ~~forty (40)~~ percent of the total of the acreage for all approved master planned resorts, shall be dedicated to a mixture of permanent open space, natural areas, and/or active recreational areas, excluding streets and parking areas.

(7) Active recreational uses such as golf courses, pools, tennis courts and playing fields shall be provided to adequately meet the needs of the residents and guests of the master planned resort.

(8) The maximum density for residential dwellings including hotel and motel units shall not exceed two (2) units per gross acre of the overall master planned resort. Residential dwellings for long-term occupancy shall be limited to no more than ~~ten (10)~~ percent of the total number of residential units.

(9) Parking shall be provided for in accordance with a transportation management plan as submitted with the application and approved for the project.

(10) The minimum lot area, width, frontage and yard requirements, setback standards, street standards, and building heights otherwise applying to development in the underlying zone(s) may be modified consistent with the master planned resort, as approved in conformance with this chapter.

(11) The tract or tracts of land included in a proposed master planned resort must be in one ownership or control or the subject of a joint application by the owners of all the property included.

(12) All uses within the master planned resort shall be harmonious with each other through the use of special design, placement, or screening.

(13) Unless otherwise approved in accordance with applicable sign regulations, on-premise signs and off-premise signs shall be designed and erected in conformance with design guidelines, as submitted and approved with the project and off-premises signs shall be limited to those necessary for directional purposes.

(14) Commercial services provided as part of the master planned resort shall be contained within the development and shall be oriented to serve the master planned resort. The protection of public views shall be considered in orienting such commercial services.

ADOPTED this thirteenth day of December 2005

BOARD OF CLALLAM COUNTY COMMISSIONERS



Michael C. Chapman, Chair



Howard V. Doherty, Jr.

ATTEST:



Trish Perrott, CMC, Clerk of the Board



Stephen P. Tharinger