

Ordinance 835

An ordinance amending Clallam County Code 31.02, Countywide Comprehensive Plan; 31.03, Sequim-Dungeness Regional Plan; 31.04, Port Angeles Regional Plan; 33.15, Commercial Zones; 33.19, Sequim Urban Growth Area; and the Official Comprehensive Land Use and Zoning Map of Clallam County to bring into compliance with the Growth Management Act

BE IT ORDAINED BY THE BOARD OF CLALLAM COUNTY COMMISSIONERS, that amendments, deletions, and additions to the Clallam County Code are adopted as follows:

Incorporation of testimony.

The Board of Commissioners adopts and incorporates herein the referenced Hearings Board orders and findings, the recitals made by staff, and public testimony and documents received before the Planning Commission and the Board at their respective public meetings and hearings.

Incorporation of resolution of specific findings and attachments.

The Board adopts and incorporates herein the Resolution of Specific Findings and Attachments thereto on amendments to Clallam County Code Titles 31 and 33, and the Official Comprehensive Land Use and Zoning Map of Clallam County.

Amendment and savings clause.

This ordinance addresses only those portions of the referenced Official Comprehensive Land Use and Zoning Map of Clallam County, Clallam County Comprehensive Plan, and Development Regulations affecting those urban zoning designations which were the subject of the Hearings Board's Order on compliance, to wit: Limited Areas of More Intensive Rural Development (LAMIRDs) which were the subject of the Hearings Board's Order on compliance, which includes the designation of the non-compliance and invalidity portions of the Blyn vicinity as a LAMIRD; repeal of the S(R-1) Sequim Urban Growth Area (UGA) residential density and re-designation. This ordinance shall not affect any pending suit or proceeding; or any rights acquired; or liability or obligation incurred under the sections amended or repealed; nor shall it affect any proceeding instituted under those sections. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid at law, such decision shall not affect the validity of the remaining portions of this Ordinance.

Effective date.

The effective date of this Ordinance shall be 10 days after the date of adoption, except that interim zoning and development regulations under Ordinance 833 shall remain in effect for CCC 31.03.435 and CCC 31.03.315, and except for the LAMIRD designation regarding Blyn Rural Center (CEN) - Sequim-Dungeness (Blyn), which shall take effect 90 days after either a determination of compliance as to this portion of this Ordinance by the Western Washington Growth Management Hearings Board, or should the Hearings Board's decision be appealed, a final decision in court that this portion of the Ordinance complies with Ch. 36.70A RCW, the Growth Management Act.

Section 1. CCC 31.02.260, Rural growth, is amended to read as follows:

The common image of rural lands is of an area which combines a scenic patchwork of large open fields and woodlots interspersed with rural homesteads and serviced by small rural commercial clusters. Rural characteristics to be maintained include low densities, small-scale agriculture, woodlot forestry, wildlife habitat, clean water, clean air, outdoor recreation, rural lifestyles, and low traffic volumes. Rural lands in the Growth Management Act are defined by what they are not. They are not urban areas and they are not resource lands. Great care must be taken to preserve rural areas and rural characteristics so that rural quality of life for County residents can be maintained and will not diminish as full development potentials are achieved on rural lands.

The County-wide Comprehensive Plan Land Use Map has three ~~(3)~~ general land uses (urban, rural and forest resource). More specific land use designations within these classifications should occur through regional or subarea comprehensive plans. Because the character of both urban and rural lands differs greatly from the west end of the County to the east end, specific policies and actions to implement the rural land use element of the Comprehensive Plan should be found in those plans. The following general policies should form the framework for acceptable rural elements of the regional or subarea plans.

(1) The lands designated rural on the County's Generalized Land Use Map shall permit only those land uses that are compatible with the rural character of such lands and provide for a variety of rural densities and development patterns, including the use of cluster housing concepts to encourage conservation of open space and resource lands.

(2) Regional subarea comprehensive plans shall identify a range of rural densities appropriate for that region. Residential density (not residential lot size) exceeding one unit per acre shall be considered urban in nature and not allowed, with the following exceptions:

(a) Development within designated ~~rural villages or rural centers~~ Limited Areas of More Intensive Rural Development (LAMIRDs) ~~rural villages or rural centers~~; and

(b) Development within approved master planned resorts with primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreational facilities.

(3) Development (allowed uses and densities) within rural areas should not be counter-productive to the intent of the Growth Management Act which encourages development to locate in urban areas where public facilities and services can be provided in an efficient manner. Each regional or subarea plan shall include strategies that do not encourage development to occur in rural areas to the detriment of urban areas.

(4) New development in rural areas adjacent to designated resource lands must be compatible with the continued use of the adjacent land for resource production. Special techniques, such as increased setbacks, fire precautions, cluster developments, notice to property owners, should be considered to ensure the compatibility of land uses.

(5) A mix of land uses should be allowed in rural lands, including residential, small-scale resource production/extraction, tourism and recreation, home-based industries, essential public facilities (see CCC 31.02.285), rural villages, and limited commercial and industrial uses (see CCC 31.02.275). The primary use of land in rural areas should be for rural residential and small-scale resource production or extraction uses. Other mixes of uses may be permitted, provided they are not incompatible with the primary use of those areas.

(6) Regional subarea comprehensive plans should address protection of cultural and historical sites within the region.

Section 2. CCC 31.02.263, Limited areas of more intensive rural development, is deleted and replaced to read as follows:

Clallam County like many Washington counties is characterized by areas of more intensive rural development such as higher density residential, commercial, industrial, or mixed-use development that are located outside of urban areas. These developments may or may not be served by sewer, water, fire, and other public services. The uncontrolled expansion of such areas of intensive, non-rural uses tends to promote sprawl and threaten the rural character. Counties found these existing developments are difficult to reconcile with state growth management goals and requirements for rural areas. At the same time, many of the resource industries that have traditionally provided jobs and income to rural residents have cut back operations or even disappeared. Many rural residents expressed a need for more employment opportunities and convenient services in rural areas.

The 1997 amendments to Section RCW 36.70A.070(5)(d) of the Growth Management Act (GMA) provided further direction for the rural element of a county's comprehensive plan, including guidelines for limited areas of more intensive development, or LAMIRDs. These amendments provide flexibility for more varied economic uses in rural areas, while maintaining rural character and scale.

The 1997 amendments recognized the opportunity that existing developed areas might offer additional jobs, services, and a varied housing choices for rural residents while limiting impacts. The amendments allowed LAMIRDs as exceptions to the rural plan element requirements, while retaining protections for rural character and the operation of resource uses. Most significantly, the amendments required that counties establish logical outer boundaries, based on the boundaries of existing development, to contain more intense development.

RCW 36.70A.070(5)(d) describes three different types of LAMIRDs. The first type is rural development consisting of the infill, development, or redevelopment of existing commercial, industrial, residential or mixed use areas, as provided in RCW 36.70A.070(5)(d)(i). This type of LAMIRD must show that the area was developed more intensively on or before July 1, 1990. The second type of LAMIRD is the intensification of development on lots containing, or new development of, small-scale recreational or tourist uses that rely on a rural location and setting and are generally allowed in the rural area per RCW 36.70A.070(5)(d)(ii). Finally, the intensification of development on lots containing isolated non-residential uses, or new development of isolated cottage industries and isolated small-scale businesses may be generally allowed in the rural area under RCW 36.70A.070(5)(d)(iii). For the later two LAMIRD types, intensification or expansion of these businesses will be limited to the existing lot.

(1) Background. Prior to the 1997 amendments to the Growth Management Act to establish criteria and guidelines for LAMIRDs, Clallam County had designated more intensive rural development areas uses as part of the original adoption of its growth management comprehensive plan and implementing zoning controls in 1995. These areas of more intensive rural land use were designated in each of the County's four regional planning areas totaling approximately 12,000 acres, or 1.1 percent of Clallam County's land area.

On August 28, 2007, the County adopted Ordinance 827, which formally designated existing areas previously designated and zoned for more intensive rural development as LAMIRDs under RCW 36.70A.070(5)(d). The County had reviewed these existing areas and concluded that they qualified as LAMIRDs based on the criteria set forth at RCW 36.70A.070(5)(d), as well as based on local circumstances as set forth at RCW 36.70A.070(5)(a). A record of that review was prepared

and is contained in the September 2006 Clallam County LAMIRDs Report, as supplemented in May 2007.

Clallam County's LAMIRDs designated under Ordinance 827 were challenged to the Western Washington Growth Management Hearings Board (WWGMHB). On April 23, 2008, the WWGMHB ruled on the nature and boundary lines of 20 LAMIRDs and found them non-compliant with the Growth Management Act and for certain LAMIRDs issued a determination of invalidity.

The criteria for designating LAMIRDs are set forth at RCW 36.70A.070(5)(d). The WWGMHB has interpreted those criteria as follows:

Fundamental to the establishment of a LAMIRD is the requirement that it be based upon "existing areas and uses" as established . . . by the built environment . . . Once that area and use determination has been made, then a logical outer boundary is to be established which contains and limits expansion of those areas and uses to appropriate infill within the logical outer boundary. Therefore, when establishing a LAMIRD the County must FIRST identify the built environment, as of July 1, 1990, so that it may be minimized and contained as required under the GMA. In determining the built environment, the Board has stated:

- Vested rights does not equate to the built environment. The built environment includes those they are above or below ground.
- Subdivided or platted land, although undeveloped may not be considered Legislature intended this term to

Once the built environment has been identified, LAMIRD by considering the criteria set

- The need to preserve the character communities,
- Physical boundaries such as bodies forms and contours,
- The prevention of abnormally irregular boundaries, and
- The ability to provide public facilities not permit low-density sprawl.

(2) Compliance Response. Clallam County conducted compliance reviews of those LAMIRDs that were found by the WWGMHB to be non-compliant and/or invalid under the Growth Management Act. A record of that review included proposed strategies for achieving compliance with the Growth Management Act and is contained in the Clallam County LAMIRDs Report, as the "2008 Compliance Review Supplement." The County's compliance response resulted in the following revisions to the Comprehensive Plan, Comprehensive Plan Land Use and Zoning Map, and Zoning Code, all as described in more detail in the "2008 Compliance Review Supplement:"

(a) Provisions and policies contained in the County Comprehensive Plan and Regional Plans relating to the designation of LAMIRDs were revised where necessary to achieve compliance with the Growth Management Act.

(b) In implementing the revised policies relating to LAMIRDs, the logical outer boundaries of 16 LAMIRDs were adjusted, 4 areas previously designated as LAMIRDs were removed entirely from LAMIRD status, and a new LAMIRD was designated in Blyn. Parcels that were excluded from LAMIRD designation as a result of these adjustments were rezoned to a less intensive rural designation or to a resource land designation. Parcels that were included in the LAMIRD designation as a result of these adjustments were rezoned to a more intensive rural designation.

(c) To implement the revised policies relating to LAMIRDs, the zoning standards for the following comprehensive plan and zoning map designations were adjusted for the purpose of clarifying that any future development must be similar to "uses of such type, scale, size, or intensity as already existed prior to or as of July 1, 1990," consistent with the criteria for Type I LAMIRD

designations under RCW 36.70A.070(5)(d)(i): Rural Neighborhood Commercial (RNC), Rural Limited Commercial (RLC), and Rural Center (CEN).

(d) To implement the revised policies relating to LAMIRDs, new comprehensive plan and zoning designations were adopted and applied as follows:

(i) Rural Village Low (RV2) under Chapter 33.15 CCC with the same uses as Rural Village but allow a maximum residential density of 1 dwelling per acre, and applied to the south portion of Dungeness Village, consistent with the predominately built environment existing as of July 1, 1990.

(ii) Tourist Rural (TR) under Chapter 33.15 CCC that allows for small-scale recreational or tourist uses, including commercial facilities to serve those recreational or tourist uses, that rely on a rural location and setting, but that do not include new residential development, and applied to the Crescent Beach LAMIRD, as adjusted, consistent with the criteria for Type II LAMIRDs under RCW 36.70A.070(5)(d)(ii).

(3) Designation. The 16 comprehensive plan land use and zoning designations listed in Table 31.02.263(A) are adopted as LAMIRDs under RCW 36.70A.070 (5) (d). The boundaries of these 16 LAMIRD land use and zoning designations are shown on the Clallam County Comprehensive Plan Land Use and Zoning Map, which is comprised of the four Regional Comprehensive Plan Land Use Maps, as amended, adopted under this title. One or more of the 16 LAMIRD land use and zone classifications described in Table 31.20.263(A) are associated with designated areas of more intensive rural development within Clallam County. The general locations of Clallam County LAMIRDs is depicted on Map 31.20.263 (A).

Clallam County LAMIRDs are described in detail, together with detailed maps, in the "2006 Clallam County LAMIRDs Report," as supplemented (LAMIRDs Report), and as subject to the revisions of the "2008 GMA Compliance Supplement," all of which are hereby incorporated by reference.

(4) Goal and Policies. The intent of these goals and policies is to guide development of the County's existing LAMIRDs and the future designation of additional LAMIRDs. The goals and policies contained in this section supplement and, to the extent they contradict, supersede any policies contained elsewhere in this Comprehensive Plan and the respective regional plans associated with the various LAMIRDs identified in this section.

(a) Goal 1. Allow for the designation of LAMIRDs outside of urban growth areas based on existing rural residential communities or villages, areas of mixed use activity, isolated areas of commercial and industrial activity, and historic towns.

(b) Policy 1. Identify and designate LAMIRDs in the rural area, consistent with the requirements of the state Growth Management Act, Chapter [36.70A](#) RCW, and with this title.

(c) Policy 2. Infill, development, and redevelopment within LAMIRDs may include commercial, industrial, and urban residential uses where uses of such type, scale, size, or intensity already existed prior to or as of July 1, 1990 but shall not extend beyond the LAMIRD's boundaries.

(d) Policy 3. Infill, development, and redevelopment within LAMIRDs is subject to the constraints of public facilities and services, water and sewage, and protection of critical areas, as well as all other applicable local, state, and federal regulations.

(e) Policy 4. In order to maintain rural character, infill-development, and redevelopment within LAMIRDs should minimize impervious surfaces in order to maintain a more "open" or "rural" atmosphere; should have increased setbacks, buffers, and screening to separate land uses from adjacent rural residential zones; should incorporate measures to reduce the impacts of noise, odor, and traffic; and should require high-quality landscaping designed to protect rural character.

(f) Policy 5. Any request for a change in LAMIRD boundaries constitutes a proposed Type C Comprehensive Plan and Zoning Map amendment under the Clallam County Comprehensive Plan at CCC 31.08.305(3), and under the Clallam County Zoning Code at CCC 33.35.015(3).

Section 3. Table 31.02.263(A), LAMIRD Land Use and Zoning Designations, is created to read as follows:

| General LAMIRD Type | Regional Planning Area |
|--|---|
| <i>Rural Residential LAMIRDs</i> | |
| Urban Residential High (URH): | Sequim-Dungeness (Sunland) |
| Urban Residential Low (URL): | Sequim-Dungeness (Sunland) |
| Rural Suburban Community (RSC): | Sequim-Dungeness (Bell/Highland Hill) |
| Rural (R1) | Sequim-Dungeness, Port Angeles, and Straits (Various areas) |
| Western Region Rural (RW1) | Western (Various areas) |
| Quillayute Residential (QR) | Western (Various areas) |
| <i>Rural Center/Village LAMIRDs</i> | |
| Blyn Rural Center (CEN) | Sequim-Dungeness (Blyn) |
| Rural Village (RV) | Sequim-Dungeness (Dungeness Village) |
| Rural Village Low (RVL) | Sequim-Dungeness (Dungeness Village) |
| Western Region Rural Center (WRC) | Western [Sappho, Lake Pleasant, Quillayute Airport, and Mora Road/La Push Road Junction (Three Rivers) areas] |
| <i>Rural Commercial/Mixed Use LAMIRDs</i> | |
| Rural Commercial (RC) | Sequim-Dungeness (US 101-Three Areas) |
| Diamond Point Airport (DPA) | Sequim-Dungeness (Diamond Point Airport) |
| Rural Neighborhood Commercial (RNC) | Sequim-Dungeness, Port Angeles, and Straits (Various areas) |
| Rural Limited Commercial (RLC) | Sequim-Dungeness, Port Angeles, and Straits (Various areas) |
| Tourist Commercial (TC) | Western (Beaver, Whitcomb-Dimmel Rd, and US 101 Bogacheil Bridge areas). |
| <i>Small-scale Recreational LAMIRDs</i> | |
| Tourist Rural (TR) | Straits (Crescent Beach Area) |

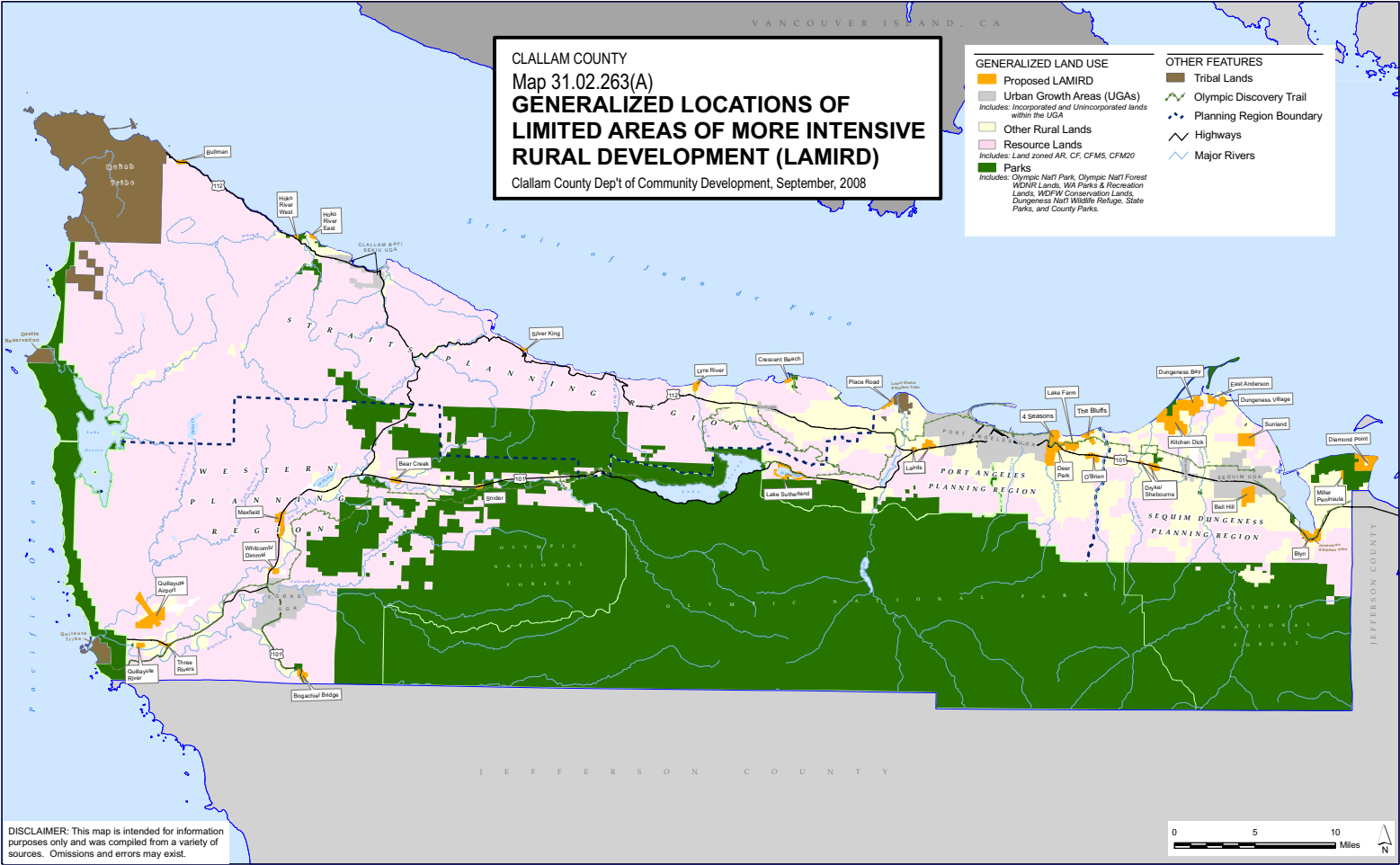
Section 4. [Map 31.02.263\(A\), Generalized Locations of Limited Areas of More Intensive Rural Development \(LAMIRD\), is created to read as follows: See map.](#)

Section 5. CCC 31.02.265, Existing rural centers, is amended to read as follows:

There are rural centers in the County that have some characteristics of urban growth, but are not spread over wide areas requiring urban governmental services. These areas, which include Blyn, Diamond Point, Dungeness [Village](#), Sappho, Sunland, Beaver/Lake Pleasant, and Three Rivers, should continue [as LAMIRDs, within the logical outer boundaries as designated under CCC 31.02.263 within the context of rural areas, although residential densities should generally be rural in nature, and with](#) commercial uses [should to](#) be focused on serving the local community or the traveling public. In some areas of the West End, industrial uses may be appropriate [where uses prior](#)

CLALLAM COUNTY
 Map 31.02.263(A)
**GENERALIZED LOCATIONS OF
 LIMITED AREAS OF MORE INTENSIVE
 RURAL DEVELOPMENT (LAMIRD)**
 Clallam County Dept of Community Development, September, 2008

- | | |
|--|---|
| GENERALIZED LAND USE | OTHER FEATURES |
| <ul style="list-style-type: none"> Proposed LAMIRD Urban Growth Areas (UGAs) <i>Includes: Incorporated and Unincorporated lands within the UGA</i> Other Rural Lands Resource Lands Parks <i>Includes: Olympic Nat'l Park, Olympic Nat'l Forest, WDNR Lands, WA Parks & Recreation Lands, WOPAC Conservation Lands, Dungeness Nat'l Wildlife Refuge, State Parks, and County Parks.</i> | <ul style="list-style-type: none"> Tribal Lands Olympic Discovery Trail Planning Region Boundary Highways Major Rivers |



~~to or as of July 1, 1990 included industrial uses and in these areas~~ provided that adequate facilities and services are provided.

Section 6. CCC 31.03.020, Comprehensive Plan map designations, is amended to read as follows.

The Sequim-Dungeness Planning Region contains the following land use designations that are mapped on the adopted Comprehensive Plan Land Use Map, as amended, that is part of this chapter and title:

| Land Use Designation | | Maximum Densities |
|--|-------------------------|---|
| Commercial Forest | CF | One dwelling per 80 acres |
| Rural | R1 | One dwelling per acre |
| Rural Suburban Community | RSC | One dwelling per acre |
| Rural-Moderate | R2 | One dwelling per 2.4 acres |
| Rural-Low | R5 | One dwelling per 4.8 acres |
| Rural-Very Low | R20 | One dwelling per 19.6 acres |
| Rural Center | CEN | One dwelling per one-half acre |
| Rural Village | RV | One dwelling per one-half quarter acre |
| Rural Village Low | RV2 | One dwelling per acre |
| Carlsborg Village Commercial | CV | One dwelling per one-half acre |
| Rural Commercial | RC | One dwelling per one-half acre |
| Urban Residential | URL/URH | Two to four dwellings per acre |
| Commercial | | Residential uses accessory to commercial uses |
| Industrial | M | Residential uses accessory to industrial uses |
| City of Sequim UGA | | See City Plan Various, See 31.03.310 |
| Public Land | P | Park facilities |
| Carlsborg UGA | | Various, See CCC 31.03.350 |

Section 7. CCC 31.03.260, Rural land – Inventory and analysis, is amended to read as follows:

(1) GMA Goals. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

Encourage the retention of open space and development of recreational opportunities such as non-motorized trails, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

Protect the environment and enhance the State’s high quality of life, including air and water quality, and the availability of water.

Identify and encourage the preservation of lands, sites, and structures; that have historical or archaeological significance.

(2) Definition. The Growth Management Act does not define rural lands. Rural lands are defined as what they are not: they are not designated for urban growth, agriculture, forest, or mineral resources. The County is required to have a rural element which permits land uses that are compatible with the rural character of such lands and provide for a variety of rural densities.

(3) Rural Growth. During the past 20 years, the unincorporated area of the Sequim-Dungeness region has grown almost five times more in population than the City of Sequim, the area’s only incorporated city. Over 9,300 people moved into areas outside of the City, while only 2,000 moved into the City of Sequim. Nearly 70 percent of the regional planning area population lives in a rural area. People moving to the Sequim-Dungeness region are looking for a rural lifestyle and are

generally moving from a more urbanized environment. As a result, each person's perception of what is rural might be based on where they used to live.

Unchecked rural growth does not satisfy the goal of the Clallam County Comprehensive Plan to reduce the inappropriate conversion of undeveloped land into sprawling, low-density development or encouraging development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

(4) Rural Character and Rural Services. The character of the rural area has changed dramatically over the past 20 years. In fact, 20 years ago, much of the planning area would not have been considered as rural lands, but as agriculture or forest-lands.

Rural areas are characterized by limited urban-type services such as fire, police and other limited governmental services. Urban type facilities such as sewers, municipal water systems, curbs, sidewalks, street lights, and public transit are generally not present, but may be sporadically located based on need or old service areas. Rural areas are characterized by diverse, sometimes incompatible, land uses and living styles. Rural areas have a variety of residential densities, and are not characterized by consistent zoning patterns as may be found in suburban areas. Small and large scale resource production is often interspersed with rural areas, such as agriculture and forestry.

In order to make efficient use of scarce public resources, and to not encourage growth in rural areas, limits on the types and quantity of public facilities and services could be implemented. For example, a higher priority for transportation system expenditures (such as roads, trails and transit) could be given to urban areas over rural areas.

It is unquestionable that rural areas require some level of public services and facilities, such as law enforcement, fire protection, roads, and schools. In some areas of the region, water and sewer services may also be needed to address public health or environmental quality, such as in existing high-density developments in the rural areas. The Sequim-Dungeness Regional Plan needs to allow flexibility for certain urban services to be extended into rural areas, with standards to ensure that growth into rural areas ~~does not take precedence is not encouraged~~ over growth into urban areas.

(5) Rural Centers. There are several "rural centers" or "rural villages," that are located outside urban growth areas, as well as several areas previously designated for commercial use. These areas are part of the existing rural character and the rights of the present property owners should generally be maintained. Expansion of these existing commercial areas should be limited, and the types of uses allowed in these areas should be restricted to those [where uses of such type, scale, size, or intensity already existed prior to or as of July 1, 1990, and](#) that do not cause increased need for public expenditures, such as roads and fire protection. [These goals can be achieved by formally designating them as LAMIRDs.](#)

(6) Commercial Uses. In some neighborhoods home-based industries, such as bed and breakfast inns, cabinet shops, and art galleries are considered appropriate, while in other areas the neighborhood is primarily residential and such uses would be a great interference with the rural character. It is clear that any rural land use categories developed for the Sequim-Dungeness region need to make allowances for these types of uses to be permitted; provided, that they are consistent with the existing character of the neighborhood in which they are proposed.

Most neighborhoods, even in rural areas, also require some services which are convenient, such as a small neighborhood grocery store, restaurant and gas station. The Agnew Grocery is one example of a rural neighborhood store, appropriately located and sized for the community it serves. Not all of the rural neighborhoods within this regional plan have convenient services. It is possible that the location of these services might be requested in the time period of this plan.

(7) Housing Densities. The types of housing developments considered appropriate for the rural areas varies within the Sequim-Dungeness region. Previous land use classifications and the desires of property owners developed a clear pattern of larger lots in the southern portion of the region, towards the Olympic Mountains. Similar areas of large lots exist in the areas east of Sequim, including the Miller Peninsula. In the Dungeness Valley, however, lots tend to be between one and five acres in area and are compatible with the community in this subregion.

The Sequim-Dungeness Regional Plan establishes land use patterns by neighborhood, with areas south of Highway 101 and east of Sequim having larger lot sizes, areas along the Dungeness River having larger lots in order to protect the critical resources of the river, and areas north of Highway 101 in the Dungeness Valley having a range of densities based on the existing conditions.

The proposed rural land use categories offer a range of rural residential densities (from one dwelling per acre to one dwelling per 20 acres) and a variety of nonresidential rural land use categories. [More intensive rural densities and non-residential rural land uses should be designated as LAMIRDS and contained within those areas already predominately built out at such densities and/or land uses.](#)

(8) Historical and Cultural Resources. The Sequim-Dungeness regional planning area has plentiful historical and cultural resources. Resources of significance include the Dungeness School, John Hyer Farm, Blue Mountain School, Emery Farmstead, Dungeness River Bridge, Manis Mastodon Site, McAlmond House, U.S. Quarantine Station Surgeon’s Residence, New Dungeness Light Station, New Dungeness, Graveyard Spit, Gierin Farmstead, Port Williams, and Washington Harbor.

Section 8. CCC 31.03.270, Rural land – Policies, is amended to read as follows:

~~—(1) Rural Land Use. [(Policy No. 1)]. The following rural land uses shall be allowed within the Sequim-Dungeness regional planning area:~~

| <u>Name</u> | <u>Description</u> | <u>Location(s)</u> |
|-------------------------------------|--|--|
| 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 |
| 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 | Residential land uses at densities of one dwelling per acre allowed as infill development in areas that were more than 80 percent developed at these densities prior to the passage of the Growth Management Act. | Bell Hill/Highland Hills |

| | | |
|-------------------|--|---------|
| Rural Residential | Residential land uses at densities between one dwelling per acre to one dwelling per 20 acres. Other nonresidential land uses permitted through special permit review processes. | Various |
|-------------------|--|---------|

~~(12) Rural Centers. [(Policy No. 12)]. Carlsborg. Support new development within the Diamond Point-Sunshine Acres, and Blyn Rural Centers consistent with the guidelines and criteria of CCC 31.02.263 of this Title. 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.~~

~~(23) Rural Commercial. (Policy 23). Support new development within designated rural commercial lands consistent with the guidelines and criteria under CCC 31.02.263 of this Title. 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 is 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; small, limited campground services along the Olympic Discovery Trail for long-distance bicyclists and hikers; 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-storages.~~
 - ~~_____ (v) Residential uses, including multifamily 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.~~

~~(34) Home Business. [(Policy No. 34)]. 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.~~

(45) Neighborhood Commercial: ~~{(Policy No. 45)}~~. 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.

(56) Industrial Use: ~~{(Policy No. 65)}~~. 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~~are 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 to 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.

(67) Rural Residential Densities.

(a) ~~{Policy No. 67}~~. 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. More intensive rural densities and non-residential rural land uses should be limited to and contained within those areas already predominately built out at such densities and/or land uses by 1990 and be designated consistent with the guidelines and criteria under CCC 31.02.263 of this Title.

~~—————(i) In establishing rural densities for the 20-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.~~

~~—————(ii) Lands that are currently more than 80 percent developed at densities of one home per 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.~~

~~—————(iii) 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 re-designated as rural very low, unless the property was previously zoned at a higher density.~~

(b) ~~{Policy No. 87}~~. 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.

(78) Flexible Zoning: ~~{(Policy No. 98)}~~. 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.

(89) Recreation: ~~(Policy 910)~~. Standards shall be set for recreational uses in rural areas, including recreational vehicle parks, limited camping facilities along non-motorized trails such as the Olympic Discovery Trail, 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.

(910) Historic and Cultural Resources. Please refer to the County-wide Comprehensive Plan for goals and policies to conserve historic and cultural resources throughout Clallam County.

Section 9. CCC 31.03.290, Urban growth policies, is amended to read as follows:

(1) The criteria for designation and implementation of urban growth areas contained in the County-wide Comprehensive Plan shall be followed.

(2) The City of Sequim shall be designated for urban growth, with specific land use and governmental services determined through City of Sequim's growth management planning process and policies within this Plan.

(3) ~~The following areas may permit components of urban type growth but not be allowed to spread over wide areas requiring urban governmental services: Blyn, Diamond Point-Sunshine Acres, Dungeness, Dryke Road Hwy. 101 Pierson Road intersection (Olympic Lumber location), Sequim Bay Lodge, and McDonnell Creek North.~~

~~—(4)—~~In order to provide stability to where urban growth and services will occur, urban growth area boundaries should not be amended any sooner than ten (10) years from the date the Clallam County Comprehensive Plan is adopted.

Section 10. CCC 31.03.315, Adoption of City of Sequim Comprehensive Plan, is amended to read as follows:

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 Policy ~~No.~~ 11 in CCC 31.03.310(7)(a); 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, applicable to the unincorporated Sequim Urban Growth Area, is hereby incorporated by reference as part of the Clallam County Comprehensive Plan Land Use Map, as amended by Clallam County on page 3-5 ~~shall be amended consistent with the land use designation changes shown on Map 1, attached to the ordinance codified in this section.~~

(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 3-91 shall be amended to read as follows:

LUP-8.1 RESIDENTIAL DISTRICTS:

LUP-8.1.1 Residential Districts

a. R-I (LS-Limited Services): ~~This designation is deleted because it was found non-compliant and invalid with the Growth Management Act by the Western Washington Growth Management Hearings Board. 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-I (Services-S): ~~This designation is deleted because it was found non-compliant and invalid with the Growth Management Act by the Western Washington Growth Management Hearings Board. 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 rights-of-way 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; 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] is deleted because the R-I (S) and R-I (LS) types of designations were found non-compliant and invalid with the Growth Management Act by the Western Washington Growth Management Hearings Board. 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] is deleted because the R-I (LS) type of designation was found non-compliant and invalid with the Growth Management Act by the Western Washington Growth Management Hearings Board. 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 ongoing 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 11. CCC 31.03.340, Dungeness-Kitchen Dick Road neighborhood, is amended to read as follows:

(1) Community Vision.

(a) ~~{Policy No. 1}~~. The 20-year vision for the Dungeness-Kitchen Dick Road neighborhood is for moderate rural growth centered along Highway 101 and maintenance of rural densities and open spaces outside the Carlsborg urban growth area.

(b) ~~{Policy No. 2}~~. The Dungeness-Kitchen Dick Road neighborhood expects only limited population growth.

(c) ~~{Policy No. 3}~~. Environmental quality will be maintained and enhanced through groundwater, wetland and stream protection measures. The community will continue to monitor development and ways to increase the livability of the community for future generations.

(2) Community Boundaries: ~~{(Policy No. 4)}~~. The Dungeness-Kitchen Dick Road neighborhood is generally defined as the area west of the Dungeness River, south of Old Olympic Highway, east of Kitchen-Dick Road, and north of Roupe Road, excluding the Carlsborg UGA.

(3) Background Data: ~~{(Policy No. 5)}~~. Considerable information was obtained by a task force in the course of developing the Dungeness-Kitchen Dick Road (formerly the Carlsborg neighborhood) plan. The information is summarized as follows:

(a) Population. Growth in the Dungeness-Kitchen Dick Road neighborhood is expected to be 285 in the next 20-year period.

(b) Land Supply Needs. Based on expected population growth, the community should expect a total of approximately 150 new dwelling units.

(c) Water. The PUD provides water service to portions of the Dungeness-Kitchen Dick Road community. The water reservoir on Frost Road is designed to handle 350 connections (only 40 connections are currently on the system).

(d) Sewage Disposal. Currently, there is not a public sewer or community on-site sewage system in the Dungeness-Kitchen Dick Road area operated by a public entity. This area predominantly has excessively permeable soils which requires pressurized sand-lined trench systems for individual on-site sewage disposal. Under the new State health regulations, these soils will require a minimum of half-acre lots when there is public water supply. Where there is no public water supply, then minimum lot sizes range from one to two and one-half acres.

(4) Public Services and Facilities.

(a) Water: ~~{(Policy No. 6)}~~. The following policies guide water service delivery to this neighborhood:

(i) The PUD water system should be extended at the request of landowners.

(ii) New land divisions should require connection to the PUD water system when economically feasible to serve the property.

(iii) Existing lots or buildings are not required to hook into the PUD water system.

(b) Sewage Disposal: ~~{(Policy No. 7)}~~. The following policies should guide sewage disposal within the area:

(i) Community systems managed and maintained by a public entity will provide greater assurance that water resources will be protected.

(5) Critical Areas.

(a) ~~{(Policy No. 8)}~~. The Dungeness River and various wetlands shall be protected from encroachment of development consistent with the County Critical Areas Ordinance.

(b) ~~{(Policy No. 9)}~~. The County and community should continue to work towards protecting and enhancing Matriotti Creek for fish and wildlife habitat.

(c) ~~{(Policy No. 10)}~~. A large portion of the Dungeness-Kitchen Dick neighborhood is within an area having a critical recharging effect on aquifers used for potable water. Special care must be taken to ensure the use of proper on-site sewage disposal, best management agricultural practices, and other potential sources of contaminants are prevented from entering the aquifer. Also, any commercial and industrial land uses with hazardous substances, such as gas and oil, shall require spill containment and other measures to assure water quality protection.

(6) Resource Lands.

(a) ~~{(Policy No. 11)}~~. Agricultural lands designated along the Dungeness River north of the Railroad Park Bridge, along the Sequim Valley airport, and near Kitchen-Dick Road should be protected from encroachment of development.

(b) ~~{Policy No. 12}~~. Forest lands of long-term commercial significance (State lands) designated south of the Agnew ditch (south of Atterberry Road) should be protected from encroachment of development.

(7) Open Space and Greenbelts.

(a) ~~{Policy No. 13}~~. The Dungeness River has been designated as an open space corridor for the benefit of fish, wildlife, flood protection, people and open space. Maintaining the river corridor for these benefits is critical. In addition, the river separates the urban areas of Carlsborg and Sequim. Development along Highway 101 adjacent to the Dungeness River should be low-intensity, maintaining rural character and open space values.

(b) ~~{Policy No. 14}~~. The agricultural lands which are adjacent to the airport and Dungeness River should be conserved in open space patterns, preferably through the purchase of development rights, planned unit developments, or very low-density residential subdivisions.

(c) ~~{Policy No. 15}~~. Matriotti Creek shall be considered as an open space corridor and greenbelt within the Urban Growth Areas. Consideration should be given to public access (e.g., trails) along the creek only with the mutual agreement of property owners.

(8) Transportation.

(a) Highway 101: ~~{(Policy No. 16)}~~. New development along the highway corridor should reduce conflicts and congestion with the regional mobility of traffic. Access points should be directed to existing intersections.

(b) Regional County Roads: ~~{(Policy No. 17)}~~. Carlsborg and Kitchen-Dick Roads are considered of regional significance to the County and beyond. The County shall work to ensure that these roads continue to function as regionally significant components of the transportation system.

(c) Other County Roads: ~~{(Policy No. 18)}~~. Improvements to County roads identified in this area include Mill Road, and Spath Road. These improvements are for safety purposes only.

(d) Airport: ~~{(Policy No. 19)}~~. The County shall ensure the continued viability of the Sequim Valley airport, including assurance that adjacent land uses do not cause conflicts with the continued use and maintenance of the airport.

(e) Non-motorized Transportation: ~~{(Policy No. 20)}~~. Non-motorized trails, paths and sidewalks along Highway 101, Carlsborg Road, and the abandoned railroad corridor should be implemented.

(9) Land Uses (see Land Use Map): ~~{(Policy No. 21)}~~. ~~The land uses identified in the Dungeness-Kitchen Dick Road neighborhood is characterized by a mix of rural residential lands and designated agricultural resource lands. land use map described below, together with the policies, shall guide development:~~

| Name | Development Standards | Location |
|--|--|--|
| Rural (old name RR3) | Rural residential land uses; one dwelling per acre density | Generally limited to the area outside of the Carlsborg UGA including: east of the north-south line of Mill Road to the north-south line of Grandview and continuing north to Old Olympic Highway; west of Matriotti Creek to the north-south line of Boyce and Joslin Roads; and north of Atterberry to Spath Road. |
| Rural Moderate (old name RR2) | Rural residential land uses; one dwelling per 2.4 acres density | Land to the north, northeast and west of the Carlsborg UGA. |

| | | |
|--------------------------|---|---|
| Rural Low (old name RR1) | Rural residential land uses; one dwelling per 4.8 acres density | Lands adjacent to the Dungeness River and south of Atterberry Road. |
| Agriculture | Agriculture with cluster residential development allowed | Land north of the abandoned railroad corridor along the Dungeness River, and land adjacent to and inclusive of the Sequim Valley Airport. |

Section 12. CCC 31.03.435, Blyn ~~rural center~~LAMIRD, is amended to read as follows:

(1) Location: ~~{(Policy No. 1)}~~. The Blyn ~~rural center~~LAMIRD is at the south end of Sequim Bay. The Blyn ~~rural center~~LAMIRD is composed of a mix of recreational, commercial, and residential activities.

(2) Critical Areas: ~~{(Policy No. 2)}~~. The Blyn ~~rural center~~LAMIRD 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.

(3) Resource Lands: ~~{(Policy No. 3)}~~. Forest lands of long-term commercial significance are located nearby almost surround the Blyn ~~rural center~~LAMIRD. The rural center designation is large enough to accommodate growth in this area for this planning period. The LAMIRD designation is limited to those areas characterized by more intensive development by July 1, 1990 and ensures that ~~e~~Encroachment of more intensive rural development into forest lands ~~shall will~~ not occur. ~~and~~ ~~d~~Development adjacent to these forest lands shall assure compatibility with normal timber harvesting practices.

(4) Public Services and Facilities: ~~{(Policy No. 4)}~~. Future development by the Jamestown S’Klallam Tribe in the Blyn ~~rural center~~ LAMIRD 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.

(5) Transportation: ~~{(Policy No. 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.

(6) Land Use.

(a) Policy 6. The Jamestown S’Klallam Tribe began 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. Some issues that the Tribe and community have been working together on include routing the Olympic Discovery Trail across Tribal land, the proposed inclusion of the salt marsh observation deck and natural resources interpretive center, providing signage describing the historical significance of the previous logging yard, and monitoring of environmental rehabilitation of the Jimmycomelately Creek and estuary.

(b) ~~{(Policy No. 7)}~~. Blyn qualifies for designation as a LAMIRD and is designated as a LAMIRD with logical outer boundaries delineated predominately by a built environment that existed before or as of July 1, 1990. In-fill development will be allowed consistent with the type, scale, size,

~~or intensity of development that already existed prior to or as of July 1, 1990. should continue to develop as a rural center in conjunction with development plans of the Jamestown S’Klallam Tribe.~~

~~(i) 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.~~

~~(ii) 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.~~

~~(iii) 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.~~

~~(c) [Policy No. 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 chapter.~~

Section 13. CCC 31.04.225, Rural and resource land use designations, purpose and designation criteria, is amended to read as follows:

The ~~proposed~~ land use designations for rural and resource lands are listed and described in the charts on the following pages. The location and extent of the various rural and resource land designations within the Port Angeles Planning Region are shown on the adopted Comprehensive Plan Land Use Map, as amended, that is part of this chapter and title. The rural, rural neighborhood commercial, and rural limited commercial classifications are designated as limited areas of more intensive rural development, or LAMIRDs, pursuant to CCC 31.02.263 of this title. The designations are followed with a discussion of issues that need to be addressed to meet the ~~twenty~~ (20) year vision. ~~Draft goals and policies to address these issues are included for review and discussion.~~ These charts should be utilized by the Planning Commission and Board of County Commissioners, in combination with appropriate goals and policies, to evaluate proposed changes to the Comprehensive Plan and implementing ordinances. The land use designations mapped in this plan are tied to actual parcel lines and recognizable physical features. Proposals for changes in zoning which are not consistent with the mapped land use designations in this plan will require changes to the comprehensive plan.

| Land Use Classification | Minimum Lot Size | Maximum Densities and Allowed Land Use |
|--|-----------------------|--|
| Commercial Forest | 80 acres | One dwelling per eighty (80) acres |
| Commercial Forest/Residential Mixed Use (20) | 1/2 acre | One dwelling per eighty (80) acres without clustering homes, or one dwelling per twenty (20) acres when clustering homes |
| Commercial Forest/Residential Mixed Use (5) | 1/2 acre | One dwelling per eighty (80) acres without clustering homes, or one dwelling per five (5) acres when clustering homes |
| Rural Suburban Community | 1/4 acre | Four <u>One</u> units per acre as infill within existing subdivisions, zone cannot be expanded in size |
| Rural-Moderate | One 1 acre | One dwelling per 2.4 acres |
| Rural-Low | One 1 acre | One dwelling per 4.8 acres |
| Rural Character Conservation | 1/2 acre | One dwelling unit per ten (10) acres without clustering; or densities of either one dwelling per 4.8 acres, or one dwelling per 2.4 acres, if large lots are retained |
| Rural Very Low | 2.4 acres | One dwelling per twenty (20) acres |
| Rural Neighborhood Commercial | None | One dwelling per one-half 1/2 acre. Allows limited |

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| | | commercial services serving neighborhood needs, <u>where uses of such type, scale, size, or intensity already existed prior to or as of July 1, 1990</u> |
| Rural Limited Commercial | None | Allows established commercial and industrial uses to continue <u>where uses of such type, scale, size, or intensity already existed prior to or as of July 1, 1990</u> but zone is not expandable |
| Public | None | Caretaker dwelling allowed |
| Open Space Overlay | None | Identifies areas where development rights can be transferred to protect critical areas |
| UGA | See Port Angeles UGA Section | |

Proposed Rural Land Use Designations

| Land Use Designation | Residential Densities/Acres in Designation/Build-out Populations | Quality of Life to be Expected and Allowed Uses |
|--|---|---|
| Rural Moderate (RM) | 1 dwelling/2.4 acres. 4,940 acres in designation. 4,734 people at build-out. | Rural “estate” designation provides large suburban lots in a rural setting and few rural type uses at full development. |
| Rural Low (RL) | 1 dwelling/5 acres. 5,347 acres in designation. 2,460 people at build-out. | Many features of rural character such as low density, animal keeping, low traffic volumes, outdoor recreation, wildlife habitat, and clean water are preserved at this density. When allowed to develop over large areas, the appearance can resemble that of a large lot subdivision. |
| Rural Character Conservation (RCC3 and RCC5) | 1 dwelling/10 acres without utilizing an open space development pattern. A 2.4 or 5-acre density allowed when homesites are configured to provide a mix of small residential lots intermixed with 10 acre+ woodlots, pasture or large residential lots. 16,331 acres in designation. 3,756 - 12,250 people. | Allows for a mixture of moderate sized lots (as small as one-half <u>1/2</u> acre) mixed with permanently protected large lots (ten <u>(10)</u> acres and larger) to allow rural character and uses to be retained even when fully developed. Affordability will increase with the availability of smaller lots but rural quality of life will be maintained with some lots remaining in larger lot sizes. Productive use of the land for woodlots and pasture land is maintained and critical areas can be avoided by reducing homesites to the actual size needed for residential use. |
| Rural Very Low (RVL) | 1 dwelling per 20 acres. 1,169 acres in designation. 134 people at build-out. | Rural density which allows retention of all rural characteristics such as animal keeping, agriculture, forestry, and open spaces. Serves as a buffer providing separation of commercial forestry and higher density rural development. |
| Rural Suburban Community | 1 dwelling per 1 acre or greater density , limited to a defined, non-expandable area. 802 acres. 1845-2500 people at build-out. | Urban density development allowed in rural areas largely where pre-existing subdivisions have established this density. |
| Rural Neighborhood Commercial (RNC) | <u>Manufactured home parks will have greater than 1 dwelling per acre. Maximum allowed density is 1 dwelling per acre</u> | Tourist commercial uses, local convenience stores, small-scale local service providers, and RV and manufactured home parks blended into the rural environment with |

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| | | landscaping, <u>where uses of such type, scale, size, or intensity already existed prior to or as of July 1, 1990.</u> |
| Rural Limited Commercial | None. | Commercial and light industrial land use, <u>where uses of such type, scale, size, or intensity already existed prior to or as of July 1, 1990,</u> limited to defined, non-expandable area. |
| Public Land (P) | None. | Parks, schools, and other public facility locations. |
| Total population which can be accommodated in rural areas at build-out densities | 12,929 - 22,078 people at build-out in rural areas. 5,052 people in PA region rural areas in 1990 Census. | Proposed designations would allow for rural growth of 7,877 to 17,026 people. This growth is in the range of two (2) to four (4) times a high estimate of projected population growth for the region. |

| Land Use Designation | Purpose of the Designation | Land Capability/Natural Limitations | Natural Resources/Land Character-Lot Size | Public Services | Existing Land Uses |
|------------------------------|---|--|---|--|--|
| Rural Moderate Density | The purpose of this land use designation is to provide for moderately high density “rural estate” type lots. Large suburban type lots with few rural type land uses at full development. Rural moderate density provides a buffer between urban areas and areas with lower densities. | The land should be capable of supporting moderately high rural type density with few natural constraints. Land should be relatively level (zero to ten (10) percent slopes), have well drained to moderately well drained soils capable of supporting individual septic systems, have only a minor component of wetlands and be relatively free of flood, landslide, seismic or erosion hazards. | The area has low resource management potential. Development of the area will have little impact on resource lands. This designation should not be placed adjacent to resource lands since the safety of homes is imperiled by fire and forest practices. Current parcel sizes are less than five (5) acres in size. | Uses do not require the extension of urban services. The area may be served by community water systems if local water is not of good quality. Rural type County road standards would apply. | This area has a mix of large lot residential developments, scattered residences and small hobby farms or woodlots. The area may be used as a transition between urban development and lower intensity rural areas. This designation is appropriate where existing small scale agricultural uses (animal raising, truck farming, greenhouses) are occurring. |
| Rural Low Density | The purpose of this land use designation is to provide for low density rural areas with lots that are large enough for many types of rural land uses. Rural low density provides a buffer between high density rural areas and areas with lower densities. | Land is capable of supporting low density rural type development with a few natural constraints. Land should be level to slightly sloping (zero to fifteen (15) percent slopes), have well drained to poorly drained soils capable of supporting individual septic systems; may have a moderate component of wetlands. Appropriate areas are relatively free of flood, landslide, seismic or erosion hazards. | The area has moderate resource management potential with dispersed hobby farms, woodlots and larger agricultural use lands present. These low density areas could be placed adjacent to resource lands since their impact would be less than more intensive development. Current parcel sizes are between five (5) acres and eleven (11) acres in size. | This area is too far from the urban area to enable cost-effective provision of urban services. Uses do not require the extension of urban services. The area may be served by community water systems if local water is not of good quality. Rural type County road standards would apply. | This area has a mix of very large lot residential development, scattered residences and small hobby farms or woodlots. The area may be used as a transition between lower intensity rural uses and lands with good potential for resource uses. This designation is appropriate on lands with small scale agricultural uses (animal raising, truck farming, etc.). This designation may be used along rural arterials to provide sufficient setbacks/buffers for residential uses. |
| Rural Character Conservation | The purpose of this land use designation is to provide for a diversity of rural lot sizes, which includes large lots where productive rural land uses will continue to thrive, and smaller residential-sized | Land is capable of supporting low density rural type development with a some natural constraints. Development sites should be level to | The area has good resource management potential with dispersed hobby farms, woodlots and larger agricultural use lands present. These low density | Uses do not require the extension of urban services. The area can be served by community water systems. Rural type | Area is a mix of scattered residences, hobby farms, woodlots and larger parcels still used for agricultural or forest production. The area may be used as a transition between |

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| | lots for homesites. Rural character conservation provides a buffer between high-density rural areas and areas with lower densities. | sloping (zero to twenty (20) percent slopes), while larger lots retained may be quite steep, have well drained to poorly drained soils capable of supporting individual septic systems, a high component of wetlands and floodplains, landslide, seismic or erosion hazards. | areas could be placed adjacent to resource lands since their impact would be less than more intensive development. Predominant parcel sizes are greater than eleven (11) acres in size with rural land uses of woodlot or pasture land, and critical areas. | County road standards would apply. | lower intensity rural uses and lands with good potential for resource uses. This designation is often utilized where critical areas are present, in order to allow a pattern of development which could provide a greater measure of protection to these lands. |
| Rural Very Low | The purpose of this land use designation is to provide for very low density rural areas with lots that are large enough for a mixture of rural and resource land uses. Rural low density allows for residential development at a density which is usually compatible with areas with natural limitations such as wetlands or ground with moderate erosion potential. | The land should be capable of supporting low density rural type development with moderate natural constraints. Land should be level to sloping (zero to twenty-five (25) percent slopes), have well drained to poorly drained soils capable of supporting individual septic systems, may have a high component of wetlands and floodplains, has a moderate erosion potential but should be relatively free of landslide hazards. | The area has good resource management potential with dispersed hobby farms, woodlots and larger agricultural or forest land uses present. These very low density areas could be placed adjacent to resource lands since their impact would be less than more intensive development. Lot size is greater than nineteen (19) acres, predominately pasture land and some woodlots. | This area is too far from the urban area to enable cost effective provision of urban services. Uses do not require the extension of urban services. The area will not be served by community water systems. Rural type County road standards would apply. | This area has a mix of scattered residences, hobby farms, woodlots and larger parcels still used for agricultural or forest production. The area may be used as a transition between lower intensity rural uses and lands with good potential for resource uses. |
| Rural Suburban Community | This land use designation recognizes that some rural areas have developed at urban densities prior to implementation of Clallam County's first zoning ordinance in 1982 and allows infill development at these densities to continue. Expansion of this zone is not permitted. | The land should be capable of supporting urban type densities. Natural constraints should be few. Land should be level (zero to ten (10) percent slopes) with soils capable of supporting community septic systems. | The area does not support resource land uses due to the density of development. Predominant lot size is less than one acre and this designation is usually found only where subdivisions predate zoning. | This area is too far from the urban area to enable cost effective provision of urban services. Density of development in these areas creates a demand for urban services. The area will be served by community water and paved County roads. | The area is characterized by high density, urban type development located in a rural setting that predates 1990, and qualifies for LAMIRD designation. |
| Rural Neighborhood | This land use designation provides for limited commercial services | Since a large percentage of each lot will be covered | The area has minimal natural resource potential. | Urban services are not available. Arterials | Area should tend to limited commercial uses including |

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| Commercial | <p>which meet the convenience needs of local residents in rural areas. The designation is limited to those areas already well developed at plan adoption. A high degree of compatibility with rural areas is achieved through the use of small buildings, small overall area devoted to commercial use, and design and layout which screens residential areas from objectionable features.</p> | <p>with structures or paved parking, the land should be capable of supporting intensive development with no natural constraints. Land should be flat (zero to five (5) percent slopes), have well drained soils capable of supporting community septic systems, be free of wetlands and flood, landslide, seismic or erosion hazards.</p> | <p>Development will not impact resource lands. This designation will be found only where existing commercial uses are located along Highway 101. Land use policies recommend a minimum distance of three (3) miles between RNC designations as well as limiting their spread along highway frontage, to prevent the appearance of strip commercial development in rural areas.</p> | <p>should pass through or about this designation. Highway landscaping should be required to blend in with the rural character of the area.</p> | <p>restaurants, small scale convenience grocery stores, gas stations, gift shops and small scale public uses, and qualifies for LAMIRD designation, with in-fill development to be similar to the use, scale, size, or intensity as the uses that existed prior to or as of July 1, 1990. Screened and well designed mobile home parks or RV parks may be permitted in the portion of the rural commercial areas not directly fronting on the highway. This type of land use designation should not cover more than twenty (20) acres in any one rural neighborhood commercial location as growth of this type of commercial activity should be directed to urban growth areas.</p> |
| Rural Limited Commercial | <p>The designation allows for continued use of areas which have already developed in limited commercial and light industrial uses. The boundaries of such areas will be strictly defined at the time of plan adoption and will not expand. Within these boundaries current uses may continue to operate as permitted uses and may intensify. Vegetative screening, berming and restrictions on light, noise and outside activities will be used when new uses are established or existing uses intensify their activities. Adjacent rural densities should be low to allow buffering for residential uses</p> | <p>Since a large percentage of each lot will be covered with structures or paved parking the land should be capable of supporting intensive development with no natural constraints. Land should be flat (zero to five(5) percent slopes), have well drained soils capable of supporting community septic systems, be free of wetlands and flood, landslide, seismic or erosion hazards.</p> | <p>The area has minimal natural resource potential. Development will not impact resource lands. This designation recognizes that some industrial and commercial uses were well established outside the UGA's prior to growth management planning. These uses are allowed to continue at present locations but the area will not be expanded in size.</p> | <p>Urban services are not available. Arterials should pass through or about this designation. The transportation network should be able to handle high traffic flows.</p> | <p>The commercial/industrial areas established just east of the Morse Creek Canyon at the Highway 101-O'Brien intersection of Old Olympic Highway and Highway 101 and the industrial site just west of Dry Creek Road at Highway 101 are the only LAMIRD sites within the regional planning area which meet the criteria for this zoning designation. Current uses include a cinema, shooting range, car race track, car parts and repair, building fabrication, storage, plumbing supply and wood product manufacture. New commercial or industrial uses should be similar to the use, scale, size, or intensity as the uses that existed prior to or as of</p> |

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| | | | | | July 1, 1990, and tend to be light traffic generators such as wood manufacturing plants, storage facilities, and enclosed light manufacturing facilities. Heavy traffic generators such as restaurants, motels, gas stations, large employment centers or retail outlets shouldn't be directed to the UGA. |
| Public Land | The purpose of this land use designation is to provide locations for existing and future sites for school facilities, public offices, cemeteries, right-of-ways, and easements. | The land should be capable of supporting public land uses which in many cases would include large building and parking lots. | The area has limited resource management potential and will not impact adjacent resource lands. This designation is found where public agencies own land and will use it for public purpose. | Public building should generally be located in urban areas with urban services available within the planning time frame. | This area has a mix of existing public uses or is vacant ground. |
| Commercial Forestry | The purpose of this land use designation is to provide for large contiguous areas where efficient forest operation can be conducted in support of Clallam County's forest industry. The designation protects large forest-land holdings from encroachment of uses which would threaten efficient forest management practices. | The land should be capable of supporting forest operations Land should be level to steep, have well drained to poorly drained soils, may have a high component of wetlands and floodplains, have a moderate to high erosion potential and may include landslide hazard areas. Contiguous forested ownerships larger than eighty (80) acres are mapped in this designation with smaller surrounded parcels included. | The area has excellent resource management potential with large tracts of forest ownership. Much of the County's employment base depends on the retention of these commercial forestlands. Contiguous parcel size under one owner is usually greater than seventy-nine (79) acres in size and associated with larger blocks of timberland. | Uses do not require the extension of urban services. The area will not be served by community water systems. Few roads serve this area although State highways pass through it. Access to private parcels should be largely by private gravel roads. | This area is usually forested and being managed for forest production. Some smaller hobby farms and woodlots are found within commercial forest areas but are usually surrounded on at least two (2) sides by commercial forest operations. Due to the small size of these rural inclusions and the predominant surrounding uses, designation of these uses as other than commercial forestry would be spot zoning. |
| Commercial Forest/ Residential Mixed Use | The purpose of this land use designation is to provide a mix of commercial forest operations and residential land uses. Mixed use areas allow for continued forest operation on smaller private | The land should be capable of supporting forest operations Land should be level to slightly sloping in the development portion of the property (zero 0 to | The area has excellent resource management potential. Parcel sizes will range between five (5) to forty (40) acres in size but will generally be nineteen | This area is too far from the urban area to enable cost effective provision of urban services. Uses do not require the extension | This area is usually forested and being managed for forest production. Some smaller hobby farms and woodlots are found within commercial forest areas. |

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| | <p>ownerships combined with some residential development. The designation allows for a buffer area to be established between intensive forest operations and rural land uses through the use of low base densities or an option to provide a combination of a large forest reserve and clustered housing.</p> | <p>fiteen (15) percent slopes) but may be steep in the forest reserve area, have well drained soils in the developable area to poorly drained soils in the forestry reserve, may have a high component of wetlands and floodplains in forested areas, have a low erosion potential in the developable area and a moderate to high erosion potential in the forest reserve area, and may include landslide hazard areas in the forest reserve.</p> | <p>(19) acres or larger in size or in contiguous ownerships of this size. Commercial forest use is prevalent in area as indicated by land use and tax status. This designation is especially appropriate for smaller private landowners with less than 700 acres of total ownership as they usually require the ability to sell some residential lots to supplement forestry incomes.</p> | <p>of urban services. The cluster housing area may be served by community water systems. Few roads serve this area although State highways pass through it. Access to private parcels should be largely by private gravel roads.</p> | |
| Open Space Overlay | <p>The purpose of this land use designation is to identify open space features which are un-buildable due to natural constraints such as wetlands, steep slopes, extreme landslide hazard and extreme erosion hazard which should be preserved to protect habitat or some other desired quality. The Growth Management Act requires such lands to be located within and between urban growth areas and suggested that they be used for recreation, wildlife habitat, trails and connection of critical areas. Designation as open space does not necessarily imply public ownership or the right to public use.</p> | <p>The land should be un-buildable due to natural constraints such as wetlands, steep slopes, extreme landslide hazard and extreme erosion hazard. Slopes will range from level (wetlands) to steep (forty (40) percent), have well drained to poorly drained soils, and may have a substantial component of wetlands, floodplains, seismic and landslide hazards.</p> | <p>The area has resource management potential and may have high value for wildlife habitat, scenic value or watershed protection. Parcel sizes are variable and the area within this designation is best defined by critical area maps and critical wildlife corridor maps.</p> | <p>Open space lands should be located within and between urban growth areas. The steep landslide prone ravines in the Port Angeles planning area are one example of open space lands. Access points to open space lands are needed but few other public services are needed.</p> | <p>This area is generally vacant ground due to its natural constraints on building.</p> |

Section 14. CCC 31.04.230, Rural land – Policies, is amended to read as follows:

(1) Issue 1, Retaining Rural Character in Rural Areas over the Long Term. Problems of rural sprawl commonly associated with portions of eastern Clallam County and other localities in the State are now becoming evident in the Port Angeles planning region. The potential for rural type sprawl exists in the Port Angeles planning region because current rural designations allow rural residential densities of ~~one~~ 1 acre, 2.4 acre, and ~~five~~ (5) acre over large contiguous areas. These allowable densities are the same as rural lands in other parts of Washington where rural type sprawl has caused severe problems. The typical land use pattern resulting in areas developing under these allowable densities more closely resembles a series of large lot subdivisions characterized by uniform lot sizes, large lawns, and limited rural uses; rather than the former mixture of large and small lot sizes, woodlots, pastures and other rural type land uses.

One acre densities are not rural in character when spread over large areas as this density of development leads to demand for urban levels of service in terms of schools, roads, and emergency services and does not support efficient provision of urban services. While 2.4 and ~~five~~ (5) acre densities can appear rural in nature when mixed with larger open spaces and rural lot sizes, the repetition of 2.4 and ~~five~~ (5) acre lots in a gridlike pattern over large areas does not promote retention of rural character. Further development of this type over large areas will only diminish rural character over time, increase the costs for rural service provision and inhibit the function of natural systems as development occurs in this artificial pattern across streams, wetlands, landslide hazard areas, and erosion hazard areas.

(2) Goals and Policies to Retain Rural Character.

(a) ~~[Policy No. 1]~~. Rural areas should provide for a balance between human uses and the natural environment while permanently retaining the features of “rural character” such as clean water, clean air, open spaces, agriculture, forestry, low residential densities, wildlife habitats, quiet, rural lifestyles, outdoor recreation, historic properties and landscapes, and low traffic volumes which attract people to rural environments.

(b) ~~[Policy No. 2]~~. Rural character is best preserved through utilization of low density residential development with lots sizes of ~~ten~~ (10) acres or larger. Areas with natural limitations and areas designated at ~~twenty~~ (20) acre densities in the 1982 comprehensive plan will be retained in large lot sizes to provide rural diversity, to encourage the continuation of rural land uses that generally require acreage larger than ~~ten~~ (10) acres and to protect critical areas.

(i) Lands bordering areas designated as commercial forestry were re-evaluated in this Plan to see if they met the criteria for designation as forest land of long-term commercial significance or if they fit into a rural classification. If they met commercial forest criteria they were classified in the most appropriate designation of forest land of long-term commercial significance. When rural designations were found to be appropriate, areas were re-designated in a rural category that reflected their current density or those of the surrounding area. (i.e., areas zoned at ~~twenty~~ (20) acre densities which are not currently managed as commercial forestland were re-designated for rural very low density (one unit per ~~twenty~~ (20) acres) to provide buffers between commercial forest lands and higher density rural development and to provide diversity of lot sizes in rural areas which promotes their use for woodlots as well as the retention of rural character.)

(ii) Rural areas remote from County roads or with natural limitations (i.e., erosion hazard, landslide hazard, wetlands, streams) or those rural lands that could be used to buffer commercial forest lands should be retained at one home per ~~twenty~~ (20) acre rural densities to protect critical areas and foster diversity of parcel sizes in the rural areas.

(c) ~~{Policy No. 3}~~. In many rural areas where densities greater than one home per ~~ten~~(10) acres have been utilized in previous plans, a rural character conservation designation will be utilized to provide a pattern of development which preserves a majority of these rural lands in the larger lot sizes which contribute to rural character, maintenance of rural quality of life, keeps rural lands in productive agricultural or forest uses and allows current densities to be utilized.

(i) Rural character conservation designations and implementing zoning will conserve rural character and rural quality of life by allowing development flexibility in creating either large rural lot sizes (usually larger than ~~ten~~(10) acres), or alternatively; a combination of smaller residential lot sizes intermixed with a large remainder residential lot or open space which will not be further subdivided. The large remainder residential lot or open space could be utilized for the mutual benefit of the adjacent property owners as part of their amenity package, could be utilized as a woodlot or for agriculture by the original owner, or could be sold to others who would utilize it for similar purposes. The large remainder residential lot or open space will not be further subdivided as its development rights have been utilized in adjacent small lot development and such restriction shall be permanently recorded on the plat maps at time of subdivision. A density bonus of one unit per ~~forty~~(40) acres would encourage the use of this option on larger lots. Lands designated as rural character conservation should be located outside of lands designated as commercial forestry or rural very low and will generally be located in areas with a preponderance of lot sizes or contiguous ownerships larger than ~~ten~~(10) acres. Some lots smaller than ~~ten~~(10) acres may be found within rural character conservation designations.

(ii) Design guidelines for development in rural character conservation designations will be developed to ensure that the development has a rural appearance and to reduce the visual impact on adjacent properties. These guidelines should include, but are not limited to, encouraging residential access to permanently retained rural open spaces, minimizing large housing clusters to avoid the appearance of a urban housing development, minimizing the amount of access roads, and land management plans for open spaces.

(iii) The rural character conservation designation will allow development at densities of one home per 4.8 acres (RCC5) or one home per 2.4 acres (RCC3) if the provisions of subsections (2)(c)(iv) and (2)(c)(vi) of this section are met. These densities usually recognize densities that were available in the 1982 comprehensive plan except in the case of areas with ~~one~~1 acre densities which will see a reduction in density available for use on-site to one home per 2.4 acres. Such areas may be allocated development rights for any losses in density. These density rights can be transferred for use within identified portions of the urban growth area. Other rural character conservation designations which show a reduction in density from the 1982 plan are based on desire of area residents for lesser densities, topography, high percentages of critical areas, stream headwater locations, and lack of water availability in some areas.

(iv) The rural character conservation designation and its implementing zoning districts essentially describe a type of planned unit development (PUD) that retains rural character through retention of large rural lot sizes (typically larger than ~~ten~~(10) acres). Lot size flexibility is built into the rural character conservation development concept through the use of a sliding scale which determines the percentage of the development which can be developed in smaller residential lot sizes and the percentage of the site which must remain in an undivided rural lot size or open space as follows:

- Lots between ~~eleven~~(11) acres and ~~nineteen~~(19) acres in size will utilize all but one of the density credits available to the site in smaller residential lot sizes

(maximum size of ~~one~~ 1 acre) with the one remainder housing credit utilized by the larger remainder lot.

- Lots between 19.1 and ~~sixty~~ (60) acres in size would allow development of up to ~~thirty~~ (30) percent of the site in small lots, with ~~seventy~~ (70) percent of the site in the large remainder lot.
- Lots between 60.1 acres and 100 acres would allow development of ~~forty~~ (40) percent of the site in smaller lots, with ~~sixty~~ (60) percent in the large remainder lot.
- Lots larger than 100 acres would allow development of up to ~~forty-five~~ (45) percent of the site, with ~~fifty-five~~ (55) percent of the site in the large remainder lot or open space.

(v) The rural character conservation designation and implementing zoning district should allow creation of residential lots ~~ten~~ (10) acres or larger if the option in subsection (2)(c)(iv) of this section is not utilized or desired. Lots ~~ten~~ (10) acres or larger should only be able to further subdivide if all the newly-created lots will be ~~ten~~ (10) acres or larger or meet the lot size provisions outlined in subsection (2)(c)(iv) of this section.

(vi) Lots between 9.6 acres and ~~eleven~~ (11) acres in size (contiguous ownership at the time of adoption of the interim zoning ordinance will be utilized to determine the ~~eleven~~ (11) acre threshold) located within rural character conservation designation should be allowed to subdivide to the underlying density of the zoning district (i.e., one unit per ~~five~~ (5) acres in RCC5 or one unit per 2.4 acres in RCC3) in a large lot/small lot pattern (maximum size of small lot residential parcel is 1.5 acres).

(d) ~~[Policy No. 4]~~. In all rural residential designations except rural character conservation a maximum residential densities should be set for each Comprehensive Plan designation and should be utilized in place of minimum lot size to control densities in order to create greater diversity of lot sizes in rural areas which contributes to retention of rural character.

(i) When land is subdivided, property deeds and plat maps should be recorded showing the number of development rights which have been utilized and the number which remain for each parcel created.

(ii) The presence of small lots in a rural area created utilizing a maximum density system should not be used as a justification for increased densities.

(e) ~~[Policy No. 5]~~. Current densities allowed in the Port Angeles planning region would meet the growth needs of the region far beyond those identified for the next ~~twenty~~ (20) year planning period. Rural densities should not be increased above current rural density levels during this planning time frame (1995 – 2014) in order to preserve rural character and to limit demand for public services and facilities in rural areas. The conversion of rural areas into higher density rural designations or zoning districts will be discouraged.

(i) Continued development at densities of one home per acre or less without offsetting provision of open space is not a preferred rural development pattern and will be discouraged. Areas currently zoned for one acre lots which have not developed at these densities over large areas should utilize a rural character conservation development approach to allow rural character to be preserved through open space retention. One acre lot sizes will be allowed in the rural area in subdivisions currently developed at this density and in areas where these lot sizes are already existent ~~over large areas (greater than fifty (50) acres) to the extent that they qualify for and have been designated as LAMIRDS~~. Existing, legal, nonconforming lots will be buildable.

(ii) Continued development at densities of 2.4 and ~~five~~ (5) acres per home without offsetting provision of open space is not a preferred rural development pattern and will be

discouraged in the Port Angeles planning region. Areas currently zoned for 2.4 and ~~five (5)~~ acre lots which have not extensively developed at this density should utilize a rural character conservation development approach to allow rural character to be preserved through retention of permanently protected pasture land and woodlots. Development densities of 2.4 and ~~five (5)~~ acres per home will be allowed in rural areas where occupied lots in these lot sizes are already existent over large areas (greater than ~~fifty (50)~~ acres). Existing, legal, nonconforming lots will be buildable under any change in zoning.

(f) ~~[Policy No. 6].~~ Conversion of forest lands of long-term commercial significance located outside of urban growth areas into rural land uses other than master planned resorts will be prohibited in order to retain the base of industrial forest lands upon which the County's largest industry is dependent. These lands provide important functions relating to retaining local employment, furthering economic development, retaining rural character, preservation of water quality, ensuring water quantity, protecting habitat and provide scenic vistas from rural lands and highways.

(3) Issue 2, Urban Residential Density Development in Rural Areas. Densities exceeding one home per acre when allowed to spread over large areas are identified in the Clallam County County-wide Planning Policies as urban in nature. Comprehensive Plan goals and policies must limit new development at urban densities in rural areas.

Industrial land uses which contain few objectionable characteristics and commercial land uses exceeding those needed by rural neighborhoods or for tourists should also be located in urban growth areas. These types of intensive developments are better suited for development in the designated urban growth area of Port Angeles. Landslide hazard areas are also not appropriate for urban type development.

(4) Goals and Policies for Controlling Urban Densities.

(a) ~~[Policy No. 7].~~ Limit urban residential lot development outside of urban growth areas and within critical areas.

(i) ~~Lands currently Areas characterized as of July 1, 1990 by a predominately built environment developed at densities equal to or exceeding one home per acre covering areas in excess of fifty (50) acres will be designated as LAMIRDS, and in-fill development will be allowed at such density within the logical outer boundary rural suburban community. Infill development of existing lots will be encouraged and creation of new one 1 acre lots will be allowed within the area limits set in the Comprehensive Plan. Such LAMIRDS Rural residential communities and other areas that retain their one 1 acre densities will not be located near urban growth areas or~~ expanded beyond these initial limits in order to ensure that urban density development occurs within and not outside of urban growth areas.

(ii) Lots of ~~one 1~~ acre or less may only be created through an approved rural character conservation development plan and as infill lots within ~~designated LAMIRDS rural suburban communities.~~

(iii) Landslide hazard areas should be designated for very low rural residential, open space or commercial forestry uses.

(b) ~~[Policy No. 8].~~ Master planned resorts would be appropriate in rural areas with waterfront amenities. Commercial forest/residential mixed use or commercial forest areas may be appropriate locations for master planned resorts if rural sites are unavailable.

(c) ~~[Policy No. 9].~~ Extension or existence of public water service in designated rural areas or resource lands shall not result in or be justification for higher densities than that anticipated by the

regional land use plan. Water purveyor plans must demonstrate that new facilities are consistent with the comprehensive plan and won't require increased densities to finance planned facilities.

(5) Issue 3. Rural Commercial Activities. Tourist and neighborhood commercial development areas such as Shadow Mountain Store and RV at Lake Sutherland, Laird's Corner, ~~and~~ Granny's on Highway 101, and Indian Creek on Highway 101 at the Elwha River -are examples of nonresidential uses found in the rural areas which qualify for LAMIRD designation (Lake Sutherland LAMIRD, Lairds Corner LAMIRD, Granny's Café LAMIRD, and Indian Creek LAMIRD), and as such will be need to be carefully controlled in order to preserve rural character. While this type of development provides needed services to tourists and rural residents alike, it should be maintained within a set size limit or length along the highway and should occur only at existing locations to promote compact rural commercial service centers and to direct most commercial growth to urban growth areas. Rural limited commercial designations have been established to deal with the level of commercial and industrial development found east of Morse Creek canyon, at the Highway 101-O'Brien intersection, and west of Dry Creek Road, and these areas are designated as LAMIRDs (Deer Park LAMIRD, O'Brien LAMIRD, and Lairds Corner LAMIRD (east portion), respectively, near the Port Angeles Speedway. This designation allows the present uses to continue or expand within the set size limits established in the comprehensive plan. The level of commercial and industrial found within rural limited commercial designations should be directed to UGAs, but areas designated as LAMIRDs may contain commercial or industrial uses of such type, scale, size, or intensity as already existed prior to or as of July 1, 1990. The visual impact of nonresidential land uses in rural areas should be reduced through the use of high quality landscaping and design guidelines.

(6) Goals and Policies to Control Rural Commercial Activities.

(a) ~~[Policy No. 10].~~ Development of existing commercial and industrial designated lands east of the O'Brien Road intersection and on the 100-acre site west of Dry Creek Road in the Deer Park LAMIRD and O'Brien LAMIRD should be allowed subject to the following standards:

(i) Allowable land uses should be limited to the following types of activities uses of such type, scale, size, or intensity as already existed prior to or as of July 1, 1990, such as:

- Tourist facilities such as snack bars, gift shops, antique stores and gas stations;
- Services for the local neighborhood such as professional offices, barbers, etc.;
- Small scale retail serving the local neighborhood such as convenience grocery, etc.;
- Light manufacturing and storage uses such as cabinet making, boat building, fully screened mini-storage.

(ii) Standards should be set for the development of this property, including:

- Limiting the percentage of impervious surface to maintain an "open" atmosphere;
- Requiring setbacks, buffers and screening to separate commercial and industrial land uses from adjacent residential zones;
- Requiring highway and building landscaping that meets high standards for protection of rural character including complete screening of visually jarring uses such as mini-storage and outdoor RV storage, etc.;
- Limiting the size of any one building to avoid large-scale facilities;
- Development of a frontage road which feeds commercial traffic onto O'Brien Road.

(iii) Expansion of this commercial/industrial area outside of existing boundaries shall not be permitted under any circumstances.

(iv) Development outside UGA's must not lead to expansion of urban services or facilities such as sewer, water or improved transportation systems.

(b) ~~[Policy No. 11].~~ Development of existing rural neighborhood commercial designations within the Lake Sutherland LAMIRD, Lairds Corner LAMIRD, Granny's Café LAMIRD, and Indian Creek LAMIRD in the "Y" between Highway 101 and Highway 112 at Laird's Corner, at the juncture of Highway 101 and the Elwha River, at Granny's Store on Highway 101 and at Shadow Mountain Store near Lake Sutherland should be allowed within their respective logical outer boundaries original area limits set by the Port Angeles regional plan in its neighborhood commercial designation, and shall be subject to the following standards:

(i) Allowable land uses should be limited to uses of such type, scale, size, or intensity as already existed prior to or as of July 1, 1990, including the following types of activities

- Tourist facilities like snack bars, gift shops, antique stores and gas stations, RV parks;
- Services for the local neighborhood such as churches, barbers, etc.;
- Small-scale retail serving the local neighborhood such as convenience grocery, etc.

(ii) Standards should be set for the development of the property, including:

- Limiting the percentage of impervious surface to maintain an "open" atmosphere;
- Requiring setbacks, buffers and screening to separate commercial and industrial land uses from adjacent residential zones;
- Requiring high standards of highway and building landscaping to protect rural character;
- Limiting the size of any one building to under 10,000 square feet to avoid large-scale facilities in rural areas.

(c) ~~[Policy No. 12].~~ Commercial uses allowed in rural residential designations should be limited to those which would not impact rural character. Standards shall be set for recreational uses in rural areas, including recreational vehicle parks and commercial outdoor oriented activities. The following revisions should be made to the allowed uses, conditional uses and standards in rural zones:

(i) Commercial outdoor oriented recreational use in rural residential designations shall be limited to boat launching facilities, golf courses, campgrounds and similar uses carried on outside of buildings in order to direct intensive commercial uses such as motels, hotels, restaurants and variety stores to locate in appropriate areas including urban growth areas or in rural commercial designations.

(ii) Professional offices, exceeding the scope of home enterprises, should locate in appropriate areas including urban growth areas, tourist commercial designations, neighborhood commercial designations and limited commercial designations.

(iii) Research facilities that require rural locations due to the type of research conducted may be appropriately located in rural areas but those facilities whose research does not dictate a rural location should locate in appropriate areas including urban growth areas or in rural commercial limited designations.

(iv) Communication broadcast stations, mini-storage and boat storage should locate in appropriate areas including urban growth areas (all three uses), tourist commercial (boat storage) and

rural limited commercial (all three uses) designations. Mini-storage, boat storage, and wrecking yards shall not locate in rural residential designations along State highways as this use would destroy rural character and scenic vistas.

(v) Standards for buffering and landscaping to ensure compatibility with surrounding rural land uses shall be accomplished.

(vi) Standards for noise, traffic, light and glare, and other nuisance characteristics shall be implemented.

(vii) Rural commercial and recreational commercial uses in rural areas shall be located on a minimum parcel size of five acres.

(d) ~~[Policy No. 13].~~ Home-based businesses should be encouraged when the use is not intrusive to the surrounding residential character of the neighborhood.

(i) Home-based business that have little, if any, outward characteristics of a business should be allowed in all areas.

(ii) 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.

(e) ~~[Policy No. 14].~~ Industrial lands outside the urban growth area have been identified ~~on approximately 100 acres west of Dry Creek Road on Highway 101 in the Lairds Corner LAMIRD (east part).~~ This industrial land has a land use designation of rural limited commercial which recognizes areas which have extensively developed in commercial and industrial land use outside urban growth areas. Land use on this property should remain similar to the use, scale, size, or intensity as the uses that existed prior to or as of July 1, 1990. ~~continue to allow self contained, heavy to light industrial land uses which would be difficult to site in the urban growth area due to the objectionable characteristics commonly associated with this type of land use.~~ The following standards shall be implemented in rural limited commercial designations:

(i) Earthen berms, natural landscaping, trees should be utilized in a minimum buffer area of 25 feet along the exterior property boundaries to buffer these uses from adjacent rural residential land uses.

(ii) Noise, lights and odors shall be controlled to the extent which is economically feasible for the type of operation on the site.

(iii) Each industrial use shall control the water quality impacts of its operation to the maximum extent possible.

(7) Issue 4, Retaining Scenic Corridors along State Highways. ~~State Highways~~ 101 and SR 112 are the major travel routes through the Port Angeles region. Retention of the scenic values and rural feeling of this travel corridor is important to both residents and tourists alike as they travel to communities for goods and services and to popular recreation destinations. Development along the corridor should be controlled to protect rural character and scenic vistas.

(a) ~~[Policy No. 15].~~ In order to preserve scenic rural corridors, the preferred land uses along ~~State h~~Highways 101 and SR 112 should include low density residential interspersed with neighborhood/tourist commercial at existing locations along the roadway. Further development of commercial uses outside of these existing locations would not be permitted in order to direct a majority of commercial and industrial development to urban growth areas. A minimum distance of ~~two and one-half 2.5~~ to ~~three 3~~ miles should be maintained between tourist commercial land uses along State highways in order to prevent sprawl development of strip commercial corridors.

(ii) Residential densities within a quarter mile of the State highways outside the urban growth area should be no greater than one home per five acres or develop using a rural character conservation approach. Residential setbacks from the highway should be large in order to preserve


rural character, minimize the effects of road noise on residences, to prevent commercial conversion pressures and to improve or maintain the visual appearance of these important scenic corridors. Where large residential setbacks are not possible or would conflict with critical area protection, other screening options should be encouraged such as retention of trees and landscaping.


(b) ~~Policy No. 16~~. In order to preserve scenic rural corridors, Clallam County should work with the DNR and other large forest land owners to make corridors along State highways a showcase for forestry practices such as commercial thinning, shelter wood cuts and other silvicultural practices. See also Goals and Policies under subsection (7) of this section.

(c) ~~Policy No. 17~~. Clallam County shall continue to prohibit construction of new billboards along scenic highways and shall continue County efforts to remove existing billboards located along designated scenic highways.

(8) Issue 5. Encourage Growth into Urban Growth Areas. Steady growth is predicted for the Port Angeles planning region. This area experienced an annual growth rate of 0.44 percent between 1980 and 1990. Much of the growth within these areas occurred outside of the community of Port Angeles. This trend has the long term potential of diminishing “rural character” of the region. Reversing this trend requires providing incentives to encourage and attract development in urban areas where growth can be serviced more efficiently.

(9) Issue 6. Agricultural Practices in the Rural Watershed. A growing number of small parcels in rural communities are used as noncommercial part-time farms. Often horses or other livestock are kept primarily for recreational purposes. The cumulative impacts of these small farms on water quality may be greater than those of well-managed, large-scale commercial operations. The local conservation district plays a key role in working with individual farmers on water quality issues.

(a) ~~Policy No. 18~~.  Collect and maintain farm inventory data and implement source controls.

 Clallam Conservation District

(i) Needs Assessment.

(A) Determine farms with implemented conservation plans, plans in progress, out-of-date plans, and no plans at all. Review and update farm surveys, and prioritize farms for potential water quality impacts.

(B) Assign high priority to small farms with uncontrolled livestock access to streams or ditches, confined animals and associated potential waste management problems, high animal densities, or potential to impact groundwater through improper fertilizer or pesticide and irrigation water management.

(ii) Prevention and Correction.

(A) Offer technical, financial, and construction assistance for prevention and correction of potential water quality problems. Market these programs through the mass media and through individual consultation with operators of high priority farms.

(B) Encourage all farms to develop, update and implement conservation plans to improve water quality. A schedule and timeline for ongoing implementation of conservation plans on both small and commercial farms is an integral component of conservation plans.

(C) Monitor farm plan implementation with site visits at regular intervals, annually during such implementation.

(D) Utilize education and incentives to prevent and correct agricultural water quality problems.

(E) Urge the USDA Consolidated Farm Services Agency to modify funding eligibility to include horse farms, or any animal-keeping operation which is affecting water quality.

(iii) Compliance and Enforcement.

(A) Assist farm operators with conservation plan development and implementation according to the compliance memorandum of understanding (Level III) between Clallam Conservation District, Conservation Commission, and Department of Ecology.

(B) Evaluate the effectiveness, revise as needed, and continue to use, the County-Conservation District water quality complaint referral memorandum of understanding for the Port Angeles watershed.

(C) Refer water quality violations to Department of Ecology for enforcement. Direct citizen water quality complaints to Ecology.

(10) Issue 7, Residential Practices in the Rural Watershed.

(a) ~~{Policy No. 19}~~. ● Ensure that new and existing on-site sewage disposal systems are located, designed, installed, operated, inspected, and maintained to prevent the discharge of pollutants to surface and ground waters.

● Clallam County, PUD #1 of Clallam County

(b) ~~{Policy No. 20}~~. ● As part of an overall source control program related to on-site sewage disposal, determine where soil or site conditions do not provide an acceptable level of treatment; sensitive resources are present; and/or high repair rates for existing systems are found; and undertake a program of discovery, remediation, maintenance and/or enforcement as described in the actions below. In the future, when any site or area has potential water quality problems due to suspected malfunction of an existing on-site sewage system, County policies and procedures should be in place for identifying such malfunctions and ensuring compliance with the on-site sewage regulations (Chapter 276-272 WAC).

● Clallam County, PUD #1 of Clallam County

(i) Discovery.

(A) In conjunction with proposed surface and ground water monitoring programs undertake ongoing water quality sampling in areas of concern. Where sampling indicates probable contamination due to on-site sewage disposal systems, conduct targeted sanitary surveys. Sanitary surveys should also inspect for the “hidden” failure to treat effluent. Where sanitary survey indicates likelihood of failure, conduct individual dye testing.

(B) Establish a feasible County procedure for determining sewage disposal integrity for suspect systems or possible failures: Request on-site system permit from landowner, or proof of maintenance performed. If permit or other proof is unavailable, request permission to inspect the system. If refused, pursue inspection through legal search and inspection channels.

(C) At a minimum, systems should be inspected when the ownership of a property is changed, and corrective action taken prior to transfer of ownership. Educate lenders and appraisers about the need for sanitary surveys to ensure adequate function and capacity of on-site sewage disposal systems. Urge sanitary survey if inspection and/or maintenance has not been performed within the previous ~~five (5)~~ years. Record of survey results should be transmitted to the County Environmental Health Division.

(D) Conduct an individual education, maintenance and inspection project involving targeted landowner groups. Make inspection kits available and provide assistance with system inspection.

(ii) Remediation.

(A) Continue to use State revolving funds and other sources to maintain, evaluate, and expand the water quality cleanup fund. This program is administered by Clallam County to provide low- or no-interest loans for on-site sewage disposal system repair or replacement. Loans are offered based upon financial need and potential threat to water quality.

(B) Replace failing conventional systems with alternative systems where appropriate. If replaced with a conventional system, ensure the resident is educated on proper use and maintenance of the system to avoid subsequent malfunctions.

(C) Implement regional/neighborhood solutions, such as community drainfields, in areas with high failure rates, rather than repeated, numerous individual system replacements.

(iii) Prevention and Maintenance.

(A) Encourage landowners to establish maintenance contracts for individual and community on-site systems. Provide incentives such as lower permit fees for those who have secured maintenance agreements.

(B) Through utility bill or other mailings, periodically remind property owners about the need for inspection, maintenance, and proper operation of their sewage disposal systems.

(C) Maintain a plat map-level visual record of installations and repairs to provide a useful tool for identifying areas historically at risk for failure.

(iv) Other.

(A) ● Direct educational efforts at designers, installers, pumpers, permitters, homeowners and renters.

● Clallam County, WSU-Cooperative Extension

(B) Educate the public about proper management of waste going into on-site sewage disposal systems and methods of prolonging system usefulness, avoiding frequent pumping, and associated expenses.

(C) Use press releases, public notices, and mailings to remind the public that unapproved septic system additives are banned in this State.

(D) Encourage the use of best conventional technology which goes beyond the minimum code requirements for on-site sewage disposal system design and construction. This could include sand-lined trenches or longer drainfields, or building for greater capacity.

(E) Install low-volume plumbing fixtures and employ water conservation measures to reduce loading to on-site systems.

(F) Provide information and opportunities for home composting, to reduce the use of garbage disposals, which can contribute significantly to pollutant and volume loading on systems.

(G) Provide on-site sewage disposal system brochures and stickers for owners of all on-site systems in the watershed. The self-sticking seal, placed on the electrical box or other visible location, has space to record the location of the drainfield and date of last septic pumping.

(H) Assist on-site sewage disposal system pumpers and real estate representatives to promote water quality and distribute system maintenance stickers and information.

(c) ~~Policy No. 21~~. ● Site development, including roads, highways, and bridges, should protect the natural integrity of waterbodies and natural drainage systems.

● Clallam County

(i) Avoid conversion, to the extent practicable, of areas that are susceptible to erosion and sediment loss;

(ii) Preserve areas that provide important water quality benefits and/or are necessary to maintain riparian and aquatic habitat;

(iii) Plan, design, and develop sites to limit impervious areas;

(iv) Limit land disturbance activities such as clearing and grading, and cut and fill;

(v) Limit disturbance of natural drainage features and vegetation; and

(vi) Guidance on appropriate pollution prevention practices should be incorporated into site development and use.

(d) ~~{Policy No. 22}~~ ● Develop and adopt a “clearing and grading” ordinance which requires drainage and erosion control for land preparation prior to permitting for development, and which implements the Clallam County Critical Areas Ordinance.

● Clallam County

(e) ~~{Policy No. 23}~~ ● Minimize the application of fertilizers, pesticides, and herbicides that result from new land development. Preserve and protect existing natural vegetation to the extent practicable to help maintain predevelopment runoff volumes. Landscapes that demand significant amounts of chemical treatment should be avoided.

● Clallam County

(f) ~~{Policy No. 24}~~ ● Manage open space to retain the natural characteristics of land cover and soil, in order to maintain soil porosity and limit runoff.

● Clallam County

(g) ~~{Policy No. 25}~~ ● Attach points for good stewardship to open space taxation programs, to recognize the implementation of best management practices, corridor preservation, and other public benefits as qualification for open space tax status.

● Clallam County

(h) ~~{Policy No. 26}~~ ● Establish greenways through rural stream corridors. Provide interpretive materials describing upstream-downstream, rural-urban stream relationships, and healthy stream characteristics and management practices.

● Clallam County

(i) ~~{Policy No. 27}~~ ● New development shall utilize existing community water systems where available and feasible, rather than establishing new community water systems in areas already served by existing systems.

● Clallam County, PUD #1 of Clallam County

(j) ~~{Policy No. 28}~~ ● Clallam County should work with Department of Ecology to assume some local responsibility for water rights analysis and appropriation to reduce disincentives resulting from State management, and to improve accountability and oversight for local small water systems. Responsibilities delegated to Clallam County should be accompanied by funding for those duties.

● Clallam County, WA Department of Ecology

(k) ~~{Policy No. 29}~~ ● Assist with the formation of an association of community water systems to create a forum for management concerns, strategies, successes and problems. Develop annual meetings to provide training and to address wellhead protection.

● Clallam County, PUD #1 of Clallam County

(l) ~~{Policy No. 30}~~ ● Encourage community well owners to develop wellhead protection programs. Assist community water system owners and operators with development and implementation of wellhead protection programs and emergency intervention plans. Provide operators and owners with information and assistance in contaminant source inventories. Provide support for water quality and quantity protection. Provide guidance on land use decisions, and help with maintaining public involvement in decision-making.

● Clallam County

(i) Educate well owners regarding prevention of aquifer contamination via well casings, caps, and other points of entry. Provide well owners with information about proper well construction, the advantage of drilling to deeper aquifers, and homeowner liability for proper well construction.

● Clallam County

Section 15. CCC 31.04.400, Fairview neighborhood, is amended to read as follows:

(1) Neighborhood Concerns Identified in the Planning Process. The Fairview neighborhood is located between Highway 101 and the Strait and is bounded to the west and east by Morse Creek and Siebert Creek. Commercial and industrial uses near Deer Park include C'est Si Bon, the Gun Club

and the large gravel pit just north of the Gun Club. A large motel has also been proposed for the area near C'est Si Bon. The Bluffs subdivision, Cedar Glen subdivision and an area of one acre lots on upper Lake Farm Road are found within this neighborhood and have developed at urban densities. These urban density subdivisions will be designated as rural suburban communities and expansion of these areas beyond their present boundaries will be limited. Average density outside of the areas designated for rural suburban community land use would be one home per five acres.

The neighborhood contains several large wetlands which must be protected and retained. Other critical areas in the neighborhood include Bagley Creek, Siebert Creek, the marine bluff and erosion hazard areas between Gasman Road and Lake Farm Road.

The appearance and functionality of the commercial area near Highway 101 concerns neighborhood residents. Survey results from the area-wide questionnaire would indicate that area residents would support the Deer Park Gateway concept to upgrade the appearance of Highway 101 with street trees, landscaping and better intersection traffic control.

Access to residential properties north of Highway 101 is a problem due to the deficient nature of Lake Farm Road and North Bagley Creek Road. Egress from Buchanan Drive onto Highway 101 is also becoming difficult due to increased commercial activity in the area.

(2) ~~Boundary: [(Policy No. 1)].~~ The Fairview neighborhood is located between Highway 101 and the Strait and is bounded to the west by Morse Creek and to the east by Siebert Creek.

(3) Land Uses.

(a) ~~[(Policy No. 2)].~~ A rural limited commercial land use designation shall be established at the Deer Park intersection with Highway 101. ~~Neighborhood properties in the rural limited commercial designation include C'est Si Bon, the Gun Club and the south half of the gravel pit parcel. Parcels to the east of the gravel pit and the Gun Club would also be designated for rural limited commercial land use.~~

(b) ~~[(Policy No. 3)].~~ A rural suburban residential land use will be established on the north side of the rural limited commercial land use along Cedar Park Drive. This designation recognizes current densities and encourages infill development.

(c) ~~[(Policy No. 4)].~~ Rural suburban community designations will be established for the Bluffs subdivision, Cedar Glen subdivision and an area of one acre lots on upper Lake Farm Road. This designation will not expand beyond these boundaries to ensure that urban density growth occurs within urban growth areas.

(d) ~~[(Policy No. 5)].~~ Rural moderate designations will be established along Highway 101 to the eastward extension of Levig Road. The rural moderate designation will terminate near the ridge on Lake Farm Road. Rural moderate land use will also be found near Old Olympic Highway and in the area near lower Gasman Road.

(e) ~~[(Policy No. 6)].~~ Rural low-density land use is found in the erosion hazard areas located between Gasman Road and Lake Farm Road.

(f) ~~[(Policy No. 7)].~~ Rural character conservation designations border the Strait in the area of the old lakebed, in the Green Point/Siebert Creek Road area and between Levig Road and Old Olympic Highway.

(4) Critical Areas.

(a) ~~[(Policy No. 8)].~~ The steep-sided creek ravines and creek bottom lands of Siebert and Bagley Creeks as well as the marine bluffs on the Strait should be protected for public safety, maintenance of water quality and as linear wildlife corridors through the neighborhood. These areas when left in a natural state stabilize the geologically unstable ravine and bluff environments, filter out sediments before they reach streams and shorelines and provide critical habitat for eagles,

falcons, and other birds utilizing trees for perch or nesting. Allowing transfer of development rights from these areas and providing open space tax benefits to owners will further the protection of these critical areas.

(b) [~~Policy No. 9~~]. Stormwater runoff is causing considerable bluff-front gully erosion and deposition. Controlling the scale of commercial development on Highway 101 should limit the impacts of stormwater on adjacent residential developments to the north. When developments are reviewed, maintenance of natural water control in the form of wetlands should be a prime concern along with ensuring on-site retention and slow release of stormwater from development.

(c) [~~Policy No. 10~~]. Several large wetlands are located in the Fairview area including those north of Lake Farm Road, at Fairview, near the State Patrol building, at the entrance to Gasman Road and at Green Pointe. Neighborhood residents controlling wetland areas should be encouraged to examine the feasibility of conservation easements on these lands to retain wetlands and to provide tax advantages to the owners.

(5) Bagley Creek.

(a) [~~Policy No. 11~~]. ● Monitor the fill crossing of Bagley Creek in R5W T30 S34 for the effectiveness of erosion control measures.

● WA Department of Fish and Wildlife, Clallam County

(b) [~~Policy No. 12~~]. ● Improve fish access by removing blockages and replacing culverts where needed.

● WA Department of Fish and Wildlife, Clallam County

(6) Siebert Creek.

(a) [~~Policy No. 13~~]. ● Persuade a landowner or landowners with greater than 10 percent ownership of the subwatershed to sponsor a watershed analysis of the Siebert Creek subwatershed. The analysis should utilize methodology consistent with the DNR's watershed analysis for cumulative effects.

● Clallam Conservation District, WA Department of Natural Resources

(b) [~~Policy No. 14~~]. ● Remove obstacles to fish passage in Siebert Creek by replacing culverts at Old Olympic Highway when the new bridge crossing is constructed, eliminating the concrete fish ladder at Old Olympic Highway, and correcting similar problems wherever they are identified.

● WA Department of Fish and Wildlife, Clallam County

(c) [~~Policy No. 15~~]. ● Continue maintenance and corrective actions at Siebert Creek slides and ensure continued stabilization of sediment spoils.

● WA Department of Natural Resources

(7) Public Services and Facilities.

(a) [~~Policy No. 16~~]. Water service is provided to this neighborhood by the PUD.

(b) *Repealed by Ord. 584, 1996.*

(8) Open Space and Greenbelts.

(a) [~~Policy No. 18~~]. The steep-sided creek ravines and marine bluffs form a natural greenbelt for this neighborhood. Open space will occur as a result of wetland protection, stream buffering and rural character conservation development which requires large, rural sized lots to be retained in rural areas.

(b) [~~Policy No. 19~~]. Owners of wetlands, marine bluffs and ravines should be encouraged to file conservation easements on these portions of their property to protect them from development, provide open spaces and gain tax advantage. Owners of critical areas identified by an open space overlay should receive the advantage of qualifying for open space taxation regardless of property size.

(9) Transportation.

(a) ~~{Policy No. 20}~~. Old Olympic Highway is scheduled for widening in the six-year plan. This widening effort will also correct the alignment at Siebert Creek and provide shoulders wide enough for safe bicycle travel.

(b) *Repealed by Ord. 584, 1996.*

(c) ~~{Policy No. 22}~~. Clallam County should continue to seek funds to connect the waterfront trail from the Morse Creek overlook to Old Olympic Highway as this would complete a safe bicycle route between Port Angeles and Sequim.

(d) ~~{Policy No. 23}~~. Clallam County should examine the feasibility of connecting Lake Farm Road to Gasman Road to relieve congestion on Highway 101.

(e) ~~{Policy No. 24}~~. The WSDOT should retain ownership of parcels bordering Highway 101 as they add to its scenic quality, and provide areas for transit pullouts and for rest areas.

Section 16. CCC 31.04.410, Deer Park neighborhood, is amended to read as follows:

(1) Neighborhood Concerns Identified in the Planning Process. The Deer Park Neighborhood is located south of Highway 101 and is bounded to the west and east by Morse Creek and Siebert Creek. Commercial uses near Deer Park include the Deer Park Cinema and approximately 30 acres of additional undeveloped commercial land. View Ridge subdivision and the upper portion of 4 Seasons Park are located on the west side of Deer Park. Average would be less than one home per five acres. There are large areas of undeveloped land between Deer Park and O'Brien Roads which provide a unique opportunity to utilize a type of planned unit development which could conserve rural character to a far greater extent than the conventional zoning currently allowed.

The neighborhood contains several large wetland complexes which must be protected. Other critical areas in the neighborhood include Bagley Creek, Siebert Creek, and the erosion hazard areas south of Township Line Road.

The appearance and functionality of the commercial area near Highway 101 concerns neighborhood residents. Survey results from the area-wide questionnaire would indicate that area residents would support the Deer Park Gateway concept to upgrade the appearance of Highway 101 with street trees, landscaping and better intersection traffic control.

Egress from Deer Park Road and O'Brien Road can be hazardous. Improvements to both intersections will be needed to maintain safety.

(2) Boundary: ~~{(Policy No. 1)}~~. The Deer Park neighborhood is located south of Highway 101 and is bounded to the west and east by Morse Creek and Siebert Creek.

(3) Land Uses.

(a) ~~{Policy No. 2}~~. A ~~general commercial center~~rural limited commercial land use designation shall be established at the Deer Park intersection with Highway 101. ~~Neighborhood properties in the general commercial center designation include Deer Park Cinema, the vacant commercial sites developed south of the cinema and the large 20-acre commercial site east of Deer Park Road.~~

(b) ~~{Policy No. 3}~~. A rural suburban density residential land use will be established southwest of the ~~general~~-commercial center west of Deer Park Road. This designation recognizes current densities and encourages infill development.

(c) ~~{Policy No. 4}~~. Public land use designations will be established on State-owned land in the area of the Highway 101 right-of-way northwest of Deer Park Cinema.

(d) ~~{Policy No. 5}~~. A rural limited commercial designation will be established for the commercial area just east of O'Brien Road. This designation will allow the commercial and

industrial uses found in this area to continue but the outer bounds of this designation will not be expanded to control urban type growth in rural areas.

(e) ~~{Policy No. 6}~~. Rural moderate designations will be established along Highway 101 eastward to just beyond Sutter Road and in the area surrounding the rural limited commercial designation east of O'Brien Road. These two rural moderate designations will terminate to the south near the 90 degree curve on O'Brien Road. One additional rural moderate designation will follow Deer Park Road to the vicinity of the north section line of Section 29.

(f) ~~{Policy No. 7}~~. A rural low density designation is found south of the 90 degree turn following O'Brien Road to the north section line of Section 34. An additional rural low designation covers the area surrounding the last one-half mile of Bagley Creek Road and angles over to connect with a small rural portion of the Deer Park Road.

(g) ~~{Policy No. 8}~~. Rural character conservation designations are applied to just over half of the land between Deer Park and O'Brien Roads. Many of these lands have not been able to develop to their maximum density due to the large percentage of land being within critical areas. Streams, ravines, wetland complexes and erosion hazard areas are extensive in this area. Utilizing a rural character conservation approach would allow development to occur at current densities but would allow critical areas to be protected in large lot sizes and by homeowners' associations. To include these critical areas in small individual lots as is the case under conventional zoning would lead to loss of rural character, diminish water quality, and destroy wildlife habitat.

(4) Critical Areas.

(a) ~~{Policy No. 9}~~. The steep-sided creek ravines and creek bottom lands of Morse, Siebert and Bagley Creeks as well as the marine bluffs on the Strait should be protected for public safety, maintenance of water quality and as linear wildlife corridors through the neighborhood. These areas when left in a natural state stabilize the geologically unstable ravine and bluff environments, filter out sediments before they reach streams and shorelines and provide critical habitat for eagles, falcons, and other birds utilizing trees for perch or nesting. Allowing transfer of development rights from these areas and providing open space tax benefits to owners will further the protection of these critical areas.

(b) ~~{Policy No. 10}~~. Controlling the scale of commercial development on Highway 101 should limit the impacts of stormwater on adjacent residential developments to the north. When developments are reviewed, maintenance of natural water control in the form of wetlands should be a prime concern along with ensuring on-site retention and slow release of stormwater from development.

(5) Morse Creek.

(a) ~~{Policy No. 11}~~. ♣ Assign high priority to Morse Creek for restoration efforts due to potential for salmon habitat. Build support for restoration activities among agencies, organizations, and residents.

♣ WA Department of Fish and Wildlife, Elwha S'Klallam Tribe, Clallam County

(b) ~~{Policy No. 12}~~. ♣ Focus education and technical assistance on the lower two miles of this creek. Discourage residents from "cleaning" the riparian corridor. Provide landowners with information about shoreline management, riparian corridors, flood management, and other pertinent issues. Provide technical assistance to insure that existing habitat is protected. Revegetate with stabilizing plants; establish view corridors. Pursue development of off-channel fish habitat.

♣ Clallam Conservation District, WSU-Cooperative Extension, Elwha S'Klallam Tribe, Clallam County, WA Department of Fish and Wildlife

(c) ~~{Policy No. 13}~~. ♣ Because fish populations in this stream are particularly vulnerable to habitat degradation, establish limitations on surface water withdrawals to maintain optimum instream flow for fish. Encourage water conservation during low-flow months.

◆ WA Department of Ecology, Clallam County, City of Port Angeles, PUD #1 of Clallam County

(6) Bagley Creek: ~~[(Policy No. 14)]~~ ◆ Monitor the fill crossing of Bagley Creek in R5W T30 S34 for the effectiveness of erosion control measures.

◆ WA Department of Fish and Wildlife, Clallam County

(7) Siebert Creek.

(a) ~~[(Policy No. 15)]~~ ◆ Persuade a landowner or landowners with greater than 10 percent ownership of the subwatershed to sponsor a watershed analysis of the Siebert Creek subwatershed. The analysis should utilize methodology consistent with the DNR's watershed analysis for cumulative effects.

◆ Clallam Conservation District, WA Department of Natural Resources

(b) ~~[(Policy No. 16)]~~ ◆ Remove obstacles to fish passage in Siebert Creek by replacing culverts at Old Olympic Highway when the new bridge crossing is constructed, eliminating the concrete fish ladder at Old Olympic Highway, and correcting similar problems wherever they are identified.

◆ WA Department of Fish and Wildlife, Clallam County

(c) ~~[(Policy No. 17)]~~ ◆ Continue maintenance and corrective actions at Siebert Creek slides and ensure continued stabilization of sediment spoils.

◆ WA Department of Natural Resources

(8) Public Services and Facilities.

(a) ~~[(Policy No. 18)]~~ Water service is provided to this neighborhood by the PUD.

(b) *Repealed by Ord. 584, 1996.*

(9) Open Space and Greenbelts.

(a) ~~[(Policy No. 20)]~~ The steep-sided creek ravines form a natural greenbelt in this neighborhood. Open space will occur as a result of wetland protection, stream buffering and rural character conservation development which requires large, rural sized lots to be retained in rural areas.

(b) ~~[(Policy No. 21)]~~ Owners of wetlands, marine bluffs and ravines should be encouraged to file conservation easements on these portions of their property to protect them from development, provide open spaces and gain tax advantage. Owners of critical areas identified by an open space overlay should receive the advantage of qualifying for open space taxation regardless of property size.

(10) Transportation.

(a) ~~[(Policy No. 22)]~~ O'Brien Road is scheduled for widening and realignment in the six-year plan.

(b) *Repealed by Ord. 584, 1996.*

(c) ~~[(Policy No. 24)]~~ The WSDOT should retain ownership of parcels bordering Highway 101 as they add to its scenic quality, and provide areas for transit pullouts and for rest areas.

Section 17. CCC 33.15.025, Rural village low (RV2), is created to read as follows:

The purpose of the Rural Village Low (RV2) zoning district is to provide a variety of low-intensity, tourist-related, commercial and residential activities at lower residential densities than the Rural Village (RV) zoning district.

(1) Allowed Land Uses. The following land uses should be allowed outright in the Rural Village Low zoning district:

- Agricultural activities
- Bed and breakfast inns
- Cemeteries
- Child daycare center

- Churches
- Commercial greenhouses
- Commercial horse facility
- Duplexes
- Family daycare providers
- Gas stations
- Grocery stores
- Home-based industries
- Home enterprises
- Indoor shooting range
- Lodges
- Medical service facilities
- Motels
- Outdoor-oriented recreational activity
- Planned unit developments
- Primitive campgrounds
- Professional offices
- Restaurants
- Retail stores
- RV parks
- Schools
- Single-family dwellings
- Small-scale wood manufacturing
- Taverns
- Timber harvesting
- Tourist shops
- Vehicular repair
- Veterinarian clinics/kennels

(2) Conditional Land Uses. The following land uses should be permitted in the Rural Village Low zoning district through a special permitting process with public input and a determination that the proposed use is consistent with applicable land use regulations and the character of the neighborhood:

- Business parks
- Mineral extraction
- Multiple-family dwellings
- Research facilities
- Wrecking yard

(3) Prohibited Land Uses. The following land uses should be prohibited in the Rural Village Low zoning district:

- Airports
- Asphalt plants
- Commercial storage
- Mobile home parks
- Race tracks
- Shooting ranges
- Timber labor camps

- Wood manufacturing
- (4) Maximum Residential Density. One dwelling unit per one acre.
- (5) Minimum Lot Size. One-half acre.
- (6) Minimum Lot Width. Seventy-five (75) feet.
- (7) Maximum Width to Depth Ratio. 1:4 (0.25).
- (8) Setbacks.
 - (a) Front yard – forty-five (45) feet from a local access street, fifty (50) feet from an arterial street, sixty (60) feet from a highway.
 - (b) Side yard – ten (10) feet (forty (40) feet from the centerline of the right-of-way of a side street).
 - (c) Rear yard – fifteen (15) feet (forty (40) feet from the centerline of the right-of-way of a rear street).
- (9) Other Performance Standards. Commercial or industrial activities shall take place in a single structure no greater than 6,500 square feet in area.
- (10) Maximum Height. The maximum height is forty (40) feet.

Section 18. CCC 33.15.030, Commercial (GC), is deleted in its entirety.

Section 19. CCC 33.15.040, Rural Center (CEN), is amended to read as follows:

The purpose of the Rural Center zone is to allow a wide range of commercial goods and services and residential development [where uses of such type, scale, size, or intensity already existed prior to or as of July 1, 1990.](#)

(1) Allowed Land Uses. The following land uses should be allowed outright in the Rural Center zoning district:

- Agricultural activities
- Bed and breakfast inns
- Business parks
- Cemeteries
- Child daycare center
- Churches
- Commercial greenhouses
- Commercial horse facility
- Commercial storage
- Duplexes
- Family daycare providers
- Gas stations
- Grocery stores
- Home-based industries
- Home enterprises
- Indoor shooting range
- Lodges
- Medical service facilities
- Mobile home parks
- Motels
- Multiple-family dwellings
- Outdoor-oriented recreational activity

- Planned unit developments
- Primitive campgrounds
- Professional offices
- Research facilities
- Restaurants
- Retail stores
- RV parks
- Schools
- Single-family dwellings
- Small-scale wood manufacturing
- Taverns
- Timber harvesting
- Tourist shops
- Vehicular repair
- Veterinarian clinics/kennels

(2) Conditional Land Uses. The following land uses should be permitted in the Rural Center zoning district through a special permitting process with public input and a determination that the proposed use is consistent with applicable land use regulations and the character of the neighborhood as of July 1, 1990:

- Asphalt plants
- Mineral extraction
- Race tracks
- Wrecking yards

(3) Prohibited Land Uses. The following land uses should be prohibited in the Rural Center zoning district:

- Airports
- Shooting ranges
- Timber labor camps
- Wood manufacturing

(4) Maximum Residential Density. The maximum density for dwelling units is one dwelling unit per one-half acre.

(5) Minimum Lot Size.

(a) Commercial Uses:- The minimum necessary to provide adequate potable water and sewage disposal for the proposed use.

(b) Residential Uses:- 9,000 square feet.

(6) Minimum Lot Width:- ~~Fifty (50)~~ feet.

(7) Maximum Width to Depth Ratio:- 1:5 (0.20).

(8) Setbacks. The setbacks in the Rural Center zone are those required by the Uniform Building Code, except that no structure shall be located closer than ~~fifty (50)~~ feet from the centerline of a fronting, side, or rear street.

(9) Other Performance Standards:- Allowed and conditional uses must be similar to the use, scale, size, or intensity as the uses that existed in the area prior to or as of July 1, 1990. ~~In keeping with their rural location, neighborhood-scale grocery stores, retail stores, medical service facilities, professional offices, multiple-family dwellings, research facilities, taverns, tourist shops, vehicular repair shops, veterinarian clinics/kennels, gas stations, restaurants and other commercial and~~

~~industrial land uses shall be limited to a single structure no larger than 6,500 square feet. Motels shall be smaller than sixty (60) units in size.~~

(10) Maximum Height: ~~. Heights may exceed the size that existed prior to or as of July 1, 1990 in order to comply with federal and State pollution control requirements. Heights above 75 feet may be allowed through a conditional use permit and must demonstrate the additional height is necessary to comply with federal and State pollution control requirements. The maximum height for commercial uses is fifty (50) feet.~~

Section 20. CCC 33.15.050, Rural Neighborhood Commercial (RNC), is amended to read as follows:

The purpose of the Rural Neighborhood Commercial zoning district is to provide limited, low impact, neighborhood commercial activities in rural areas where uses of such type, scale, size, or intensity existed prior to or as of July 1, 1990.

(1) Allowed Land Uses. The following land uses should be allowed outright in the Rural Neighborhood Commercial zoning district:

- Agricultural activities
- Bed and breakfast inns
- Child daycare center
- Churches
- Commercial greenhouses
- Commercial horse facility
- Commercial storage
- Family daycare providers
- Gas stations
- Grocery stores
- Home-based industries
- Home enterprises
- Indoor shooting range
- Lodges
- Medical service facilities
- Motels/hotels
- Outdoor-oriented recreational activity
- Primitive campgrounds
- Professional offices
- Research facilities
- Restaurants
- Retail stores
- RV parks
- Schools
- Single-family dwellings
- Small-scale wood manufacturing
- Taverns
- Timber harvesting
- Tourist shops
- Veterinarian clinics/kennels

(2) Conditional Land Uses. The following land uses should be permitted in the Rural Neighborhood Commercial zoning district through a special permitting process with public input and a determination that the proposed use is consistent with applicable land use regulations and the character of the neighborhood as of July 1, 1990:

- Asphalt plants
- Cemeteries
- Mineral extraction
- Vehicular repair

(3) Prohibited Land Uses. The following land uses should be prohibited in the Rural Neighborhood Commercial zoning district:

- Airports
- Business parks
- Duplex
- Mobile home park
- Multiple-family dwelling
- Planned unit development
- Race tracks
- Shooting ranges
- Timber labor camps
- Wood manufacturing
- Wrecking yards

(4) Maximum Residential Density: The maximum density is one dwelling unit per acre.

(5) Minimum Lot Size: The minimum lot area for all uses is one acre.

(6) Minimum Lot Width: ~~Fifty (50)~~ feet.

(7) Maximum Width to Depth Ratio: 1:5 (0.20).

(8) Setbacks.

(a) Front yard: ~~—forty-five (45)~~ feet from a local access street, ~~fifty (50)~~ feet from an arterial street, ~~sixty (60)~~ feet from a highway.

(b) Side yard: ~~—ten (10)~~ feet (~~forty (40)~~ feet from the centerline of the right-of-way of a side street).

(c) Rear yard: ~~—fifteen (15)~~ feet (~~forty (40)~~ feet from the centerline of the right-of-way of a rear street).

(9) Other Performance Standards.

(a) Allowed and conditional uses must be similar to the use, scale, size, or intensity as the uses that existed prior to or as of July 1, 1990. Neighborhood-scale grocery stores, retail uses, professional offices, and other commercial and industrial land uses shall be no larger than 10,000 square feet.

(b) Access to businesses or industrial uses should be from frontage roads to limit traffic impacts to Scenic Highway 101.

(10) Maximum Height: Heights may exceed the size that existed prior to or as of July 1, 1990 in order to comply with federal and State pollution control requirements. Heights above 75 feet may be allowed through a conditional use permit and must demonstrate the additional height is necessary to comply with federal and State pollution control requirements. The maximum height is forty (40) feet.

Section 21. CCC 33.15.060, Rural Limited Commercial (RLC), is amended to read as follows:

The purpose of the Rural Limited Commercial zoning district is to provide for a mix of industrial uses and limited, low-impact, neighborhood commercial activities in rural areas where ~~these types of uses of such type, scale, size, or intensity existed prior to or as of July 1, 1990 are already well established. The Rural Limited Commercial zone allows industrial uses that would normally not be found outside urban growth areas and limits the potential for industrial growth outside of urban growth areas by specifying only two locations for this type of development and by allowing no expansion in size for this zoning district.~~

(1) Allowed Land Uses. The following land uses should be allowed outright in the Rural Limited Commercial zoning district:

- Agricultural activities
- Churches
- Commercial greenhouses
- Commercial storage
- Gas stations
- Grocery stores
- Indoor shooting range
- Limited industrial uses
- Lodges
- Medical service facilities
- Outdoor-oriented recreational activity
- Professional offices
- Research facilities requiring a rural location
- Restaurants
- Retail stores
- RV parks
- Single-family dwelling¹
- Taverns
- Timber harvesting
- Timber labor camps
- Tourist shops
- Vehicular repair
- Veterinarian clinics/kennels
- Wood manufacturing

(2) Conditional Land Uses. The following land uses should be permitted in the Rural Limited Commercial zoning district through a special permitting process with public input and a determination that the proposed use is consistent with applicable land use regulations and the character of the neighborhood as of July 1, 1990:

- Asphalt plants
- Business parks
- Commercial horse facility
- Mineral extraction
- Race tracks
- Wrecking yards

(3) Prohibited Land Uses. The following land uses should be prohibited in the Rural Limited Commercial zoning district:

- Airports
 - Bed and breakfast
 - Cemeteries
 - Child daycare center
 - ~~Churches~~
 - Duplexes
 - Family daycare providers
 - Home-based industries
 - Home enterprises
 - Mobile home parks
 - Motels
 - Multiple-family dwellings
 - Planned unit development
 - Primitive campground
 - Schools
 - Single-family dwellings
- (4) Minimum Lot Size: The minimum lot area for all uses is one acre.
- (5) Minimum Lot Width: 50 feet.
- (6) Maximum Width to Depth Ratio: 1:5 (0.20).
- (7) Setbacks.
- (a) Front yard: 45 feet from a local access street, 50 feet from an arterial street, 60 feet from a highway.
- (b) Side yard: 10 feet (40 feet from the centerline of the right-of-way of a side street).
- (c) Rear yard: 15 feet (40 feet from the centerline of the right-of-way of a rear street).
- (8) Other Performance Standards.
- (a) ~~Allowed and conditional uses must be similar to the use, scale, size, or intensity as the uses that existed in the area prior to or as of July 1, 1990. Neighborhood-scale grocery stores, retail uses and professional offices shall be no larger than 10,000 square feet.~~
- (b) Access to businesses or industrial uses should be from frontage roads to limit traffic impacts to Scenic Highway 101.
- (c) One dwelling unit is allowed in conjunction with a business in this zone.
- (9) Maximum Height. ~~The maximum height is 50 feet.~~ Heights may exceed the size that existed prior to or as of July 1, 1990 in order to comply above 50 feet are allowed to comply with federal and State pollution control requirements. Heights above 75 feet may be allowed through a conditional use permit and must demonstrate the additional height is necessary to comply with federal and State pollution control requirements.
- (10) Other Zone Limitations.
- (a) No expansion of this zone shall be permitted but existing uses may intensify their operation and new uses within present boundaries may be constructed.
- (b) Proposed uses shall not require expansion of urban services such as sewer.

¹Associated with an established commercial use.

Section 22. CCC 33.15.067, Tourist Rural (TR), is created to read as follows:

The purpose of this zoning designation is to provide for small-scale recreational or tourist uses, including commercial facilities to serve those recreational or tourist uses; that rely on a rural location and setting, but that do not include new residential development.

(1) Allowed Land Uses. The following land uses should be allowed outright in the Tourist Rural zoning district:

- Agricultural activities
- Bed and breakfast inns
- Commercial greenhouses
- Commercial horse facility
- Outdoor-oriented recreational activity
- Primitive campgrounds
- Restaurants
- RV parks
- Timber harvesting
- Tourist shops

(2) The following land uses should be permitted in the Tourist Rural zoning district through a special permitting process with public input and a determination that the proposed use is consistent with applicable land use regulations and the character of the neighborhood

- Cemeteries
- Child daycare center
- Churches
- Grocery stores
- Lodges
- Planned unit developments
- Private schools with less than ~~fifty (50)~~ students
- Research facilities

(3) Prohibited Land Uses. The following land uses should be prohibited in the Tourist Rural zoning district:

- Airports
- Asphalt plants
- Business parks
- Commercial storage
- Duplexes
- Family daycare providers
- Gas stations
- Home-based industries
- Home enterprises
- Indoor shooting range
- Industrial uses
- Lodges
- Medical service facilities
- Mineral extraction
- Mobile home parks
- Motels

- Multiple-family dwellings
- Professional offices
- Race tracks
- Retail stores
- Schools
- Shooting ranges
- Single-family dwellings
- Taverns
- Timber labor camps
- Veterinarian clinics/kennels
- Vehicular repair
- Wood manufacturing
- Wrecking yards

(4) Minimum Lot Size: The minimum lot area for all uses is one acre or the minimum necessary to provide adequate potable water and sewage disposal for the proposed use, whichever is larger.

(5) Minimum Lot Width: 50 feet.

(6) Maximum Width to Depth Ratio: 1:5 (0.20).

(7) Setbacks. The setbacks are those required by the International Building Code, except that no structure shall be located closer than ~~fifty (50)~~ feet from the centerline of a fronting, side, or rear street, or ~~sixty (60)~~ feet from a highway.

(8) Other Performance Standards.

(a) In keeping with their rural location, bed and breakfast inns, commercial greenhouses, tourist shops, and restaurants shall be no larger than 6,500 square feet.

(b) Access to uses should be from frontage roads to limit traffic impacts to Scenic Highway 101 or Scenic Byway 112.

(c) One dwelling unit is allowed in conjunction with a business in this zone.

(9) Maximum Height. The maximum height is ~~forty (40)~~ feet.

Section 23. CCC 33.19.020, Establishment of land use zones, is amended to read as follows:

The Sequim Optimum Land Use Map, as amended, shall serve as the official zoning map for the unincorporated Sequim urban growth area. Land use zones established to implement the comprehensive plan land use designations on the Sequim Optimum Land Use Map, as amended, are shown in Table 33.19.020(A):

Table 33.19.020(A) – Conversion Table of Comprehensive Plan and Zoning Designations

| Comprehensive Plan Designation | Zoning Designation | Zoning Symbol |
|--|---|-------------------|
| Residential R-I(LS)/R-I(S) and R-I(S) | Sequim Urban Residential – I | S(R-I) |
| Residential R-I(LS)/R-II, R-I(S)/R-II, and R-II | Sequim Urban Residential – II | S(R-II) |
| Residential R-III | Sequim Urban Residential – III | S(R-III) |
| Residential R-IV | Sequim Urban Residential – IV | S(R-IV) |
| Neighborhood Commercial C-I(NC) | Sequim Neighborhood Commercial | S(NC) |
| Bypass Commercial C-I(B) | Sequim Bypass Commercial | S(BC) |
| General Retail District C-II(G) | Sequim General Retail District | S(GC) |
| Light Manufacturing (M-I) | Sequim Light Manufacturing | S(LM) |
| Mixed Use II (MU-II) | Sequim Mixed Use | S(MU) |

Section 24. CCC 33.19.030, Purpose of districts, is amended to read as follows:

The purpose of land use zones established under CCC 33.19.020 ~~are~~ **is** as follows:

~~(1) Sequim Urban Residential – I [S(R-I)]. The S(R-I) zone establishes areas of very low density, urban residential development consisting primarily of single-family detached residences up to one dwelling unit to one acre without required urban level facilities and services and up to one dwelling unit per one-half acre with the provision of required urban level facilities and services. The S(R-I) is generally characterized by larger individual lots based on established development patterns, access constraints associated with the Bypass, and/or the presence of critical areas, including the presence of unique soils conditions with development constraints.~~

~~(2) Sequim Urban Residential – II [S(R-II)]. The S(R-II) zone establishes areas of low density, urban residential development consisting primarily of single-family detached residences up to one dwelling unit to one acre without required urban level facilities and services and up to ~~five~~ **(5)** dwellings units per acre with transfer of development rights and the provision of urban level facilities and services. The S(R-II) zone provides for consistency and predictability in established single-family neighborhoods.~~

~~(3) Sequim Urban Residential – III [S(R-III)]. The S(R-III) zone establishes areas of medium density, urban residential development consisting of single-family, duplex, or multifamily residences up to ~~ten~~ **(10)** dwelling units per acre with transfer of development rights and provision of urban level facilities and services. The S(R-III) zone is located in areas where urban services are or will be provided concurrent with development, and is typically found in close proximity to transit, with easy access to neighborhood parks, schools and shopping.~~

~~(4) Sequim Urban Residential – IV [S(R-IV)]. The S(R-IV) zone establishes areas of medium to high density, urban residential development consisting of single-family attached and detached; single-family small lot; multifamily duplexes, triplexes, and apartment development allowed at a density of up to ~~sixteen~~ **(16)** dwelling units per acre with transfer of development rights and the provision of urban level facilities and services. The S(R-IV) zone is located in areas where urban services are currently available or will be provided concurrent with development, and is typically found in close proximity to transit, with easy access to neighborhood parks, schools, and shopping.~~

~~(5) Sequim Bypass Commercial [S(BC)]. The S(BC) zone establishes areas primarily devoted to providing services to the traveling public that are limited in size and use.~~

~~(6) Sequim Neighborhood Commercial [S(NC)]. The S(NC) zone establishes areas primarily devoted to convenience services for neighborhood residences that are limited in size and use.~~

~~(7) Sequim General Retail District [S(GC)]. The S(GC) zone establishes areas primarily devoted to smaller-scale retail and service sector businesses.~~

~~(8) Sequim Light Manufacturing [S(LM)]. The S(LM) zone establishes areas primarily devoted to light manufacturing, processing, light and medium intensity agricultural uses, fabrication and assembly of products and materials, warehousing and storage, and transportation facilities.~~

~~(9) Sequim Mixed Use II [S(MU)]. The S(MU) zone establishes areas that allow larger light manufacturing businesses, light and medium agricultural processing uses, campus style business parks and office facilities, tourist-related and neighborhood commercial uses as part of a mixed-use planned development, or those commercial uses related to the light and medium manufacturing or office use. The S(MU) is also intended to provide for enterprises that do not fit neatly under either the light manufacturing or commercial designations and to provide a receiving area for mixed-use planned development, larger regional retail uses, and other uses that are not easily accommodated in existing zoning designations.~~

Section 25. CCC 33.19.040, Use tables, is amended to read as follows:

This section establishes whether a specific land use is ~~an~~ allowed, conditional, or prohibited ~~land use~~ under the various land use zones established under CCC 33.19.020 and 33.19.030. Allowed, conditional, and prohibited land uses are represented as “A,” “C,” and “X,” respectively, as shown in Table 33.19.040(A).

(1) With the exception of conditional land uses, as regulated in Chapter 33.27 CCC, only those allowed land uses appearing in the use table of this section are deemed to be consistent with the comprehensive plan and in the interests of public health, safety, and general welfare of residents of the unincorporated Sequim urban growth area.

(2) No land, building, or structure shall be used and no building or structure shall be erected which is intended or designed to be used, in whole or in part, for any of the uses listed as “conditional land uses” without the specific approval of Clallam County pursuant to Chapter 33.27 CCC.

(3) Any person may request that an unclassified use be authorized as similar to an allowed or conditional land use pursuant to CCC 33.40.050. Unclassified uses may be allowed through the issuance of a conditional land use pursuant to CCC 33.05.010.

(4) The administrator may determine that a proposed unclassified use is prohibited based on a written finding that such use is similar to a prohibited land use and does not meet the purpose of the land use zone under CCC 33.19.030. Affected parties may request a review of the administrator’s action pursuant to Chapter 33.33 CCC.

Table 33.19.040(A)

| Zoning District Use | S(R-I) | S(R-II) | S(R-III) | S(R-IV) | S(BC) | S(NC) | S(GC) | S(LM) | S(MU) |
|-----------------------------------|-------------------|----------------|----------|---------|-------|-------|-------|-------|-------|
| Agriculture | A | A | A | A | A | A | A | A | A |
| Airport | X | X | X | X | X | X | X | X | X |
| Asphalt plant | X | X | X | X | X | X | X | C | X |
| Bed and breakfast | A | A | A | A | A | A | A | X | C |
| Business park | X | X | X | X | C | C | A | X | A |
| Cemetery | € | C | C | C | X | C | C | X | C |
| Child daycare center | € | C | C | C | X | C | C | X | C |
| Church | € | C | C | C | C | C | C | C | C |
| Commercial greenhouse | X | X | X | X | A | A | A | A | A |
| Commercial horse facility | € | C | X | X | X | X | X | X | X |
| Commercial storage | X | X | X | X | X | X | X | A | A |
| Communication relay facilities | € | C | C | C | C | C | C | C | C |
| Duplex | A ⁺ | A ¹ | A | A | X | C | C | X | C |
| Family daycare provider | A | A | A | A | X | A | A | X | A |
| Gas station | X | X | X | X | A | A | A | X | C |
| Grocery store | € | C | C | C | A | A | A | X | C |
| Group homes (16 or fewer persons) | € | C | C | C | X | C | C | X | A |
| Group homes (17 or more persons) | € | C | C | C | X | C | C | X | C |
| Home-based industry | € | C | C | C | X | A | A | X | A |

| Zoning District Use | S(R-I) | S(R-II) | S(R-III) | S(R-IV) | S(BC) | S(NC) | S(GC) | S(LM) | S(MU) |
|--------------------------------------|-------------------|---------|----------|---------|-------|-------|-------|-------|-------|
| Home enterprise | A | A | A | A | X | A | A | X | A |
| Industrial use | X | X | X | X | X | X | X | X | X |
| Limited industrial uses | X | X | X | X | C | X | X | A | C |
| Lodge | C | C | C | C | X | A | A | X | A |
| Medical service facility | C | C | C | C | X | A | A | X | C |
| Mineral extraction | X | X | X | X | X | X | X | X | X |
| Mobile home park | A | A | A | A | X | X | X | X | X |
| Motel | X | X | X | X | C | X | A | X | C |
| Multiple-family dwelling | C | C | A | A | X | C | C | X | C |
| Outdoor-oriented recreation facility | C | C | C | C | C | C | C | X | C |
| Outdoor shooting range | X | X | X | X | X | X | X | X | X |
| Planned unit development | A | A | A | A | A | A | A | A | A |
| Primitive campground | ∩ | X | X | X | X | X | X | X | X |
| Professional office | X | X | X | X | X | A | A | X | A |
| Race track | X | X | X | X | X | X | X | X | X |
| Research facility | X | X | X | X | X | X | A | A | A |
| Retail use (not listed) | X | X | X | X | C | C | A | C | C |
| RV park | C | X | X | X | A | X | C | X | X |
| School | C | C | C | C | X | A | A | X | C |
| Single-family dwelling | A | A | A | A | X | C | C | X | C |
| Tavern | X | X | X | X | X | C | C | X | C |
| Timber harvesting | A | A | A | A | A | A | A | A | A |
| Timber labor camp | X | X | X | X | X | X | X | X | X |
| Tourist shop | X | X | X | X | A | C | A | X | C |
| Vehicular repair | X | X | X | X | A | A | A | A | A |
| Veterinarian clinic/kennels | X | X | X | X | X | A | A | A | A |
| Wholesale commercial use | X | X | X | X | X | C | A | A | A |
| Wood manufacturing | X | X | X | X | X | X | X | C | C |
| Wood manufacturing, small-scale | X | X | X | X | X | X | A | A | A |
| Wrecking yard | X | X | X | X | X | X | X | C | C |

A – Allowed Land Use C – Conditional Land Use X – Prohibited Land Use

¹New duplexes require a conditional use on a parcel that either does not share a common property line with property containing an existing duplex or multifamily dwelling, or does not share a common street frontage with a parcel located within 200 feet that contains an existing duplex or multifamily dwelling.

Section 26. CCC 33.19.050, Bulk and dimensional standards, is amended to read as follows:

(1) Bulk and Dimensional Purpose. In recognition of the varied topography and geographical relationships within the Sequim urban growth area, and for the safety and general welfare of the citizens, bulk, dimensional and general requirements for the zoning districts shall be required as a necessary part of the development and use of land. All permitted uses and conditional uses, except as

otherwise established in an approved planned unit development, shall comply with the requirements of this section.

(2) Bulk, Dimensional and General Requirements. Bulk, dimensional, and general requirements are herewith established and shall be provided in accordance with the minimum standards hereinafter set forth in Tables (A) and (B) of this subsection. Bulk and dimensional standards measure the spatial, four (4) dimensional limitations of the site, including height, width, depth, and coverage. Lot size and residential density is also subject to subsection (3) of this section and CCC 33.19.060(1).

Table 33.19.050(2)(A) – Bulk, Dimensional and General Requirements: Residential Zones

| Zone | Minimums | | | | | | | Maximums | | | |
|----------|---|----------------|--------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|---|---------------------|
| | Lot Size | Lot Width | Required Setbacks ¹ | | | | Side (each) | Rear | Lot Coverage | Building Height | Residential Density |
| | | | Access Road | Collector Road | Arterial | Front | | | | | |
| S(R-I) | one-half acre | 50' | 25' | 30' | 40' | 40' | 15' | 20% | 35' | 2 du/acre | |
| S(R-II) | 9,000 square feet | 50' | 20' | 25' | 35' | 10' | 15' | 50% | 35' | 4 du/acre without TDR ² OR up to 5 du/acre with TDR | |
| S(R-III) | 9,000 square feet for single-family 9,000 square feet plus 2,000 square feet per additional unit for duplex and multifamily residences regardless of the number of buildings | 50' | 20' | 25' | 35' | 10' | 15' | 50% | 35' | 4 du/acre without TDR ² OR up to 10 du/acre with TDR | |
| S(R-IV) | 6,000 square feet for single-family 6,000 square feet plus 2,000 square feet per additional unit for duplex and multifamily residences regardless of the number of buildings | 50' | 20' | 25' | 35' | 10' | 15' | 50% | 50' | 4 du/acre without TDR ² OR up to 16 du/acre with TDR | |

¹Setbacks are measured as per subsection (5) of this section. Where required setbacks under the International Building Code adopted by Clallam County differ from the minimum setbacks established in this table, the more restrictive regulation shall apply.

²Clallam County will allow for a maximum residential density of four (4) dwelling units per acre without the transfer of development rights from lands zoned Agricultural Retention. Residential density greater than four (4) dwelling units per acre up to the maximum allowed residential density of the zone (see above) shall require transfer of development rights from an Agricultural Retention zoned lot(s) pursuant to CCC 33.19.050(3). The requirement for the purchase or transfer of development rights shall not apply to the construction of up to two (2) dwelling units on a legal lot of record created prior to July 28, 1998.

**Table 33.19.050(2)(B) – Bulk, Dimensional and General Requirements:
Commercial/Manufacturing/Mixed Use Zones**

| Zone | Minimums | | | | | | | Maximums | | | | |
|---|--|-----------|--------------------------------|----------------|----------|-----|-----|-------------|------|----------------|-----------------|---------------------|
| | Lot Size | Lot Width | Required Setbacks ¹ | | | | | Side (each) | Rear | Lot Coverage | Building Height | Residential Density |
| | | | Front | | | | | | | | | |
| | | | Access Road | Collector Road | Arterial | | | | | | | |
| S(BC) | None | None | 25' | 30' | 35' | 5' | 5' | 85% | 35' | Not Applicable | | |
| S(NC) | None | None | 25' | 30' | 35' | 5' | 5' | 85% | 35' | None | | |
| S(GC) | None | None | 0' | 0' | 0' | 0' | 10' | 75% | 35' | None | | |
| For zero foot front and side yard setbacks, the development must be consistent with the City of Sequim Streetscape Plan or CCC 33.19.060(3) where the Streetscape Plan is not applicable. | | | | | | | | | | | | |
| S(LM) | 10,000 sq. ft. | 100' | 25' | 30' | 50' | 20' | 20' | 80% | 35' | Not Applicable | | |
| S(MU) | 10,000 sq. ft. | 100' | 20' | 30' | 50' | 5' | 10' | 45% | 35' | None | | |
| | duplex and multifamily: 6,000 sq. ft. + 2,000 sq. ft. addl. unit | 50' | 20' | 25' | 30' | 10' | 20' | 50% | 35' | | | |

¹Setbacks are measured as per subsection (5) of this section. Where required setbacks under the International Building Code adopted by Clallam County differ from the minimum setbacks established in this table, the more restrictive regulation shall apply.

(3) Transfer of Development Rights. This chapter designates the S(R-II), S(R-III), and S(R-IV) residential zones as receiving areas of transferable development rights from lands designated Agricultural on the Official Sequim-Dungeness Regional Comprehensive Plan Map, as amended, consistent with CCC 31.03.230(6)(a), Comprehensive Plan Policy ~~No.~~ 10. Table 33.19.050(2)(A) establishes the residential density for which transfer and/or purchase of transferable development rights shall be required within the S(R-II), S(R-III), and S(R-IV) zones. The actual transfer and/or purchase of transferable development rights shall follow the requirements as set forth under Chapter 33.26 CCC.

(4) Exceptions. The bulk, dimensional and general requirements set forth in subsection (2) of this section shall apply to specifically permitted and conditional uses tabulated in CCC 33.19.040, excepting the following:

(a) The maximum building height provided in subsection (2) of this section shall not apply to antennas; provided, that antennas are set back from all exterior property lines at a minimum ratio of ~~one~~1 foot of setback for every ~~three~~(3) feet of vertical height as measured from grade.

(b) Antennas, satellite dishes, or other communication devices shall not be located in the front setback area.

(c) No structures excepting fences and berms, shall be placed within the front setback area.

(d) Planned unit developments approved consistent with this title and CCC Title 29, Clallam County Land Division Code, may specifically delineate setback, bulk, height, or dimensional requirements which differ from these standards.

(5) Measurement of Setbacks. All setbacks shall be measured from the lot line to the foundation of any building as defined in Chapter 33.03 CCC.

(6) Sight Clearance. In all zones, corner lots, shall maintain, for safety purposes, a triangular area in which no physical obstruction, such as a structure, fence, tree or shrub higher than ~~thirty-six (36)~~ inches above grade shall be permitted. Such triangular area shall have one angle formed by the front lot line and the side lot line separating the lot from the side street, the length of which lot line sides of the triangle shall be ~~fifteen (15)~~ feet. The third side of the triangle shall be a line connecting the ~~two (2)~~ lot lines at the ~~fifteen (15)~~ foot point on each.

(7) Road Classifications. The purpose of establishing road classifications is to clarify the setbacks for development activities consistent with the requirements of this section. The following road designations shall apply to the following streets maintained by either City of Sequim, Clallam County, or Washington Department of Transportation that are within the Sequim urban growth area; all roads not specifically listed shall be classified as an access road:

| Arterials | Collectors |
|------------------------------------|----------------------|
| SR 101 By-Pass | N. Brown Road |
| Existing Highway 101 | Hendrickson Road |
| Old Olympic Highway | Keeler Road |
| Sequim-Dungeness Way | Miller Road |
| North Sequim Avenue | Port Williams Road |
| Priest Road | River Road |
| SR 101 By-Pass South Frontage Road | Still Avenue |
| Third Avenue | West Sequim Bay Road |

Section 27. CCC 33.19.060, Development standards (purpose and intent), is amended to read as follows:

Development standards are established to ensure the compatibility of uses permitted within the Sequim urban growth area and to ensure the protection of the public health, safety and general welfare. All uses located within the Sequim urban growth area shall be subject to the development standards, as applicable, set forth in this section.

(1) Sewage Disposal and Water Supply. Sewage disposal and water supply shall be provided consistent with the Interlocal Agreement/Service Extension Review Process (SERP), as amended, jointly adopted by Clallam County and the City of Sequim.

(2) Maximum Building Area. In order to comply with the spirit and intent of the comprehensive plan and the purpose of the land use zones as described in CCC 33.19.030, all commercial and industrial uses shall demonstrate consistency with the following maximum building area standards:

(a) ~~S(R-I)~~, S(R-II), S(R-III) and S(R-IV) Residential Zones. Grocery stores shall be limited to a single structure no larger than 2,000 square feet.

(b) S(NC) and S(BC) Commercial Zones. Total ground floor area of all structures containing commercial or industrial uses shall be 10,000 square feet or less.

(c) General Retail District S(GC) Commercial Zone. Total ground floor area of all structures containing commercial uses shall be 20,000 square feet or less.

(3) Landscaping. Landscaping for commercial, industrial, mixed use, duplex, and multifamily developments shall comply with Chapter 33.53 CCC. The use of existing native vegetation is preferred whenever possible, and may be used in lieu or in combination with new plantings to demonstrate substantial consistency with the plant and screening standards of Chapter 33.53 CCC. The landscaping plan shall also demonstrate compliance with the following performance standards:

(a) Landscaped areas between public roads and parking shall be provided.

(b) Outside storage, including garbage, recycling and maintenance facilities, shall be screened from view from public roads and neighboring properties.

(4) Off-Street Parking. Parking for commercial, industrial, mixed use, duplex, and multifamily developments shall comply with Chapter 33.55 CCC. The parking plan shall also demonstrate compliance with the following performance standards:

(a) Duplexes and multifamily residences shall provide no less than 1.5 parking spaces per unit. Parking areas shall be located behind or under buildings where practicable; except that attached garages shall be allowed for duplexes.

(b) The number of access points from parking areas to public streets shall be minimized or shall be shared (where possible) within a development.

(c) Parking areas shall include landscaping, fencing and/or berming substantially equivalent to the standards in Chapter 33.55 CCC when abutting existing single-family residences or residential zoning districts.

(d) Parking lighting shall not create off-site glare, and shall be downward facing and/or shielded and directed away from neighboring properties.

(5) Sidewalks. Sidewalks are required to be provided in public right-of-way abutting the subject property for commercial, industrial, mixed use, duplex, and multifamily developments, as follows:

(a) If the street grade has been approved by the County Engineer (or his/her designee), or if the curbs and gutters are currently in place along the public road abutting the subject property, then any new construction, or a remodel which increases the square footage of the primary structure by ~~fifty (50)~~ percent or more, of that property shall require the property owner to provide and fully develop sidewalks along the entire frontage of the subject property which abuts public right-of-way which consistent with CCC 33.19.060(5)(c) and prior to issuance of a building permit.

(b) If the street grade has not been approved by the County Engineer (or his/her designee) then any new construction, or a remodel which increases the square footage of the primary structure by ~~fifty (50)~~ percent or more, of that property for all allowed uses, shall require the property owner to provide and fully develop sidewalks along the entire frontage of the subject property consistent with CCC 33.19.060(5)(c) prior to issuance of a building permit for said construction.

(c) Minimum Sidewalk Development Standards. Sidewalks shall be established consistent with the City and County Design Standards, 1995 edition, as amended. Where sidewalk depths of adjacent properties are inconsistent, a transition area shall be provided to avoid hazardous conditions, as approved by the County Engineer (or his/her designee).

(6) Signage. Signs shall comply with the Clallam County Sign Code, Chapter 33.57 CCC.

(7) Site Planning. Commercial, industrial, mixed use, duplex, and multifamily developments shall demonstrate compliance with the following site planning performance standards:

(a) Provision of safe ingress and egress, pedestrian and vehicular circulation.

(b) Provision of adequate stacking or vehicle queuing room at driveways and street intersections shall be required, based on engineered traffic studies and calculations, as required by the County Engineer (or his/her designee), consistent with the Comprehensive Plan.

(c) Where practicable, shared access and circulation should be provided to minimize vehicular curb cuts or road approaches.

(d) Off-site traffic controls, devices, or improvements, including traffic lights, intersection improvements, and/or turning lanes shall be installed, as required by the County or City Engineer, consistent with the Comprehensive Plan.

(e) Outside storage for commercial, industrial, and mixed-use developments shall be screened from view from public roads and neighboring properties.

(f) Where practicable, service vehicle accesses and parking areas should be separated from customer parking and circulation.

(g) Commercial developments should be designed to limit the use of on-site circulation and parking areas as “cut-throughs.”

(h) Duplex and multifamily developments shall be designed to orient to public or private streets and to provide pedestrian and vehicular connections to existing nearby neighborhoods. The following standards are required:

(i) For developments proposing multiple-structures of phased development, all buildings shall face an internal street or other access shall be developed.

(ii) Each building shall be provided with direct pedestrian access from a street fronting the building and from established parking areas.

(8) Services. Commercial, industrial, mixed use, duplex, and multifamily developments shall at a minimum include mailboxes, garbage and recycling pickup, transit stops, and walkways and parking area lighting. In addition, the following performance standards shall be met:

(a) Adequate safe pedestrian walkways shall be established within the project, which shall be designed to be in conformance with ADA (Americans with Disabilities Act) regulations.

(b) Street lighting shall be provided along walkways adjacent to and within the development. Lighting shall not create glare, and shall be downward facing and/or shielded and directed away from neighboring properties.

(c) Security lighting shall be provided in parking and designated outdoor recreation areas. Security lighting shall minimize glare, shall be downward facing and/or shielded, and shall be directed away from neighboring properties.

(d) Garbage, maintenance and recycling facilities shall be screened.

(e) Pedestrian connections to adjacent development shall be provided, where practicable, in public rights-of-way, or along designated trail corridors.

(9) Open Space and Recreation (Duplex and Multifamily Developments). Usable open space and recreation areas within developments shall be required within duplex and multifamily residential developments consistent with Sequim Comprehensive Plan Policy OSR 13. The following open space and recreation standards are required:

(a) For developments of more than ~~five~~(5) units, a minimum of 200 square feet of usable open space for each dwelling unit in the project is required. A portion of the usable open space may be required to provide for active recreational uses allowed by this subsection.

(b) Play Space for Children. Duplex and multifamily residential projects comprised of ~~five~~(5) or more dwelling units that are anticipated by their unit type and design to accommodate families shall provide a safe play space for children. Projects that are established solely for the occupancy of adults shall not be required to establish play spaces. The required play space shall address the following standards:

(i) Play spaces shall include play equipment which is manufactured and installed in conformance with the safety standards of the American Play Equipment Industry, or other adopted standards.

(ii) Play spaces may be established within side and rear yard setbacks, excepting that no play space shall be located within ~~ten~~(10) feet of any road, driveway or alleyway, parking area, or adjacent single-family residence or single-family residential zone without the provision of fences or buffers.

(iii) To maximize the personal safety of children resident in the development, play spaces shall be located so as to provide maximum visibility from surrounding duplex and multifamily dwelling units.

(iv) Play space should be adequately sized and equipped to be roughly proportional to the anticipated recreational impact.

(c) The provision of usable open space, play spaces, and/or recreational spaces within duplex or multifamily developments of ~~five~~(5) or more units may be phased concurrent with the approval of a phasing plan consistent with the requirements of this Code; provided, that each phase shall include usable open space and play spaces (if required) established in proportion to the size and impacts of each phase.

Section 28. The Official Comprehensive Plan Land Use and Zoning Map is hereby amended as follows:

The Official Comprehensive Land Use and Zoning Map of Clallam County is amended pursuant to Sections 1 through 27 above as set forth in Exhibits 1 through 5 attached hereto and incorporated herein.

ADOPTED this twenty-first day of October 2008

BOARD OF CLALLAM COUNTY COMMISSIONERS



Michael C. Chapman, Chair



Howard V. Doherty, Jr.

ATTEST:

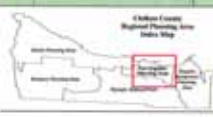
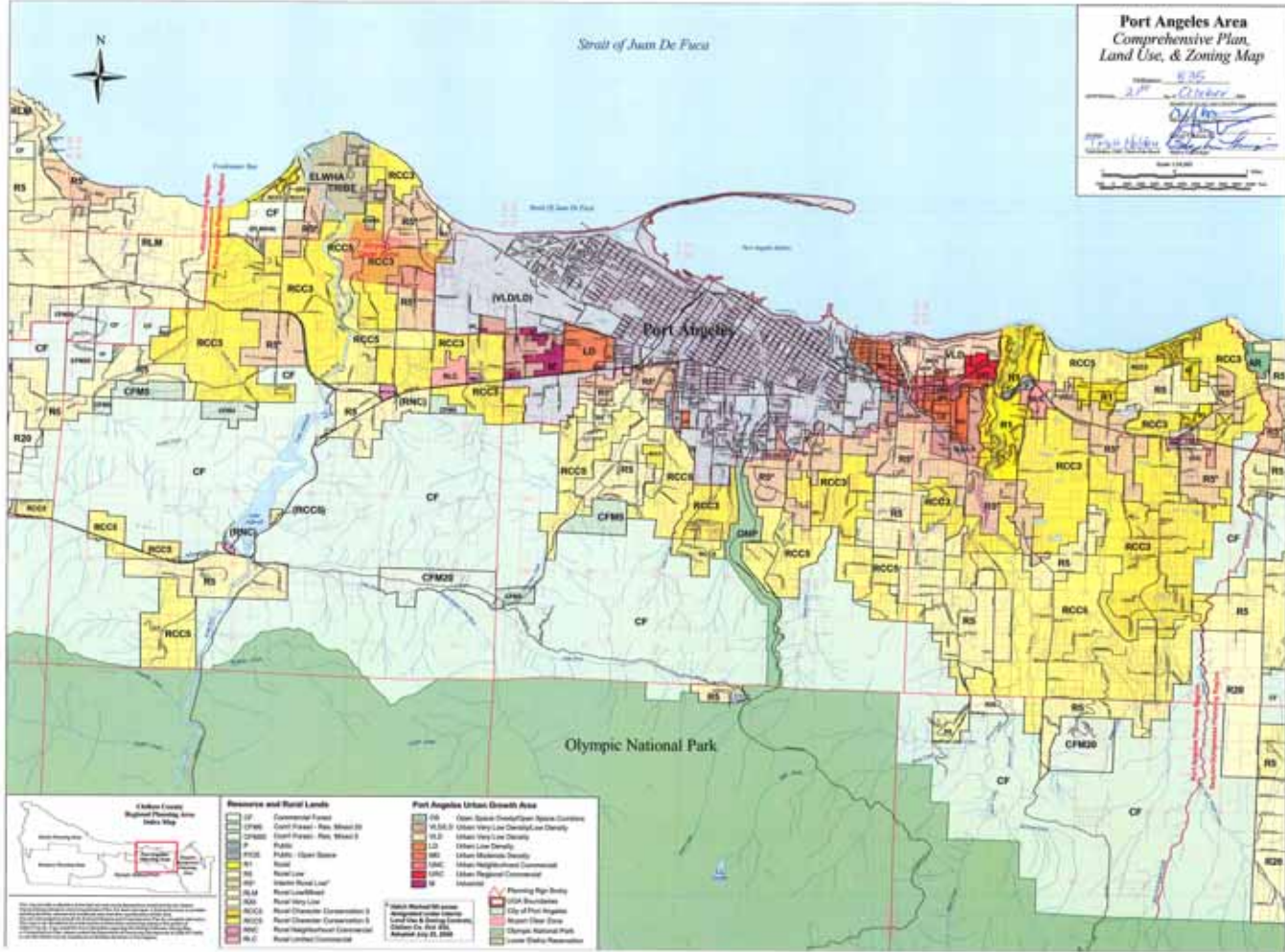
Trish Holden
Trish Holden, CMC, Clerk of the Board

Stephen P. Tharinger
Stephen P. Tharinger

**Port Angeles Area
Comprehensive Plan,
Land Use, & Zoning Map**

Adopted by the City of Port Angeles
on 2nd October 2011
[Signature]
City of Port Angeles
Scale 1:24,000
Date 10/2/11

Strait of Juan De Fuca



| Resource and Rural Levels | Port Angeles Urban Growth Area |
|---------------------------|---|
| CF Commercial Center | U0 Open Space/Development - Some Conditions |
| CFM20 | VLDL0 Urban Very Low Density/Low Density |
| CFM25 | VLDL1 Urban Very Low Density |
| CFM30 | VLDL2 Urban Low Density |
| CFM35 | VLDL3 Urban Medium Density |
| CFM40 | VLDL4 Urban Neighborhood Commercial |
| CFM45 | VLDL5 Urban Regional/Commercial |
| CFM50 | VLDL6 Industrial |
| CFM55 | VLDL7 |
| CFM60 | VLDL8 |
| CFM65 | VLDL9 |
| CFM70 | VLDL10 |
| CFM75 | VLDL11 |
| CFM80 | VLDL12 |
| CFM85 | VLDL13 |
| CFM90 | VLDL14 |
| CFM95 | VLDL15 |
| CFM100 | VLDL16 |
| CFM105 | VLDL17 |
| CFM110 | VLDL18 |
| CFM115 | VLDL19 |
| CFM120 | VLDL20 |
| CFM125 | VLDL21 |
| CFM130 | VLDL22 |
| CFM135 | VLDL23 |
| CFM140 | VLDL24 |
| CFM145 | VLDL25 |
| CFM150 | VLDL26 |
| CFM155 | VLDL27 |
| CFM160 | VLDL28 |
| CFM165 | VLDL29 |
| CFM170 | VLDL30 |
| CFM175 | VLDL31 |
| CFM180 | VLDL32 |
| CFM185 | VLDL33 |
| CFM190 | VLDL34 |
| CFM195 | VLDL35 |
| CFM200 | VLDL36 |
| CFM205 | VLDL37 |
| CFM210 | VLDL38 |
| CFM215 | VLDL39 |
| CFM220 | VLDL40 |
| CFM225 | VLDL41 |
| CFM230 | VLDL42 |
| CFM235 | VLDL43 |
| CFM240 | VLDL44 |
| CFM245 | VLDL45 |
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| CFM255 | VLDL47 |
| CFM260 | VLDL48 |
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| CFM470 | VLDL90 |
| CFM475 | VLDL91 |
| CFM480 | VLDL92 |
| CFM485 | VLDL93 |
| CFM490 | VLDL94 |
| CFM495 | VLDL95 |
| CFM500 | VLDL96 |
| CFM505 | VLDL97 |
| CFM510 | VLDL98 |
| CFM515 | VLDL99 |
| CFM520 | VLDL100 |

Urban Growth Area
Regional Planning Area
State Map

State Map
Regional Planning Area
State Map

Planning Map
City of Port Angeles
Olympic National Park
Lower Olympic Peninsula

