

H1
06/23/09

Ordinance 850

An ordinance amending Clallam County Code 31, Comprehensive Plan; 33.15, Commercial Zones; 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 Limited Areas of More Intensive Rural Development (LAMIRDs) which were the subject of the Hearings Board's Compliance Order dated January 30, 2009. 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pending suit or proceeding; or any rights acquired; or liability or obligation incurred under the sections amended or repealed; nor shall it affect any proceeding instituted under those sections.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.

Section 1. CCC 31.02.263, Limited areas of more intensive rural development, is amended 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 facilities which are manmade, whether they are above or below ground.
- Subdivided or platted land, although occurring prior to 1990, which remains undeveloped may not be considered part of the built environment as the Legislature intended this term to relate to manmade structures.

Once the built environment has been identified, the County must establish the LOB for the LAMIRD by considering the criteria set forth in RCW 36.70A.070(5)(d):

- The need to preserve the character of existing natural neighborhoods and communities,
- Physical boundaries such as bodies of water, streets and highways, and land forms and contours,
- The prevention of abnormally irregular boundaries, and
- The ability to provide public facilities and public services in a manner that does 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 those reviews included proposed strategies for achieving compliance with the Growth Management Act and is contained in the Clallam County LAMIRDs Report, as the "2008 and 2009 Compliance Review Supplements." 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 and 2009 Compliance Review Supplements."

(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 and 2009 GMA Compliance Supplements," 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 2. Map 31.02.263(A), Generalized Locations of Limited Areas of More Intensive Rural Development (LAMIRD), is amended to read as follows: See map.

Included within Ordinance amending Clallam County Code 31, Comprehensive Plan; 33.15, Commercial Zones; and the Official Comprehensive Land Use and Zoning Map of Clallam County to bring into compliance with the Growth Management Act.

Map 31.02.263(A) GENERALIZED LOCATIONS OF LIMITED AREAS OF MORE INTENSIVE RURAL DEVELOPMENT (LAMIRD)

Clallam County Dep't of Community Development, June, 2009

GENERALIZED LAND USE

Urban Growth Areas (UGAs)
Includes Incorporated and Unincorporated lands within the UGA.

LAMIRDs

NOTE: Boundaries may appear generalized due to map scale. See LAMIRD descriptions and Comprehensive Plan Zoning Map for detailed boundaries.

Other Rural Lands

Resource Lands

Includes land zoned AR, CF, CFM5, CFM20.

Parks

Includes: Olympic Nat'l Park, Olympic Nat'l Forest, WDNR Lands, WA Parks & Recreation Lands, WDFW Conservation Lands, Dungeness Nat'l Wildlife Refuge, State Parks, and County Parks.

OTHER FEATURES

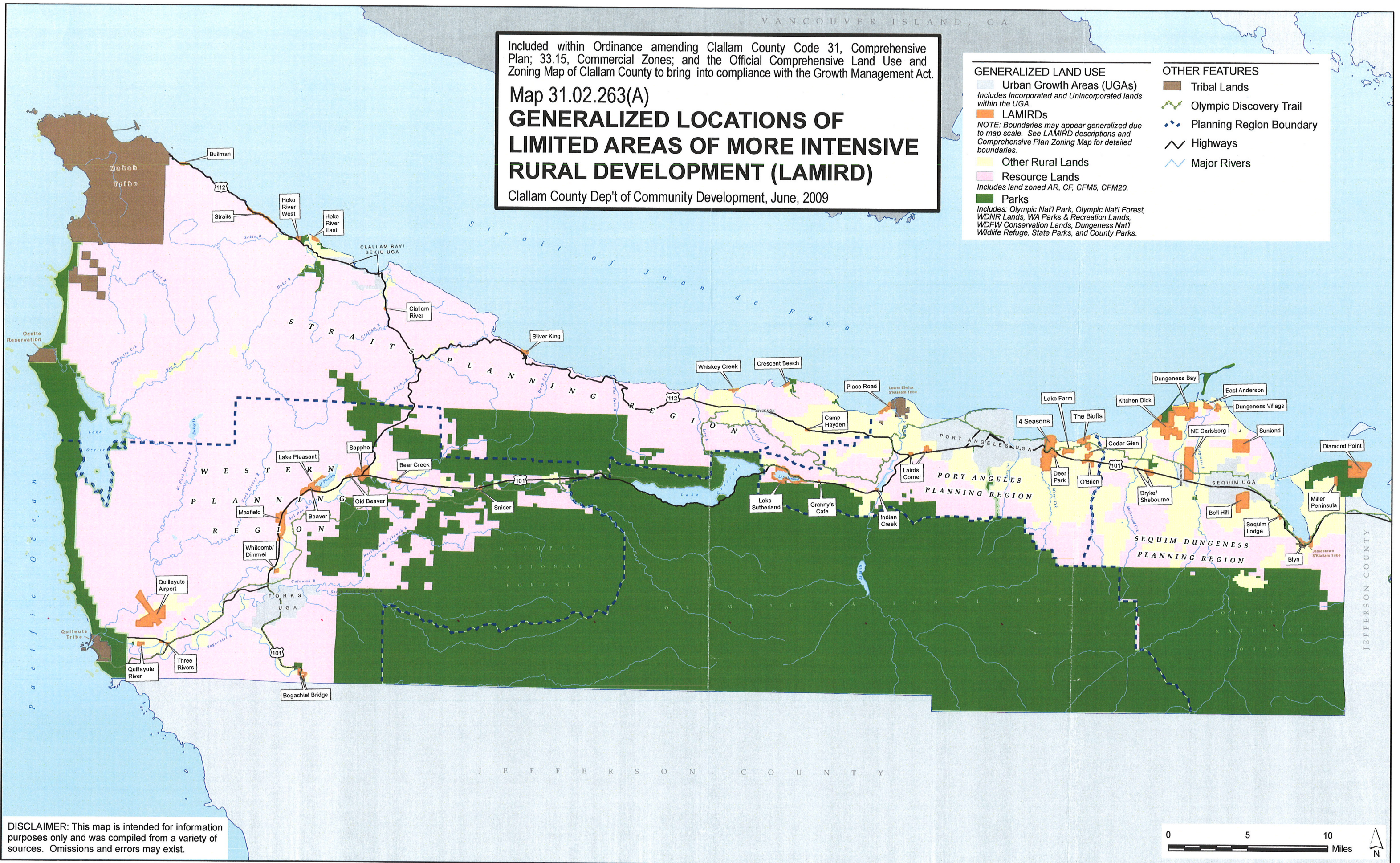
Tribal Lands

Olympic Discovery Trail

Planning Region Boundary

Highways

Major Rivers



DISCLAIMER: This map is intended for information purposes only and was compiled from a variety of sources. Omissions and errors may exist.

Section 3. 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 forestlands.

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 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 4. CCC 31.03.435, Blyn LAMIRD, is amended to read as follows:

(1) Location (Policy 1). The Blyn LAMIRD is at the south end of Sequim Bay. The Blyn LAMIRD is composed of a mix of recreational, commercial, and residential activities.

(2) Critical Areas (Policy 2). The Blyn LAMIRD includes 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 3). Forest lands of long-term commercial significance are located nearby the Blyn LAMIRD. The LAMIRD designation is limited to those areas characterized by more intensive development by July 1, 1990 and ensures that encroachment of more intensive rural development into forestlands will not occur. Development adjacent to these forest lands shall assure compatibility with normal timber harvesting practices.

(4) Public Services and Facilities (Policy 4). Future development by the Jamestown S'Klallam Tribe in the Blyn 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 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 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.

Section 5. CCC 31.04.225, Rural and resource land use designations, purpose and designation criteria, is amended to read as follows:

The 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 20 year vision. 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 80 acres
Commercial Forest/Residential Mixed Use (20)	1/2 acre	One dwelling per 80 acres without clustering homes, or one dwelling per 20 acres when clustering homes
Commercial Forest/Residential Mixed Use (5)	1/2 acre	One dwelling per 80 acres without clustering homes, or one dwelling per 5 acres when clustering homes
Rural	1 acre	One unit per acre as infill within existing subdivisions, zone cannot be expanded in size
Rural-Moderate	1 acre	One dwelling per 2.4 acres
Rural-Low	1 acre	One dwelling per 4.8 acres
Rural Character Conservation	1/2 acre	One dwelling unit per 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 20 acres
Rural Neighborhood Commercial	None	One dwelling per 1/2 acre. Allows limited commercial services serving neighborhood needs, where uses of such type, scale, size, or intensity already existed prior to or as of July 1, 1990
Rural Limited Commercial	None	Allows established commercial and industrial uses to continue where uses of such type, scale, size, or intensity already existed prior to or as of July 1, 1990
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	

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	Many features of rural character such as low density, animal keeping,

Land Use Designation	Residential Densities/ Acres in Designation/ Build-out Populations	Quality of Life to be Expected and Allowed Uses
	2,460 people at build-out	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 1/2 acre) mixed with permanently protected large lots (10 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	1 dwelling per 1 acre, limited to a defined, non-expandable area 802 acres 1,845-2,500 people at build-out	Urban density development allowed in rural areas largely where pre-existing subdivisions have established this density.
Rural Neighborhood Commercial (RNC)	Maximum allowed density is 1 dwelling per acre	Tourist commercial uses, local convenience stores, small-scale local service providers, and RV and manufactured home parks blended into the rural environment with landscaping, where uses of such type, scale, size, or intensity already existed prior to or as of July 1, 1990.
Rural Limited Commercial	None	Commercial and light industrial land use, where uses of such type, scale,

Land Use Designation	Residential Densities/ Acres in Designation/ Build-out Populations	Quality of Life to be Expected and Allowed Uses
		size, or intensity already existed prior to or as of July 1, 1990, 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 2 to 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 (0 to 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 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.

Land Use Designation	Purpose of the Designation	Land Capability/ Natural Limitations	Natural Resources/ Land Character-Lot Size	Public Services	Existing Land Uses
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 (0 to 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 5 acres and 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	Land is capable of supporting low density rural type development with a some natural constraints. Development sites should be level to sloping	The area has good resource management potential with dispersed hobby farms, woodlots and larger agricultural use lands present.	Uses do not require the extension of urban services. The area can be served by community water systems.	Area is a mix of scattered residences, hobby farms, woodlots and larger parcels still used for agricultural or forest

Land Use Designation	Purpose of the Designation	Land Capability/ Natural Limitations	Natural Resources/ Land Character-Lot Size	Public Services	Existing Land Uses
	productive rural land uses will continue to thrive, and smaller residential-sized lots for homesites. Rural character conservation provides a buffer between high-density rural areas and areas with lower densities.	(0 to 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.	These low density areas could be placed adjacent to resource lands since their impact would be less than more intensive development. Predominant parcel sizes are greater than 11 acres in size with rural land uses of woodlot or pasture land, and critical areas.	Rural type County road standards would apply.	production. The area may be used as a transition between 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	The land should be capable of supporting low density rural type development with moderate natural constraints. Land should be level to sloping (0 to 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	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 19 acres, predominately pasture land and	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.

Land Use Designation	Purpose of the Designation	Land Capability/ Natural Limitations	Natural Resources/ Land Character-Lot Size	Public Services	Existing Land Uses
	ground with moderate erosion potential.	relatively free of landslide hazards.	some woodlots.		
Rural	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 (0 to 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 Commercial	This land use designation provides for limited commercial services 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	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	The area has minimal natural resource potential. 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	Urban services are not available. Arterials should pass through or abut this designation. Highway landscaping should be required to blend in with the rural character of the area.	Area should tend to limited commercial uses including 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

Land Use Designation	Purpose of the Designation	Land Capability/ Natural Limitations	Natural Resources/ Land Character-Lot Size	Public Services	Existing Land Uses
	of small buildings, small overall area devoted to commercial use, and design and layout which screens residential areas from objectionable features.	flood, landslide, seismic or erosion hazards.	their spread along highway frontage, to prevent the appearance of strip commercial development in rural areas.		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.
Rural Limited Commercial	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	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 (0	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	Urban services are not available. Arterials should pass through or abut this designation. The transportation network should be able to handle high traffic flows.	The commercial/ industrial areas established just east of the Morse Creek Canyon at the Highway 101- O'Brien intersection and just west of Dry Creek Road at Highway 101

Land Use Designation	Purpose of the Designation	Land Capability/ Natural Limitations	Natural Resources/ Land Character-Lot Size	Public Services	Existing Land Uses
	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	to 5 percent slopes), have well drained soils capable of supporting community septic systems, be free of wetlands and flood, landslide, seismic or erosion hazards.	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.		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 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

Land Use Designation	Purpose of the Designation	Land Capability/ Natural Limitations	Natural Resources/ Land Character-Lot Size	Public Services	Existing Land Uses
					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 forestland 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 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 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 2 sides by commercial forest operations. Due to the small size of these rural inclusions and the predominant surrounding uses, designation of

Land Use Designation	Purpose of the Designation	Land Capability/ Natural Limitations	Natural Resources/ Land Character-Lot Size	Public Services	Existing Land Uses
					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 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.	The land should be capable of supporting forest operations Land should be level to slightly sloping in the development portion of the property (0 to 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.	The area has excellent resource management potential. Parcel sizes will range between 5 to 40 acres in size but will generally be 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.	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 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.	This area is usually forested and being managed for forest production. Some smaller hobby farms and woodlots are found within commercial forest areas.
Open Space Overlay	The purpose of this land use designation is	The land should be un-buildable due to natural	The area has resource management	Open space lands should be located	This area is generally vacant ground

Land Use Designation	Purpose of the Designation	Land Capability/ Natural Limitations	Natural Resources/ Land Character-Lot Size	Public Services	Existing Land Uses
	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.	constraints such as wetlands, steep slopes, extreme landslide hazard and extreme erosion hazard. Slopes will range from level (wetlands) to steep (40 percent), have well drained to poorly drained soils, and may have a substantial component of wetlands, floodplains, seismic and landslide hazards.	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.	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.	due to its natural constraints on building.

Section 6. 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 1 acre, 2.4 acre, and 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 5 acre densities can appear rural in nature when mixed with larger open spaces and rural lot sizes, the repetition of 2.4 and 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 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 2. Rural character is best preserved through utilization of low density residential development with lots sizes of 10 acres or larger. Areas with natural limitations and areas designated at 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 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 20 acre densities which are not currently managed as commercial forestland were re-designated for rural very low density (one unit per 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 20 acre rural densities to protect critical areas and foster diversity of parcel sizes in the rural areas.

(c) Policy 3. In many rural areas where densities greater than one home per 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 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 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 10) acres. Some lots smaller than 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 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 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 11 acres and 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 1 acre) with the one remainder housing credit utilized by the larger remainder lot.
- Lots between 19.1 and 60 acres in size would allow development of up to 30 percent of the site in small lots, with 70 percent of the site in the large remainder lot.

- Lots between 60.1 acres and 100 acres would allow development of 40 percent of the site in smaller lots, with 60 percent in the large remainder lot.
- Lots larger than 100 acres would allow development of up to 45 percent of the site, with 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 10 acres or larger if the option in subsection (2)(c)(iv) of this section is not utilized or desired. Lots 10 acres or larger should only be able to further subdivide if all the newly-created lots will be 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 11 acres in size (contiguous ownership at the time of adoption of the interim zoning ordinance will be utilized to determine the 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 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 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 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 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 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 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 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 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 50 acres). Existing, legal, nonconforming lots will be buildable under any change in zoning.

(f) Policy 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 7. Limit urban residential lot development outside of urban growth areas and within critical areas.

(i) Areas characterized as of July 1, 1990 by a predominately built environment at densities equal to or exceeding one home per acre will be designated as LAMIRDs, and in-fill development will be allowed at such density within the logical outer boundary set in the Comprehensive Plan. Such LAMIRDs will not be 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 1 acre or less may only be created through an approved rural character conservation development plan and as infill lots within designated LAMIRDs.

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

(b) Policy 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 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, 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 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. 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 10. Development of existing commercial and industrial designated lands 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 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 11. Development of existing rural neighborhood commercial designations within the Lake Sutherland LAMIRD, Lairds Corner LAMIRD, Granny's Café LAMIRD, and Indian Creek LAMIRD should be allowed within their respective logical outer boundaries, 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
 - 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 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 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 14. Industrial lands outside the urban growth area have been identified 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. 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. Highway 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 15. In order to preserve scenic rural corridors, the preferred land uses along Highway 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 2.5 to 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 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 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 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 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 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 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 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 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 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 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 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 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 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 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 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 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 7. 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 at the intersection of Highway 101 and Buchanan Drive include a restaurant 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. As of July 1, 1990, existing areas of more intensive rural development at the Bluffs and Cedar Glen subdivision are clearly identifiable and contained with logical boundaries delineated predominately by the built environment and 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 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 2. A rural limited commercial land use designation shall be established at the Deer Park intersection with Highway 101.

(b) Policy 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 4. Rural suburban community designations will be established for the Bluffs subdivision and 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 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 6. Rural low-density land use is found in the erosion hazard areas located between Gasman Road and Lake Farm Road.

(f) Policy 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 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 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 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 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 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 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 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 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 16. Water service is provided to this neighborhood by the PUD.
 - (b) *Repealed by Ord. 584, 1996.*
- (8) Open Space and Greenbelts.
 - (a) Policy 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 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 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 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 23. Clallam County should examine the feasibility of connecting Lake Farm Road to Gasman Road to relieve congestion on Highway 101.
 - (e) Policy 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 8. 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 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: 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 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 building size, use, scale, use size, or intensity as the uses that existed in the area prior to or as of July 1, 1990.

(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.

Section 9. 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 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 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: 50 feet.

- (7) Maximum Width to Depth Ratio: 1:5 (0.20).
- (8) 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).
- (9) Other Performance Standards.
 - (a) Allowed and conditional uses must be similar to the building size, use, scale, use size, or intensity as the ~~uses that existed in the area prior to or as of July 1, 1990.~~
 - (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.

Section 10. 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 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 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
- 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 building size, use, scale, usesize, or intensity as the uses that existed in the area ~~prior to or~~ as of July 1, 1990.

(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. 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.

(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.

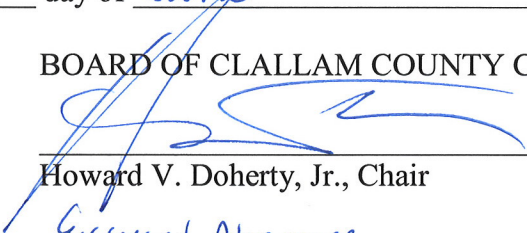
¹Associated with an established commercial use.

Section 11. 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 11 above as set forth in Exhibits 1, 2, 3, and 4 attached hereto and incorporated herein.

ADOPTED this twenty-third day of June 2009

BOARD OF CLALLAM COUNTY COMMISSIONERS


Howard V. Doherty, Jr., Chair

Excused Absence
Stephen P. Tharinger

ATTEST:

Trish Holden
Trish Holden, CMC, Clerk of the Board


Michael C. Chapman



EXHIBIT 1

- Final West Portion of Dryke LAMIRD
- Area Removed From LAMIRD and Rezoned From Rural Commercial (RC) to Rural Low (R5)
- Parcel Boundaries
- Roads

0 125 250 500 Feet

Amending Title 31 Comprehensive Plan Map and Title 33 Zoning Map of the Clallam County Code.

Pursuant to Ordinance 850, 2009, the property shown on this map is hereby re-designated from Rural Commercial (RC) to Rural Low (R5).

Signed this 23rd day of June, 2009.

BOARD OF CLALLAM COUNTY COMMISSIONERS

Howard V. Doherty, Jr., Chair

Excused Absence

Stephen P. Tharinger

Michael C. Chapman

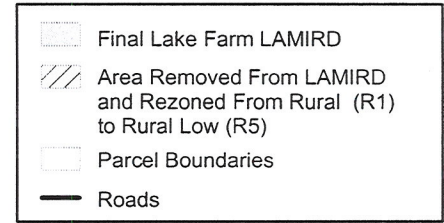
ATTEST

Trish Holden, CMC, Clerk of the Board



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EXHIBIT 2



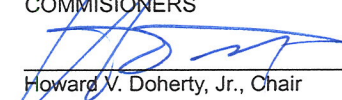
0 250 500 1,000 Feet

Amending Title 31 Comprehensive Plan Map and Title 33 Zoning Map of the Clallam County Code.

Pursuant to Ordinance 850, 2009, the property shown on this map is hereby re-designated from Rural (R1) to Rural Low (R5).

Signed this 23rd day of June, 2009.

BOARD OF CLALLAM COUNTY COMMISSIONERS


Howard V. Doherty, Jr., Chair


Stephen P. Tharinger


Michael C. Chapman


Michael C. Chapman

ATTEST


Trish Holden, CMC, Clerk of the Board

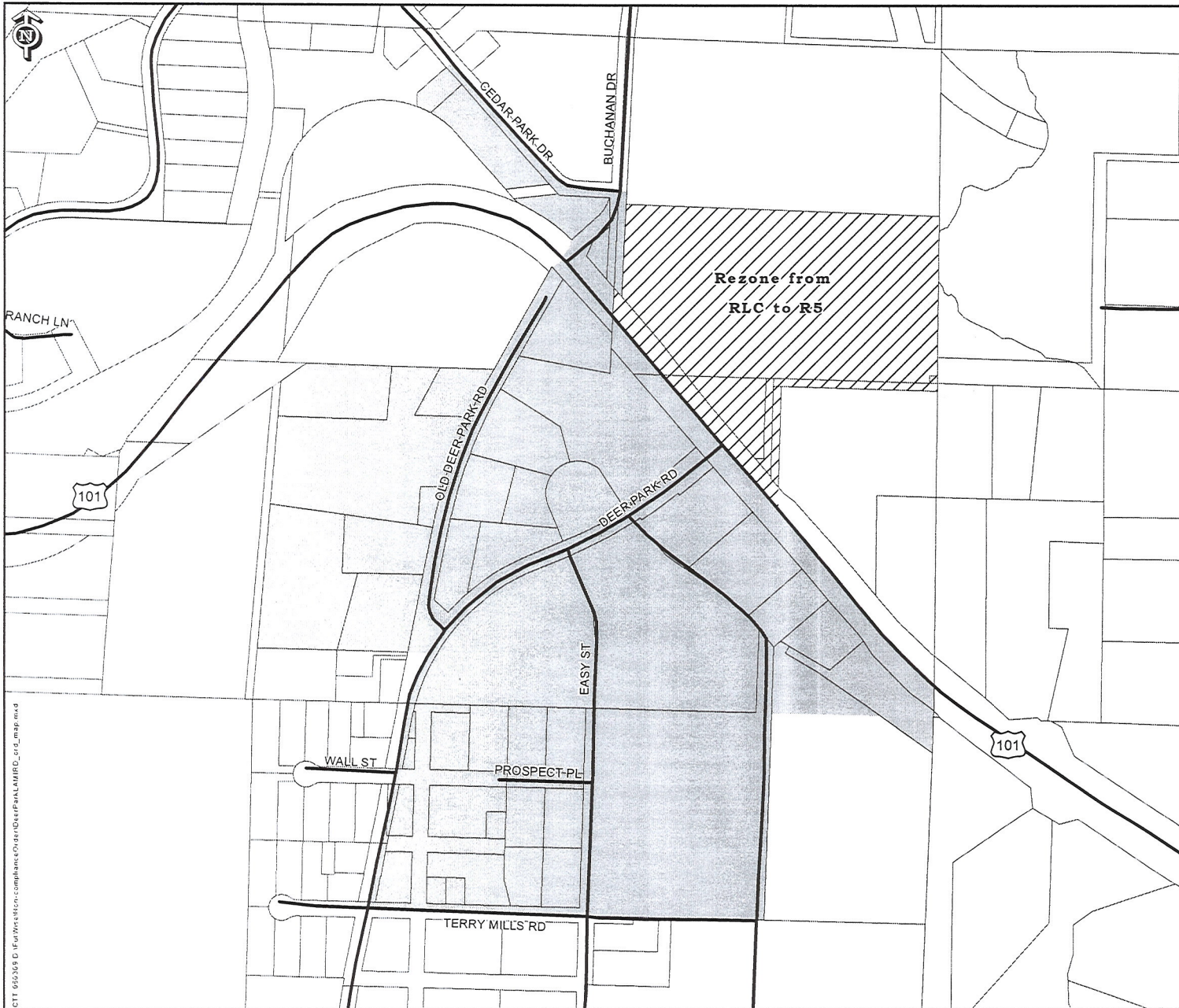
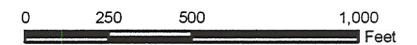
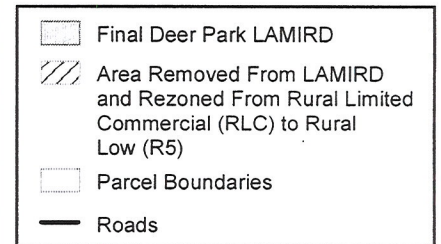


EXHIBIT 3



Amending Title 31 Comprehensive Plan Map and Title 33 Zoning Map of the Clallam County Code.

Pursuant to Ordinance 850, 2009, the property shown on this map is hereby re-designated from Rural Limited Commercial (RLC) to Rural Low (R5).

Signed this 23rd day of June, 2009.

BOARD OF CLALLAM COUNTY COMMISSIONERS

Howard V. Doherty, Jr., Chair

Excused Absence

Stephen P. Tharinger





Michael C. Chapman

ATTEST

Trish Holden
Trish Holden, CMC, Clerk of the Board



EXHIBIT 4

-  Final East Portion of Lairds LAMIRD
-  Area Removed From LAMIRD and Rezoned From Rural Limited Commercial (RLC) to Rural Character Conservation 3 (RCC3)
-  Parcel Boundaries
-  Roads

0 250 500 1,000 Feet

Amending Title 31 Comprehensive Plan Map and Title 33 Zoning Map of the Clallam County Code.

Pursuant to Ordinance 850, 2009, the property shown on this map is hereby re-designated from Rural Limited Commercial (RLC) to Rural Character Conservation 3 (RCC3).

Signed this 23rd day of June, 2009.

BOARD OF CLALLAM COUNTY COMMISSIONERS

Howard W. Doherty, Jr., Chair

Excused Absence

Stephen P. Tharinger

[Signature]
Michael C. Chapman

ATTEST

Trish Holden
Trish Holden, CMC, Clerk of the Board