

Ordinance 852

An ordinance amending Clallam County Code Title 31, Comprehensive Plan; 33.10, Rural 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 Rural Moderate (R2) and Western Region Rural Moderate (RW2) which were the subject of the Hearings Board's Compliance Order dated April 23, 2008. 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pending suit or proceeding; or any rights acquired; or liability or obligation incurred under the sections amended or repealed; nor shall it affect any proceeding instituted under those sections.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.

This ordinance will take effect 90-days after either a determination of compliance as to this Ordinance by the Western Washington Growth Management Hearings Board; or if the Hearings Board's decision is appealed, a final decision in court that this Ordinance complies with Chapter 36.70A RCW, the Growth Management Act.

Section 1. Section 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 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 nonresidential 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 noncompliant 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:¹

Vested rights does not equate to the built environment. The built environment includes those they are above or below ground.

Subdivided or platted land, although undeveloped may not be considered Legislature intended this term to

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

The need to preserve the character communities,

Physical boundaries such as bodies, forms, and contours,

The prevention of abnormally irregular boundaries, and

The ability to provide public facilities not permit low-density sprawl.

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

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

(b) In implementing the revised policies relating to LAMIRDs, the logical outer boundaries of 16 LAMIRDs were adjusted, ~~four~~4 areas previously designated as LAMIRDs were removed entirely from LAMIRD status, and ~~a new~~ LAMIRDs ~~were was~~ designated ~~in~~ at Blyn, Solmar, Dungeness Meadows, East Sequim Bay, and Marine Drive. 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 one 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~~ 17 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~~ 17 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~~ 17 LAMIRD land use and zone classifications described in Table 31.02.263(A) are associated with designated areas of more intensive rural development within Clallam County. The general locations of Clallam County LAMIRDs are depicted on Map 31.02.263 (A).

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

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

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

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

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

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

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

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

Section 2. Table 31.02.263(A), LAMIRD Land Use and Zoning Designations, is amended to read as follows:

General LAMIRD Type	Regional Planning Area
Rural Residential LAMIRDs	
Urban Residential High (URH)	Sequim-Dungeness (Sunland)
Urban Residential Low (URL)	Sequim-Dungeness (Sunland)
Rural Suburban Community (RSC)	Sequim-Dungeness (Bell/Highland Hill)
Rural (R1)	Sequim-Dungeness, Port Angeles, and Straits (Various areas)
Western Region Rural (RW1)	Western (Various areas)
Quillayute Residential (QR)	Western (Various areas)
Rural Moderate (R2)	Sequim-Dungeness (Various areas)
Rural Center/Village LAMIRDs	
Blyn Rural Center (CEN)	Sequim-Dungeness (Blyn)
Rural Village (RV)	Sequim-Dungeness (Dungeness Village)
Rural Village Low (RVL)	Sequim-Dungeness (Dungeness Village)
Western Region Rural Center (WRC)	Western [Sappho, Lake Pleasant, Quillayute Airport, and Mora Road/La Push Road Junction (Three Rivers) areas]
Rural Commercial/Mixed Use LAMIRDs	
Rural Commercial (RC)	Sequim-Dungeness (US 101-Three Areas)
Diamond Point Airport (DPA)	Sequim-Dungeness (Diamond Point Airport)
Rural Neighborhood Commercial (RNC)	Sequim-Dungeness, Port Angeles, and Straits (Various areas)
Rural Limited Commercial (RLC)	Sequim-Dungeness, Port Angeles, and Straits (Various areas)
Tourist Commercial (TC)	Western (Beaver, Whitcomb-Dimmel Road, and US 101 Bogachiel Bridge areas)
Small-Scale Recreational LAMIRDs	
Tourist Rural (TR)	Straits (Crescent Beach Area)

Section 3. Map 31.02.263(A), Generalized Locations of Limited Areas of More Intensive Rural Development (LAMIRD), is amended to read as follows: [See map.](#)

Section 4. Section 31.03.020, Comprehensive Plan map designations, is amended to read as follows:

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

Included within Ordinance amending Clallam County Code 31, Comprehensive Plan; 33.10, Rural 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)

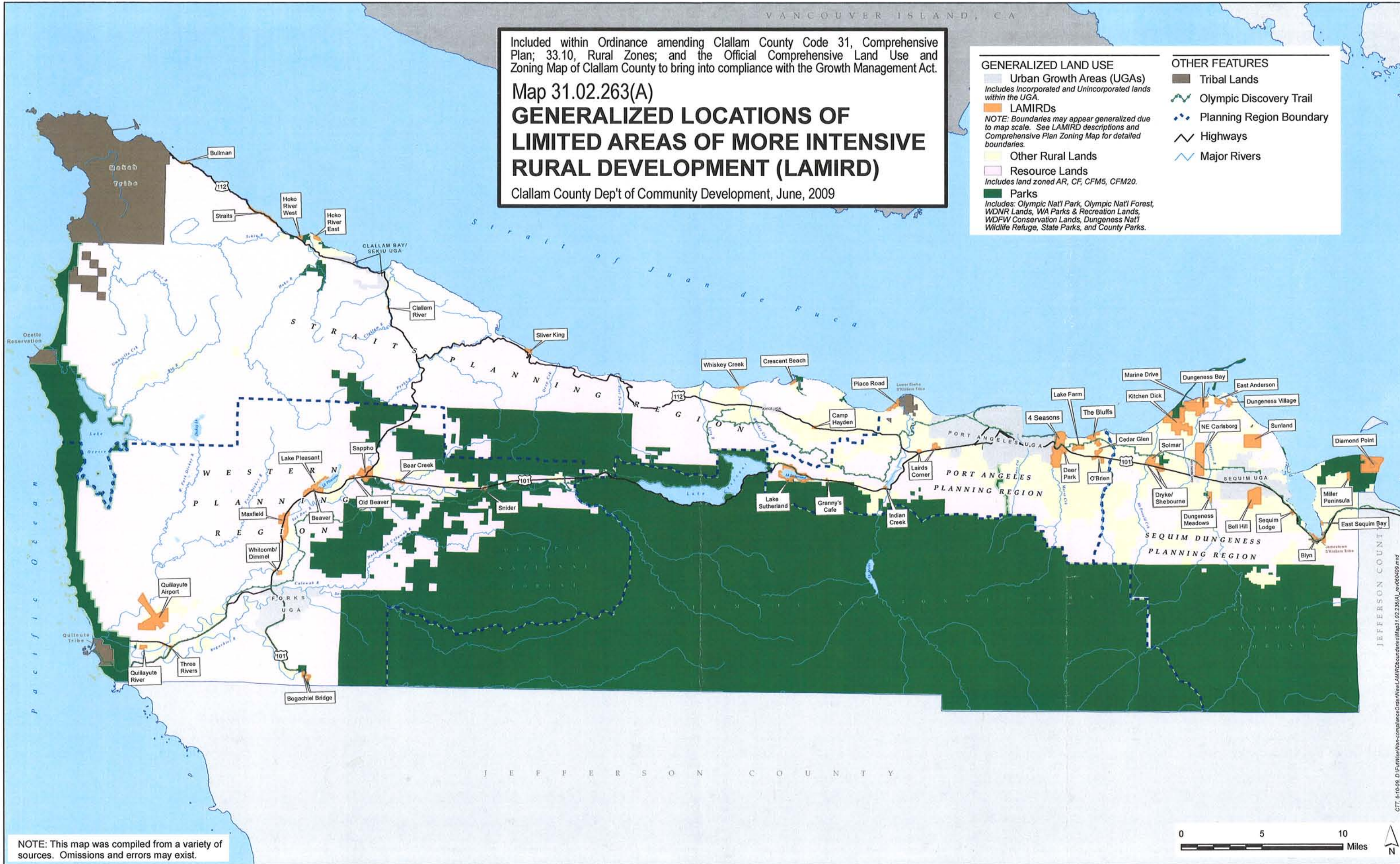
Clallam County Dep't of Community Development, June, 2009

GENERALIZED LAND USE

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



Land Use Designation		Maximum Densities
Commercial Forest	CF	One dwelling per 80 acres
Rural	R1	One dwelling per acre
Rural Suburban Community	RSC	One dwelling per acre
Rural-Moderate	R2	One dwelling per 2.4 acres
Rural-Low	R5	One dwelling per 4.8 acres
<u>Rural Neighborhood Conservation</u>	<u>NC</u>	<u>One dwelling per 5 acres. Under optional innovative zoning techniques, up to one dwelling per 2.4 acres</u>
Rural-Very Low	R20	One dwelling per 19.6 acres
Rural Center	CEN	One dwelling per one-half acre
Rural Village	RV	One dwelling per one-quarter acre
Rural Village Low	RV2	One dwelling per acre
Carlsborg Village Commercial	CV	One dwelling per one-half acre
Rural Commercial	RC	One dwelling per one-half acre
Urban Residential	URL/URH	Two to four dwellings per acre
Industrial	M	Residential uses accessory to industrial uses
City of Sequim UGA		Various, see CCC 31.03.310
Public Land	P	Park facilities
Carlsborg UGA		Various, see CCC 31.03.350

Section 5. Section 31.03.415, Miller Peninsula neighborhood, subsection (6), Land Use, is amended to read as follows:

(6) Land Use.

(a) ~~[Policy No. 13].~~ This area has strong rural character, including open space corridors along the highway and large ownership patterns. Large areas of public land exists on the Peninsula, now designated by the Washington State Parks Commission for future development as a State Park. Rural densities should remain at one dwelling per ~~five~~5 acres (rural low), ~~except with the area~~ along East Sequim Bay Road, designated for rural neighborhood conservation (5 acre base density) subject to optional innovative zoning techniques that are triggered by either specific neighborhood circumstances (Overlay technique) or specific parcel criteria (Cluster technique), except where a LAMIRD is designated according to the provisions of CCC 31.02.263, which is designated for moderate rural densities (2.4—rural moderate).

(b) ~~[Policy No. 14].~~ Commercial land uses shall be strongly discouraged along SRUS 101 and within a half mile of roads intersecting SRUS 101 as these would tend to encourage strip development of the highway and diminish the current rural character of the area.

(c) ~~[Policy No. 15].~~ Commercial development at the intersection of Diamond Point Road and SR 101 or at any point along SRUS 101 between the eastern Clallam County line and the Blyn rural center will be discouraged as sufficient areas for commercial development have been provided within the Diamond Point/Sunshine Acres and Blyn rural centers. Should the Jamestown S’Klallam Tribe put its ownership in the vicinity of the intersection of Diamond Point Road and SRUS 101 into tribal trust status in order to allow commercial development of this site contrary to the direction provided by local residents as expressed in the Sequim-Dungeness Regional Plan, then such development shall not provide any justification for adjacent commercial development of lands under Clallam County jurisdiction.

Section 6. Section 31.03.425, Palo Alto-Chicken Coop neighborhood, subsection (5), Land Use, is amended to read as follows:

(5) Land Use.

(a) ~~[Policy No. 8].~~ This area has strong rural character, including open space corridors along the highway and large ownership patterns. Because of commercial forest land use, most rural densities should be at one dwelling per 20 acres (rural very low), except along East Sequim Bay Road, which is designated for rural neighborhood conservation (5 acre base density) subject to optional innovative zoning techniques that are triggered by either specific neighborhood circumstances (Overlay technique) or specific parcel criteria (Cluster technique) moderate-rural densities (2.4—rural-moderate)., and the lower parts of Palo Alto Road, which is designated for low rural densities (one home per ~~five~~5 acres).

(b) ~~[Policy No. 9].~~ HighwayUS 101 from Johnson Creek to the Jefferson County line is the most scenic stretch within this regional planning area. It is the gateway to Clallam County from the east. Rural development shall protect the scenic character, including prohibition on billboard construction, purchase of scenic conservation easements along the highway corridor and/or encouragement of planned unit developments for scenic properties along the highway.

(c) ~~[Policy No. 10].~~ Commercial land uses shall be strongly discouraged along SRUS 101 and within a half mile of roads intersecting SRUS 101 as these would tend to encourage strip development of the highway and diminish the current rural character of the area.

Section 7. Section 31.03.445, Happy Valley-Bell Hill neighborhood, subsection (5), Land Use, is amended to read as follows:

(5) Land Use.

(a) ~~[Policy No. 8].~~ With the exception of Bell Hill, this area remains rural with a variety of rural densities. Bell Hill (Highland Hills development) is suburban in character with sewer services provided by the City of Sequim and water service by the Public Utility District. The Happy Valley community has expressed a strong interest in protecting the rural quality of the area. Varying residential densities are appropriate for this area, with ~~the maximum density being one home per 2.4 acres; certain areas designated for rural neighborhood conservation (5 acre base density) subject to optional innovative zoning techniques that are triggered by either specific neighborhood circumstances (Overlay technique) or specific parcel criteria (Cluster technique).~~

(b) ~~[Policy No. 9].~~ Flexible zoning techniques may conserve rural characteristics under the following circumstances:

(i) Overall increase in underlying densities should not be allowed unless some other public benefits are provided;

(ii) Open space or forest lands are conserved in perpetuity; and/or

(iii) The clustered development maintains rural characteristics, considering building design and placement on lots relative to topography and adjoining landowners.

(c) ~~[Policy No. 10].~~ Some of the more vocal opposition to home-based businesses and industry came during neighborhood meetings for this area. Landowners prefer not to see home-based industries which cause traffic, are unsightly and would otherwise detract from a rural residential character. Examples of incompatible development are car repair and tourist shops.

(d) ~~[Policy No. 11].~~ Land use designations need to consider logical physical or community boundaries. Past designations were not consistent throughout the Valley area, with densities ranging from one home per acre to one home per 20 acres.

Section 8. Section 31.03.455, Sequim-West Neighborhood, subsection (7), Land Use, is amended to read as follows:

(7) Land Use.

(a) ~~[Policy No. 12].~~ Lands along the Dungeness River are designated for low density rural uses, due to environmental constraints. While some lands outside the river corridor in this area have been developed in parcels of one acre or less and with have roadway systems and other public service and facilities that are designed to handle this development. However, a significant portion of this area remains in larger parcel sizes, and should be designated to support rural moderate densities in accordance with agreements the County made with the City of Sequim to more closely reflect the spirit and intent of the Washington State Growth Management Act (Chapter 36.70A RCW). This area should be designated for rural neighborhood conservation (5 acre base density) subject to optional innovative zoning techniques that are triggered by either specific neighborhood circumstances (Overlay technique) or specific parcel criteria (Cluster technique), except where a LAMIRD is designated according to the provisions of CCC 31.02.263.

(b) ~~[Policy No. 13].~~ New land divisions in this area must consider the impact on aquifer recharge areas. Sewage disposal must meet local health code standards and monitoring of groundwater quality should be an ongoing effort.

Section 9. Section 31.03.465, Dungeness-Jamestown neighborhood, subsection (6), Land Use, is amended to read as follows:

(6) Land Use.

(a) ~~[Policy No. 14].~~ This neighborhood includes the historic community of “Dungeness,” Three Crabs, and parts of the Jamestown area. Encourage the continued development of “Dungeness” as an historic community providing services to tourists and local residents, consistent with the need to protect adjacent critical areas from adverse impacts.

(i) Development within “Dungeness” should focus on the old town site area, and not be oriented towards Sequim-Dungeness Way.

(ii) Commercial uses allowed within this rural center should be limited to the types of uses that serve the local community and tourists, such as overnight accommodations, restaurants, gift shops, grocery stores, taverns, etc.

(b) ~~[Policy No. 15].~~ Development in this area should avoid placing greater impacts on the Dungeness River, wetlands, and saltwater shorelines from stormwater runoff, loss of sensitive area buffers and riparian zones, and human disturbance.

(c) ~~[Policy No. 16].~~ Rural residential densities within this area should be set based on natural physical boundaries and natural limitations. The following principles should apply:

(i) Land immediately north and southwest of the City of Sequim may be designated for rural moderate densities (one home per 2.4 acres); should be designated for rural neighborhood conservation (5 acre base density) subject to optional innovative zoning techniques that are triggered by either specific neighborhood circumstances (Overlay technique) or specific parcel criteria (Cluster technique);

(ii) Land which is within or in close proximity to wetland complexes and the Dungeness River should be designated for rural low densities (one home per ~~five (5)~~ acres);

(iii) Land north of West Sequim Bay Road to Sequim Bay, outside the City of Sequim urban growth area, should be designated for rural ~~moderate densities (one home per 2.4 acres).~~

neighborhood conservation (5 acre base density) subject to optional innovative zoning techniques that are triggered by either specific neighborhood circumstances (Overlay technique) or specific parcel criteria (Cluster technique).

(iv) Land outside of wetland, fish and wildlife areas, but not in close proximity to Sequim, ~~may be designated for rural moderate densities (one home per 2.4 acres).~~ should be designated for rural neighborhood conservation (5 acre base density) subject to optional innovative zoning techniques that are triggered by either specific neighborhood circumstances (Overlay technique) or specific parcel criteria (Cluster technique).

(d) ~~[Policy No. 17].~~ Discourage incompatible uses on lands adjacent to agricultural lands so long as the agricultural use continues and is viable. Work towards long-term conservation through tax incentives and purchase of development rights.

Section 10. Section 31.03.475, Dungeness Valley neighborhood, subsection (5), Land Use, is amended to read as follows:

(7) Land Use.

(a) ~~[Policy No. 11].~~ Due to the outstanding views of Dungeness Bay, several developments within the area occurred prior to zoning regulations, including Mains Farm, Dungeness Bay, and Dungeness Beach plats. As a result, where there are not physical or natural limitations, further rural development can occur at suburban-rural residential densities (one home per acre).

(b) ~~[Policy No. 12].~~ Lower residential densities should occur adjacent to designated fish and wildlife habitat corridors: along Matriotti Creek (one home per 2.4 or 4.8 acres); the Dungeness River (one home per 4.8 acres); and Dungeness Bay (one home per ~~2.4~~ 5 acres) subject to optional innovative zoning techniques that are triggered by either specific neighborhood circumstances (Overlay technique) or specific parcel criteria (Cluster technique), except where a LAMIRD is designated according to the provisions of CCC 31.02.263.

(c) ~~[Policy No. 13].~~ Discourage incompatible uses on lands adjacent to agricultural lands so long as the agricultural use continues and is viable. Work towards long-term conservation through tax incentives and purchase of development rights.

(d) ~~[Policy No. 14].~~ Consider construction of a private or public golf course in this area as needed for the community, provided it is appropriately sited to address environmental, privacy, and transportation concerns.

Section 11. Section 31.03.500, Lost Mountain neighborhood, subsection (6), Land Use, is amended to read as follows:

(6) Land Use.

(a) ~~[Policy No. 12].~~ Residential densities in this area should be at one home per ~~five~~ (5) acres (rural low), except for lands between Taylor Cut-off Road and Hooker Road near Carlsborg ~~(rural moderate), which should be designated for rural neighborhood conservation (5 acre base density) subject to optional innovative zoning techniques that are triggered by either specific neighborhood circumstances (Overlay technique) or specific parcel criteria (Cluster technique), and~~ Lost Mountain, which should be designated for (rural very low).

(b) ~~[Policy No. 13].~~ The development pattern in Texas Valley varies from lot sizes less than ~~five~~ (5) acres to lots ~~twenty~~ (20) acres in size. The Valley, however, should receive land use designations based on geographic and natural limitations. Past land use designations ignored natural boundaries. Although the proposed land use designation is rural low, which is supported by adequate transportation network and fire protection services, the development of lots into ~~five~~ (5)

acre “cookie cutter” tracts could be detrimental to the rural character of the Valley. Therefore, new land divisions in Texas Valley are encouraged to transfer density within the ownership in order to retain open space and rural character values.

(c) ~~[Policy No. 14]~~. Lost Mountain was converted from forestry uses in the past ~~ten~~ (10) years. Due to the outstanding views on this property, there have been pressures to convert the property to higher densities. Such conversion, however, raises concerns due to limited water availability, drainage control, fire protection, and compatibility with the surrounding commercial forest. Lost Mountain should remain in rural very low densities throughout the life of this plan and measures taken to control stormwater runoff.

Section 12. Section 31.03.520, R Corner/Kitchen-Dick Road neighborhood, subsection (7), Land Use, is amended to read as follows:

(7) Land Use.

(a) ~~[Policy No. 15]~~. Commercial development along HighwayUS 101 in this area shall be discouraged except for neighborhood services near R Corner, rural commercial development near the Dryke-101-Pierce Road area, and the developed commercial area north of HighwayUS 101 and east of McDonnell Creek.

(b) ~~[Policy No. 16]~~. The undeveloped property currently designated for commercial and industrial use along HighwayUS 101 near McDonnell Creek should be designated rural on the Comprehensive Plan Map, and the commercial or industrial development of these areas discouraged.

(c) ~~[Policy No. 17]~~. Rural ~~R~~residential densities should be based on natural physical boundaries.

(i) The area between Highway-US 101, Siebert’s Creek, Old Olympic Highway, and McDonnell Creek should be designated rural;

(ii) The area east of McDonnell Creek, south of Old Olympic, north of Atterberry, west of Kitchen-Dick Road (or Carlsborg neighborhood), and north of Atterberry Road should be designated ~~rural-moderate~~; for rural neighborhood conservation (5 acre base density) and subject to optional innovative zoning techniques that are triggered by either specific neighborhood circumstances (Overlay technique) or specific parcel criteria (Cluster technique), except where a LAMIRD is designated according to the provisions of CCC 31.02.263;

(iii) The area south of Highway-US 101 or Atterberry Road to the commercial forest boundary should be designated rural low;

(iv) Discourage incompatible uses on lands adjacent to agricultural lands so long as the agricultural use continues and is still viable. Work towards long-term conservation through tax incentives and purchase of development rights.

(d) ~~[Policy No. 18]~~. Consider construction of a private or public golf course in this area as needed for the community, provided it is appropriately sited to address environmental, privacy, and transportation concerns.

Section 13. Section 31.04.220, 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, 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.

Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

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

Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

(2) Watershed Goals. Protect beneficial uses of water from nonpoint sources of pollution in the Port Angeles watershed, including the effects of pathogens, chemicals, sediment, and nutrients on both surface and ground water resources.

Ensure long-term, sustainable, environmental and economic health of the watershed.

Ensure cooperation and coordination in resource management.

(3) A Vision for Rural Lands in Clallam County. We envision the rural lands in the Port Angeles planning area as a scenic patchwork of large open fields and woodlots interspersed with rural homesteads and serviced by neighborhood or tourist commercial clusters. Neighborhood/tourist commercial clusters are located at their present positions along the highway and have blended into the rural environment through the application of landscaping standards and rural design guidelines which emphasize the preservation of rural views. Recreational uses which promote open space values such as golf courses, driving ranges, and horse stables are encouraged to locate along major highways to improve scenic vistas and buffer residential uses. Overly rigid development patterns which saw large areas of land divided up into uniform lot sizes with no provisions for intervening larger lot sizes or open space have been replaced by a more natural rural character conservation development pattern in rural lands. This Comprehensive Plan designation encourages land owners to create a variety of residential lot sizes ranging from one-half acre residential lots to ~~forty (40)~~ acre open spaces. Allowing for a variety of lot sizes without increasing existing densities allows farmsteads, woodlots, and affordable housing options to coexist in the same general area providing much more choice, affordability, and variety than that which existed under uniform development patterns. The County's strategy for preserving rural character has focused on maintaining open spaces, retaining a diversity of lot sizes, allowing rural growth to occur on smaller lots without increasing current densities, and concentrating rural commercial enterprises at existing locations along highways.

A clear boundary exists between rural and urban areas. Average density in the rural areas is less than one home per ~~five (5)~~ acres. Rural character conservation designations have been established in the rural areas which has allowed rural character to be preserved far into the future rather than allowing it to gradually degrade as unplanned development took place, as was occurring prior to the adoption of the new comprehensive plan in 1995. Several pre-existing urban density developments are found within the rural area in the vicinity of the Bluffs Subdivision, on Place Road, and at Lake Sutherland. Infill development within these suburban pockets is encouraged. Many critical areas, important agricultural lands, and forest lands have been permanently protected through purchase of development rights, rural character conservation open space agreements, and conservation easements. Forest resource lands, farms and important open space resource lands first identified in 1992 and 1993 remain in resource use.

Critical areas in the rural portion of the County are protected and environmental enhancement projects have restored many acres of wetlands and miles of streams to salmon runs. Both the

Comprehensive Plan and its implementing ordinances recognize the need to allow natural systems to be the key determinant of planning and land use activity. Incentive-based programs and ordinances seek to link, protect, and enhance natural systems through appropriate zoning, conservation easements, covenants or other innovative means. Structures, roads, and utility systems are placed in such a way as to minimize the alteration of the landscape and to preserve the operation of the natural systems and wildlife corridors. Water is clean and abundant due to conservation efforts. Careful stewardship has ensured the conservation of our land, air, water, and energy resources for future generations and has enhanced present day property values and public safety.

(4) Defining Rural Character. The Growth Management Act defines rural lands by identifying them as the areas which are not urban growth areas and are not identified for long-term commercial production of agricultural, forest, and mineral resources. The intent of the Growth Management Act is that “rural lands” and what constitutes “rural character” are to be defined at the local level. Sprawling, estate type lots, which are too small for productive woodlots or small scale agricultural uses are to be discouraged in rural areas.

The Clallam County County-wide Planning Policies provide guidance to the densities which are not rural in character. These policies identify a density of one unit per acre as urban/suburban indicating that one-acre per home densities without offsetting provision of open space would not be considered as “rural” in character. Several locally conducted visual preference surveys, questionnaires and comments at various public meetings indicate that many local residents think of rural lands as areas exhibiting low residential densities (one home per ~~ten~~(10) acres or less) that provide a mixture of rural land uses. Local residents indicate that rural land uses include farms, woodlots, and natural open spaces which are clearly distinguished from urban/suburban areas that are characterized by uniform lot sizes, lack of open areas and higher densities. The County-wide Planning Policies also indicate that maximum densities should be set for areas outside of urban growth areas, provide that the County’s Comprehensive Plan shall permit only those land uses that are compatible with the rural character of such lands and that the rural element provide for a variety of rural densities and development patterns, including the use of cluster housing concepts to encourage conservation of open space and resource lands. Lastly, the County-wide Planning Policies suggest that rural areas abutting urban areas should provide for reduced densities or cluster development options in order to allow for future expansion of urban areas.

The regions current “rural character” is characterized by large open spaces and pockets of concentrated residential development along the Strait of Juan de Fuca. Residential communities are separated by a highly mixed rural development pattern of diverse lot sizes and land uses.

The draft vision statement for rural lands in the Port Angeles region establishes the ~~twenty~~(20) -year vision for retaining rural character. Drawing from the vision statement, “rural character” is defined as a scenic patchwork of large open fields and woodlots interspersed with rural homesteads and serviced by neighborhood/tourist commercial clusters at existing locations. Density is less than one home per ~~five~~(5) acres and uniform lot sizes developed over large areas are not encouraged. Rural character conservation designations would be established to ensure that rural lot sizes exceeding ~~ten~~(10) acres in size will be interspersed throughout the rural area and that rural character could be maintained far into the future.

(5) Rural Growth Issues and Current Trends. Achieving the goals of this plan to maintain a high quality of life for those County residents that live in rural portions of the Port Angeles planning area will require positive changes to current County policies and regulations. Current policies, regulations, and market structure encourage people to locate in rural areas while at the same time allowing development to occur at densities and in patterns which diminish the very rural character

that caused people to move there in the first place. A simple study of parcel maps in the County document the trend of recent development practices to divide the landscape into uniform residential lots at densities in between urban and rural densities leading to land use patterns that can only be defined as sprawl. Rural areas in Clallam County and this planning region are rapidly being divided into one acre, 2.4 acre, and ~~five (5)~~ acre lot sizes. Land use studies show that there are already 2,500 vacant parcels in these size ranges which could meet all of the land use demand for this type of lot over the next ~~twenty (20)~~ years. These individual lots contain some private open areas but make no provision for productive uses of the land for raising livestock, growing timber or just leaving some open areas for wildlife habitat.

Over the past ~~ten (10)~~ years, the unincorporated or rural areas of the Port Angeles planning area have experienced over ~~sixty-five (65)~~ percent of the decade's growth, with the remainder of the growth occurring in the planning area's one incorporated place, the City of Port Angeles. It appears that many people moving to this County are looking for a rural lifestyle and do not see much advantage to choosing to live in urban areas. These rural growth trends do not satisfy growth management objectives of encouraging development in urban areas where adequate public facilities and services can be provided in an efficient manner. Without change, rural areas will continue to experience intense development pressures and a rapid decrease in rural quality of life. If sprawl is to be controlled, then urban growth at urban densities should be encouraged in urban areas and should not be encouraged in rural areas.

The City of Port Angeles is the only urban growth area within the Port Angeles planning area. The unincorporated portion of the urban growth area covers more than 3,000 acres. Moderate to high-density development will be encouraged within the urban growth area. The availability of high density and cost efficient services within the urban growth area should make it more cost effective to develop within the urban growth area than outside of it. This "cost of development" advantage should help to reverse the trend toward rural development and ease the development pressure currently experienced in these areas. It should be noted that all of the planned population for the entire planning area could be accommodated within this urban growth area.

(6) Defining Sprawl. It has been maintained by land use researchers in Washington that, "A new rural sprawl is consuming large amounts of land, splitting wide open spaces into fragments that are useless for agriculture, wildlife habitat, or other rural open space purposes." Sprawl development has the following characteristics:

Sprawl development lacks the density needed to provide efficient urban services but is too dense to be considered rural;

Sprawl is the ever outward extension of commercial development along main highways or arterials also known as "strip commercial development;"

Sprawl blurs the distinction between urban and rural environments;

Sprawl is a density of rural development which creates conflicts between agriculture, forest resource or mining operations and residential uses;

Sprawl will occur from conventional zoning requiring uniform lot sizes of one home per ~~one~~ to ~~five (5)~~ acres over large areas. Lots larger than ~~ten (10)~~ acres must be retained throughout the rural area to retain rural character.

(7) Why Keep Rural Areas Rural? There are many reasons for maintaining rural character in rural areas. Preservation of rural character has been a strong concern for residents of the Port Angeles watershed as evidenced by area-wide survey results. Economic reasons also provide a strong justification for retaining productive land uses. Some additional rationale ~~are~~is provided below:

(a) The designation of urban and rural areas allows efficient provision of public services and facilities when most growth is directed to compact urban centers. Studies have shown that the average annual cost to maintain services for developed land was thousands of dollars per acre more than maintaining services to productive forest lands, agricultural lands and open space.

(b) Rural areas have traditionally offered a retreat from the bustle of urban life and offer additional choices of living environments for residents.

(c) The presence of rural lands is attractive to residents and visitors. If rural character is diminished, new residents and visitors could choose to locate or spend their time and money in areas that have retained their scenic rural areas.

(d) Rural areas bordering cities provide for the logical, planned future expansion of urban areas.

(e) Rural areas adjacent to urban centers are susceptible to sprawl which can quickly overwhelm community character, County budgets and way of life.

(f) Urban and resource areas are dependent upon each other, but tend to be uneasy neighbors. Rural areas can buffer urban and resource or natural areas from each other, so that each area can function without interference from the other.

(g) Rural areas, although not designated for long-term commercially significant timber and agricultural resource use, are also appropriate areas for resource operations.

(h) Small scale farms can thrive in rural areas near urban centers. Intensive farming can be workable on acreage as small as ~~ten (10)~~ to ~~twenty (20)~~ acres.

(8) What Happens to Rural Character under Conventional Development? Further application of current development patterns allowed in rural areas will not result in retention of “rural character” or a high quality of rural living. The typical one acre to ~~five (5)~~-acre lot in a conventional zoning district will seem “rural” only so long as it borders pasture lands or woodlots of neighboring properties. However this is “borrowed” open space, temporary in nature. When those abutting properties are also developed for home sites, the surroundings will be suburban in character and the feeling of “living in the County” will be lost. After viewing fully developed areas of one acre, 2.4 acre and even ~~five (5)~~ acre zoning, Clallam County residents participating in visual preference surveys indicated that these areas did not look rural. The majority of land in these suburban density subdivisions will be devoted to large yards and a high percentage of the area utilized merely to provide road access to each lot. Similarly, allowing intensive urban type developments such as Sunland or Diamond Point does not retain rural character as revealed in the fact that both developments have now been designated as urban growth areas where a full suite of urban level services must be provided. The large urban growth areas adopted by Clallam County provide ample vacant land for future urban type developments.

(9) Rural Character Conservation. With these facts in mind, the Plan for the Port Angeles region calls for widespread utilization of a rural character conserving development pattern. The purpose of the rural character conservation approach is to increase the variety of lot sizes available in rural areas and to permit a reasonable amount of residential development while retaining the large lots, open spaces, sensitive natural areas, and rural community character that would be lost under

conventional development at these same densities. Under the rural character conservation approach, residential lot sizes could be reduced to as small as one-half acre with the typical lot size in the one-acre size range. By reducing the area required for most of the rural home sites to that which is actually needed for residential use, the remaining acreage normally contained in individual lots would be utilized to create a large remainder residential lot within each development which will range in size from ~~eight~~(8) acres to more than 100 acres depending on the size of the development proposal. Retention of larger residential lots in rural areas works to conserve the rural character of rural areas. The large remainder lot can provide for open spaces between residences, reduces the perceived density of development, provides privacy and neighborhood identity, and retains natural features, woodlots, and pasture land. This open space can be owned in several ways. It could be owned as one large residential lot by the property owner or it could be owned and managed by a homeowners' association. Since all the development rights will have been utilized, it will not be further subdivided but will remain in productive rural residential use as a large lot contributing to the rural character of the area. Should the property owner decide that the rural character conservation approach will not work for him, he may still divide the property down to a rural lot size of ~~ten~~(10) acres or larger. The rural character conservation development approach allows for lot size flexibility in developments larger than ~~nineteen~~(19) acres by utilizing a sliding scale to determine the size of the remainder residential or open space lot. Lots between 19.1 and ~~sixty~~(60) acres in size would allow development of up to ~~thirty~~(30) percent of the site in small lots with ~~seventy~~(70) percent in the large remainder lot. Lots between 60.1 acres and 100 acres would allow development of ~~forty~~(40) percent of the site in smaller lots with ~~sixty~~(60) percent in the large remainder lot. Lots larger than 100 acres would allow development of up to ~~forty-five~~(45) percent of the site with ~~fifty-five~~(55) percent in the large remainder lot or open space.

Design guidelines in a rural character conservation development would ensure that most properties fronted on open space for enjoyment of rural vistas and that individual housing clusters were limited in size to avoid the appearance of an urban housing development. Housing would be encouraged to locate in or near the timbered portion of the property and away from existing residences to reduce its visual impact on adjacent properties and the exterior roads. The rural character conservation approach ensures that large lot sizes (~~ten~~(10) acres or greater) and open spaces vital to the retention of rural character will be retained in rural areas. It allows most rural property owners to use their current development rights. Smaller lots still under one ownership or joint ownership could be recombined to ensure that this option is available to many property owners. Existing lots or ownerships smaller than ~~eleven~~(11) acres in size (contiguous ownership at the time of interim zoning adoption will be utilized to determine the ~~eleven~~(11) acre threshold) located within a rural character conservation designation will be allowed to subdivide to the underlying density of the zoning district in a large lot/small lot pattern.

The rural character conservation approach has many positive features. Since the amount of land utilized in residential home sites is reduced to the actual amount needed for residential use, a significant percentage of each development could remain in open space tax classification and uses. This feature limits the tax penalties incurred by the developing property owner while allowing him the possibility of producing the same income from his property if he does a well designed development. Case studies of existing open space developments in the Port Angeles area support the claim that buyers will pay as much or more for a lot in a well designed open space development as they will for a ~~five~~(5)-acre lot. This development approach would minimize public expenses involved in maintaining roads since less roads would be needed to service compact, open space developments. Woodlots and farms retained under this approach would not only provide for

productive use of the land and enjoyment for the residents of the developments but could be utilized in combination to protect critical areas, connect wildlife corridors, provide space for livestock keeping, and otherwise minimize the impacts of development on the natural systems in the watershed. Problems with cluster ordinances would be avoided by providing only minor increases in density for utilizing this approach and through careful application of design guidelines to ensure the maintenance of rural character within such development areas.

(10) Flexible Zoning. A second approach will also be utilized in rural areas outside of areas designated for rural character conservation to allow for an increased diversity of rural lot sizes. Flexible zoning would allow the transfer of density within the ownership boundaries subject to a proposed land division, with no new lot being created less than one acre in area, and total number of lots determined based on the underlying zoning density. For example, a ~~twenty~~(20)-acre parcel is designated as rural low (one home per 4.8 acres). This allows the owner ~~four~~(4) dwelling units. The owner decides to divide the property into two ~~(2)~~, 2.5 acre lots, one ~~five~~(5) acre lot, and one ~~ten~~(10) acre lot. This flexible zoning technique may achieve some affordable housing goals and preserve the rural character by having a variety of housing lot sizes scattered throughout rural areas. While this approach encourages creativity it does not ensure that the property owner retains any larger, rural sized lots which would retain rural character. The property owner is still free to develop a gridlike pattern of development which will not retain rural character at densities greater than one home per ~~ten~~(10) acres. For this reason this particular technique will not be utilized in rural character conservation designations where current large land ownership patterns allow for rural character to be fully retained.

(11) Urban Density Development Allowed in Rural Areas by the GMA. The Growth Management Act does provide for limited urban density growth outside urban growth areas in master planned resorts. Master planned resorts (240 acres minimum acreage) are self-contained and fully integrated planned unit developments, in a setting of significant natural amenities, with a primary focus on destination resort facilities with developed on-site indoor and outdoor recreation facilities. The County can develop policies to guide the development of these type of facilities.

(12) Controlling Sprawl by Limiting Nonresidential Uses in Rural Areas. There are three ~~(3)~~ types of nonresidential uses found in the rural areas which need to be carefully controlled in order to preserve rural character. Shadow Mountain Store and RV at Lake Sutherland, Laird's Corner, and Granny's on Highway 101 are examples of tourist or neighborhood commercial developments. 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 no closer than at ~~three~~(3) mile intervals to promote compact rural commercial service centers.

The Growth Management Act would indicate that some of the commercial and industrial uses found just east of the O'Brien Road intersection and west of Dry Creek Road have exceeded those which should be found in rural area. This second type of commercial and industrial development should be limited to these locations and further growth outside of a defined area at these locations should not be permitted. The visual impact of these uses should be reduced through the use of high quality landscaping and design guidelines.

Lastly, several industrially zoned but unutilized-utilized log yards are found outside the urban growth area. The Corey and Sons site east of Dry Creek Road is recommended for change to a rural neighborhood commercial designation in this plan to allow for appropriate use on the site while limiting further water pollution to Dry Creek which had been common under its prior use. Remote industrial sites west of the Elwha River have been recommended for designation as commercial forestry or rural land uses depending on surrounding land uses.

(13) Controlling Sprawl by Limiting Public Services Provided in Rural Areas. Public facilities and services to be provided in rural areas must be defined. Many rural areas in the Port Angeles planning area are within the service area of a public water system. Where densities greater than one home per ~~twenty~~(20) acres have been applied in the past, the only workable approach to retaining rural character at these densities is to encourage development which combines smaller residential lots with permanently retained larger rural lot sizes. Where this rural character-conserving pattern is encouraged, public water systems are needed to serve compact development. Without public water, lot sizes should be ~~five~~(5) acres or larger to allow development of individual wells which do not adversely impact aquifers. Rural densities should not require extension of sewer. While police, fire, and transportation systems will be provided in rural areas, expected levels of service will be much less than that found in UGA's.

(14) Implementing the ~~Twenty~~(20) Year Rural Vision. Realizing the ~~twenty~~(20) year vision for the rural lands of the Port Angeles planning region will require development of rural goals, policies, and implementing actions that both encourage and ensure preservation of rural character. The types of housing developments considered appropriate for the rural areas varies within the Port Angeles planning area. Some areas have developed at one home per 2.4 to ~~five~~(5) acre densities and designations which recognize these densities have been used in these areas. Larger lots characterize the Olympic foothills and the areas more than one-third mile from County roads. Many of these areas have been included in the rural character conservation designation which recognizes their pre-existing densities but ensures retention of rural character.

The proposed rural land use categories offer a range of rural residential densities (from one dwelling per ~~2.4~~ 4.8 acres to one dwelling per ~~twenty~~(20) acres), some of which are subject to optional innovative zoning techniques. A number of LAMIRDs are designated according to the provisions of CCC 31.02.263, and a variety of nonresidential rural land use categories. Densities exceeding one home per 2.4 acres are not considered rural and will be found only in the Rural Suburban Community land use designation which recognize areas which have extensively developed at this density. Rural suburban communities will not be expanded in size but can be infilled with suburban-sized lots.

Section 14. Section 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. 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 five 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
<u>Rural Neighborhood Conservation</u>	<u>NC</u>	<u>One dwelling per 5 acres subject to optional innovative zoning techniques triggered by either specific neighborhood circumstances (Overlay technique) or specific parcel criteria (Cluster technique) with densities up to one dwelling per 2.4 acres</u>
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 2,460 people at build-out	Many features of rural character such as low density, animal keeping, low traffic volumes, outdoor recreation, wildlife habitat, and clean water are preserved at this density. When allowed to develop over large

Land Use Designation	Residential Densities Acres in Designation Build-out Populations	Quality of Life to be Expected and Allowed Uses
		areas, the appearance can resemble that of a large lot subdivision
<u>Rural Neighborhood Conservation (NC)</u>	<u>One dwelling per 5 acres subject to optional innovative zoning techniques triggered by either specific neighborhood circumstances (Overlay technique) or specific parcel criteria (Cluster technique) with densities up to one dwelling per 2.4 acres</u>	<u>Many features of rural character such as low density, animal keeping, low traffic volumes, outdoor recreation, wildlife habitat, and clean water are preserved at this density. Allows for greater density either a) Where the neighborhood character is already established at that density, or b) Where clustering of home sites retains at least 70 percent of the property in rural open space. Affordability will increase with the infill of areas with an established neighborhood character. Rural quality of life will be maintained with developments that retain at least 70 percent in open space, reducing impacts on sensitive areas and retaining woodlots and agricultural land.</u>
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

Land Use Designation	Residential Densities Acres in Designation Build-out Populations	Quality of Life to be Expected and Allowed Uses
		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, 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 two to four 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	The land should be capable of supporting moderately high-rural-type density with few natural constraints.	The area has low resource management potential. Development of the area will have little impact on resource lands.	Uses do not require the extension of urban services. The area may be served by community water systems	This area has a mix of large-lot residential developments, scattered residences and small hobby farms or woodlots. The area may be used

Land Use Designation	Purpose of the Designation	Land Capability/ Natural Limitations	Natural Resources/ Land Character-Lot Size	Public Services	Existing Land Uses
	lots with few rural type land uses at full development. Rural moderate density provides a buffer between urban areas and areas with lower densities.	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.	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	if local water is not of good quality. Rural type County road standards would apply	as a transition between urban development and lower intensity rural areas. This designation is appropriate where existing small scale agricultural uses (animal raising, truck farming, greenhouses) are occurring
Rural Low Density	The purpose of this land use designation is to provide for low density rural areas with lots that are large enough for many types of rural land uses. Rural low density provides a buffer between high-density rural areas and areas with lower densities	Land is capable of supporting low density rural type development with a few natural constraints. Land should be level to slightly sloping (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	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

Land Use Designation	Purpose of the Designation	Land Capability/ Natural Limitations	Natural Resources/ Land Character-Lot Size	Public Services	Existing Land Uses
		relatively free of flood, landslide, seismic or erosion hazards			provide sufficient setbacks/ buffers for residential uses
<u>Rural Neighborhood Conservation</u>	<u>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 with optional innovative zoning techniques that are triggered either by the size of the parcel (cluster technique) or by the varying character of the many existing neighborhoods found within this zoning district (overlay technique)</u>	<u>These areas are 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.</u>	<u>Rural quality of life will be maintained by the low base density, as well as by the optional cluster technique that retains at least 70 percent in open space, with development subject to cluster design objectives and standards designed to reduce impacts on sensitive areas and retain woodlots and agricultural land, and other rural open space infill at a density consistent with the substantial residential development already existing in the neighborhood will not result in the inappropriate conversion of large tracts of undeveloped lands and will be consistent</u>	<u>These areas are generally located near major transportation corridors. Uses do not require the extension of urban services. Infrastructure and services to support infill will already exist in neighborhoods that are already substantially developed. Development under the optional innovative zoning techniques must be served by community water systems and county road standards will apply.</u>	<u>This area has a variety of development patterns, including many neighborhoods already characterized by a) substantial development and the existence of ample services and facilities that would support infill at existing densities, and b) neighborhoods with larger lots that would be suitable for a pattern of development that would retain at least 70 percent in open space.</u>

Land Use Designation	Purpose of the Designation	Land Capability/ Natural Limitations	Natural Resources/ Land Character-Lot Size	Public Services	Existing Land Uses
			<u>with the visual compatibility of rural development with the surrounding rural area</u>		
Rural Character Conservation	The purpose of this land use designation is to provide for a diversity of rural lot sizes, which includes large lots where productive rural land uses will continue to thrive, and smaller residential-sized lots for homesites. Rural character conservation 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 some natural constraints. Development sites should be level to sloping (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, and a high component of wetlands and floodplains, landslide, seismic or erosion hazards	The area has good 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. Predominant parcel sizes are greater than 11 acres in size with rural land uses of woodlot or pasture land, and critical areas	Uses do not require the extension of urban services. The area can be served by community water systems. Rural type County road standards would apply	Area is a mix of scattered residences, hobby farms, woodlots and larger parcels still used for agricultural or forest production. The area may be used as a transition between 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	The land should be capable of supporting low density rural type development with moderate natural	The area has good resource management potential with dispersed hobby farms, woodlots and larger agricultural or forest land uses	This area is too far from the urban area to enable cost effective provision of urban services. Uses do not require	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

Land Use Designation	Purpose of the Designation	Land Capability/ Natural Limitations	Natural Resources/ Land Character-Lot Size	Public Services	Existing Land Uses
	mixture of rural and resource land uses. Rural low density allows for residential development at a density which is usually compatible with areas with natural limitations such as wetlands or ground with moderate erosion potential	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, and has a moderate erosion potential but should be relatively free of landslide hazards	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 some woodlots	the extension of urban services. The area will not be served by community water systems. Rural type County road standards would apply	used as a transition between lower intensity rural uses and lands with good potential for resource uses
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	This land use	Since a large	The area has	Urban services	Area should tend

Land Use Designation	Purpose of the Designation	Land Capability/ Natural Limitations	Natural Resources/ Land Character-Lot Size	Public Services	Existing Land Uses
Neighborhood Commercial	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 of small buildings, small overall area devoted to commercial use, and design and layout which screens residential areas from objectionable features	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 to 5 percent slopes), have well drained soils capable of supporting community septic systems, and be free of wetlands and flood, landslide, seismic or erosion hazards	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 3 miles between RNC designations as well as limiting their spread along highway frontage, to prevent the appearance of strip commercial development in rural areas	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	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 infill development to be similar to the use, scale, size, or intensity as the uses that existed prior to or as of July 1, 1990. Screened and well designed mobile home parks or RV parks may be permitted in the portion of the rural commercial areas not directly fronting on the highway. This type of land use designation should not cover more than 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	Since a large percentage of each lot will be covered with	The area has minimal natural resource potential.	Urban services are not available. Arterials	The commercial/ industrial areas established just east of the Morse

Land Use Designation	Purpose of the Designation	Land Capability/ Natural Limitations	Natural Resources/ Land Character-Lot Size	Public Services	Existing Land Uses
	of areas which have already developed in limited commercial and light industrial uses. The boundaries of such areas will be strictly defined at the time of plan adoption and will not expand. Within these boundaries current uses may continue to operate as permitted uses and may intensify. Vegetative screening, berming and restrictions on light, noise and outside activities will be used when new uses are established or existing uses intensify their activities. Adjacent rural densities should be low to allow buffering for residential uses	structures or paved parking the land should be capable of supporting intensive development with no natural constraints. Land should be flat (0 to 5 percent slopes), have well drained soils capable of supporting community septic systems, and be free of wetlands and flood, landslide, seismic or erosion hazards	Development will not impact resource lands. This designation recognizes that some industrial and commercial uses were well established outside the UGA's prior to growth management planning. These uses are allowed to continue at present locations but the area will not be expanded in size	should pass through or about this designation. The transportation network should be able to handle high traffic flows	Creek Canyon at the Highway 101-O'Brien intersection just west of Dry Creek Road at Highway 101 are the only LAMIRD sites within the regional planning area which meet the criteria for this zoning designation. Current uses include a cinema, shooting range, car race track, car parts and repair, building fabrication, storage, plumbing supply and wood product manufacture. New commercial or industrial uses should be similar to the use, scale, size, or intensity as the uses that existed prior to or as of 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,

Land Use Designation	Purpose of the Designation	Land Capability/ Natural Limitations	Natural Resources/ Land Character-Lot Size	Public Services	Existing Land Uses
					motels, gas stations, large employment centers or retail outlets shouldn't be directed to the UGA
Public Land	The purpose of this land use designation is to provide locations for existing and future sites for school facilities, public offices, cemeteries, rights-of-way, and easements.	The land should be capable of supporting public land uses which in many cases would include large building and parking lots	The area has limited resource management potential and will not impact adjacent resource lands. This designation is found where public agencies own land and will use it for public purpose	Public building should generally be located in urban areas with urban services available within the planning time frame	This area has a mix of existing public uses or is vacant ground
Commercial Forestry	The purpose of this land use designation is to provide for large contiguous areas where efficient forest operation can be conducted in support of Clallam County's forest industry. The designation protects large forest land holdings from encroachment of uses which would threaten efficient forest management practices	The land should be capable of supporting forest operations. Land should be level to steep, have well drained to poorly drained soils, may have a high component of wetlands and floodplains, have a moderate to high erosion potential and may include landslide hazard areas. Contiguous forested ownerships	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 these uses as other than commercial forestry would be spot zoning

Land Use Designation	Purpose of the Designation	Land Capability/ Natural Limitations	Natural Resources/ Land Character-Lot Size	Public Services	Existing Land Uses
		larger than 80 acres are mapped in this designation with smaller surrounded parcels included			
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	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	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

Land Use Designation	Purpose of the Designation	Land Capability/ Natural Limitations	Natural Resources/ Land Character-Lot Size	Public Services	Existing Land Uses
	housing	include landslide hazard areas in the forest reserve			
Open Space Overlay	The purpose of this land use designation is to identify open space features which are unbuildable 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	The land should be unbuildable due to natural 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	The area has resource management potential and may have high value for wildlife habitat, scenic value or watershed protection. Parcel sizes are variable and the area within this designation is best defined by critical area maps and critical wildlife corridor maps	Open space lands should be located within and between urban growth areas. The steep landslide prone ravines in the Port Angeles planning area are one example of open space lands. Access points to open space lands are needed but few other public services are needed	This area is generally vacant ground due to its natural constraints on building

Land Use Designation	Purpose of the Designation	Land Capability/ Natural Limitations	Natural Resources/ Land Character-Lot Size	Public Services	Existing Land Uses
	imply public ownership or the right to public use				

Section 15. Section 31.04.230, Rural land – Policies, is amended to read as follows:

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

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

(2) Goals and Policies to Retain Rural Character.

(a) Policy 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 lot 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 redesignated 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 redesignated 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 an urban housing development, minimizing the amount of access roads, and land management plans for open spaces.

(iii) The rural character conservation designation will allow development at densities of one home per 4.8 acres (RCC5) or one home per 2.4 acres (RCC3) if the provisions of subsections (2)(c)(iv) and (2)(c)(vi) of this section are met. These densities usually recognize densities that were available in the 1982 Comprehensive Plan, except in the case of areas with one-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 one 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 ~~five~~5 acres in RCC5 or one unit per 2.4 acres in RCC3) in a large lot/small lot pattern (maximum size of small lot residential parcel is 1.5 acres).

(d) Policy 4. In rural areas characterized by a variety of development patterns, a rural neighborhood conservation designation will be utilized to provide for low density rural areas with lots that are large enough for many types of rural land uses with optional innovative zoning techniques that are triggered either by the size of the parcel or by the varying character of the many existing neighborhoods found within this zoning district.

(i) Rural quality of life will be maintained by the low base density, as well as by the optional cluster technique that retains at least 70 percent in open space, with development subject to cluster design objectives and standards designed to reduce impacts on sensitive areas and retain woodlots, agricultural land, and other rural open space.

(ii) Infill at a density consistent with the substantial residential development already existing in certain neighborhoods will not result in the inappropriate conversion of large tracts of undeveloped lands and will be consistent with the visual compatibility of rural development with the surrounding rural area. For the purpose of this provision, a "neighborhood" is the area that extends 500 feet beyond the subject parcel's boundaries, and "substantially developed" means that at least 70 percent of all parcels within that neighborhood contain residential development at the time of the permit application. Substantially developed neighborhoods will already contain mature infrastructure and services.

(iii) Public water systems and county road standards will apply to developments under either of the optional Overlay or the Cluster innovative zoning techniques.

(d) Policy 54. In all rural residential designations except rural ~~character- neighborhood~~ conservation and rural character conservation a maximum residential density 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 65. 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 ~~five~~5 acres per home without offsetting provision of open space is not a preferred rural development pattern and will be discouraged in the Port Angeles planning region. Areas currently zoned for 2.4- and ~~five~~5-acre lots which have not extensively developed at this density should utilize a rural neighborhood conservation or rural character conservation development approach to allow rural character to be preserved through retention of permanently protected pasture land and woodlots. Development densities of 2.4 and ~~five~~5 acres per home will be allowed in rural areas where occupied lots in these lot sizes are already existent over large areas (greater than 50 acres). Existing, legal, nonconforming lots will be buildable under any change in zoning.

(f) Policy 76. 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 providing 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 87. 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 infill 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 one acre or less may only be created through an approved rural neighborhood conservation, rural character conservation development plan, or -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 98. 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 109. 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 those 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-US 101 at the Elwha River are examples of nonresidential uses found in the rural areas which qualify for LAMIRD designation (Lake Sutherland LAMIRD, Laird's Corner LAMIRD, Granny's Cafe 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-US 101-O'Brien intersection, and west of Dry Creek Road, and these areas are designated as LAMIRDs (Deer Park LAMIRD, O'Brien LAMIRD, and Laird's 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 119. 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 UGAs must not lead to expansion of urban services or facilities such as sewer, water or improved transportation systems.

(b) Policy 12~~4~~. Development of existing rural neighborhood commercial designations within the Lake Sutherland LAMIRD, Laird’s Corner LAMIRD, Granny’s Cafe 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, gas stations, and 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 132. 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~~5 acres.

(d) Policy 143. 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~~s some outward characteristics of a business should be allowed only when consideration is made for the rural character of the surrounding neighborhood.

(e) Policy 154. Industrial lands outside the urban growth area have been identified in the Laird’s 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, and 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. HighwayUS 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 165. In order to preserve scenic rural corridors, the preferred land uses along HighwayUS 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 three miles should be maintained between tourist commercial land uses along State highways in order to prevent sprawl development of strip commercial corridors.

(i) Residential densities within a quarter mile of the State highways outside the urban growth area should be no greater than one home per five5 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, prevent commercial conversion pressures and 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 176. 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, shelterwood cuts, and other silvicultural practices. Also see Goals and Policies under subsection (7) of this section.

(c) Policy 187. 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 198. ♦ 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 2019. ♦ 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 219. ♦ As part of an overall source control program related to on-site sewage disposal, determine where soil or site conditions do not provide an acceptable level of treatment,

sensitive resources are present, and/or high repair rates for existing systems are found; and undertake a program of discovery, remediation, maintenance and/or enforcement as described in the actions below. In the future, when any site or area has potential water quality problems due to suspected malfunction of an existing on-site sewage system, County policies and procedures should be in place for identifying such malfunctions and ensuring compliance with the on-site sewage regulations (Chapter 276-272 WAC).

◆ Clallam County, PUD #1 of Clallam County

(i) Discovery.

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

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

(C) At a minimum, systems should be inspected when the ownership of a property is changed, and corrective action taken prior to transfer of ownership. Educate lenders and appraisers about the need for sanitary surveys to ensure adequate function and capacity of on-site sewage disposal systems. Urge sanitary survey if inspection and/or maintenance has not been performed within the previous five 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 in 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 224. ♦ Site development, including roads, highways, and bridges, should protect the natural integrity of water bodies 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 232. ♦ 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 243. ♦ 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 254. ◆ 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 265. ◆ 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 276. ◆ 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 287. ◆ 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 298. ◆ 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 3029. ◆ 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 319. ◆ 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 16. Section 31.04.400, Fairview neighborhood, subsection (3), Land Uses, is amended to read as follows:

(3) Land Uses.

(a) Policy 2. A rural limited commercial land use designation shall be established at the Deer Park intersection with HighwayUS 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, 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 neighborhood conservation moderate designations will be established along HighwayUS 101 to the eastward extension of Levig Road. The rural neighborhood conservation moderate designation will terminate near the ridge on Lake Farm Road. Rural neighborhood conservation 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.

Section 17. Section 31.04.410, Deer Park neighborhood, subsection (3), Land Uses, is amended to read as follows:

(3) Land Uses.

(a) Policy 2. A rural limited commercial land use designation shall be established at the Deer Park intersection with HighwayUS 101.

(b) Policy 3. A rural suburban density residential land use will be established southwest of the commercial center west of Deer Park Road. This designation recognizes current densities and encourages infill development.

(c) Policy 4. Public land use designations will be established on State-owned land in the area of the HighwayUS 101 right-of-way northwest of Deer Park Cinema.

(d) Policy 5. A rural limited commercial designation will be established for the commercial area just east of O'Brien Road. This designation will allow the commercial and industrial uses found in this area to continue but the outer bounds of this designation will not be expanded to control urban type growth in rural areas.

(e) Policy 6. Rural ~~moderate- neighborhood conservation~~ designations will be established along HighwayUS 101 eastward to just beyond Sutter Road and in the area surrounding the rural limited commercial designation east of O'Brien Road. These two rural ~~moderate- neighborhood conservation~~ designations will terminate to the south near the 90 degree curve on O'Brien Road. One additional rural ~~moderate- neighborhood conservation~~ designation will follow Deer Park Road to the vicinity of the north section line of Section 29.

(f) Policy 7. A rural low density designation is found south of the 90-degree turn following O'Brien Road to the north section line of Section 34. An additional rural low designation covers the area surrounding the last one-half mile of Bagley Creek Road and angles over to connect with a small rural portion of the Deer Park Road.

(g) Policy 8. Rural character conservation designations are applied to just over half of the land between Deer Park and O'Brien Roads. Many of these lands have not been able to develop to their maximum density due to the large percentage of land being within critical areas. Streams, ravines, wetland complexes, and erosion hazard areas are extensive in this area. Utilizing a rural character conservation approach would allow development to occur at current densities but would allow critical areas to be protected in large lot sizes and by homeowners' associations. To include these critical areas in small individual lots as is the case under conventional zoning would lead to loss of rural character, diminish water quality, and destroy wildlife habitat.

Section 18. Section 31.04.420, Monroe Road/Foothills neighborhood, subsection (3), Land Uses, is amended to read as follows:

(3) Land Uses.

(a) ~~[Policy No. 2].~~ An urban commercial center land use designation shall be established in the area north of View Vista Mobile Park extending west to the border of the Traylor's property.

(b) ~~[Policy No. 3].~~ Urban neighborhood commercial will extend along HighwayUS 101 from Traylor's to the City limits with the exception of the Lee's Creek ravine. The urban neighborhood commercial will terminate southward at the base of the topographic rise approximately one-third mile south of HighwayUS 101 and at its boundary with school property.

(c) ~~[Policy No. 4].~~ A band of urban moderate density designation will be established on the bench above HighwayUS 101 in the area east of Lee's Creek and extend south down Mt. Pleasant Road for approximately one-half mile.

(d) ~~[Policy No. 5].~~ The areas bordering the edge of Morse Creek and the urban growth area boundary will be designated with the dual density category of urban very low density/urban low density. This designation allows development of up to two units per acre by right with additional density up to nine units per acre available with purchase of development rights.

(e) ~~[Policy No. 6].~~ Public land use designations will be established on the Monroe/Franklin school site south of HighwayUS 101.

(f) ~~[Policy No. 7].~~ Rural ~~moderate- neighborhood conservation~~ designations will be established along the southern boundary just south of the urban growth area. ~~boundary in the Serivner Road and Mt. Pleasant Road.~~

(g) ~~[Policy No. 8].~~ A rural low density designation is mapped along Mt. Pleasant Road in the area between Draper Road and Dietz Road and extends eastward to Monroe Road.

(h) ~~[Policy No. 9]~~. Rural character conservation designations are applied to the areas south of the City limits in the Old Mill Road area, south of Key Road on upper Mt. Angeles Road, in the area between Mt. Angeles Road and Monroe Road and on the western edge of the Morse Creek ravine. Many of these lands have not been able to develop to their maximum density due to the large percentage of land being within critical areas. Streams, ravines, wetland complexes, and erosion hazard areas are extensive in this area. Utilizing a rural character conservation approach would allow development to occur at current densities but would allow critical areas to be protected in large lot sizes and by homeowners' associations. To include these critical areas in small individual lots as is the case under conventional zoning would lead to loss of rural character, diminish water quality and destroy wildlife habitat.

Section 19. Section 31.04.430, Black Diamond neighborhood, subsection (4), Description and Issues, (b), Rural Lands, is amended to read as follows:

(4) Description and Issues. The Black Diamond neighborhood is an unincorporated rural area with unique history and character. The neighborhood is characterized by a mix of rural residential, pastures, small farms and woodlots, bordered by extensive public and private forest lands that are situated between the Olympic National Park and the city of Port Angeles Urban Growth Area. The neighborhood is renowned for its natural beauty, rural character, and access to public trails and forest lands. Local residents, cyclists, pedestrians, hikers, equestrians, and sightseers treasure these rural qualities. The proximity of such a unique and accessible rural neighborhood to the Port Angeles city limit provides a rare opportunity to join maritime, city, rural, and forest neighborhoods into a corridor of recreational and scenic opportunities easily available to County residents and tourists.

(b) Rural Lands. The Port Angeles Regional Comprehensive Plan Land Use and Zoning Map establishes three ~~(3)~~ rural land designations for the Black Diamond Neighborhood that reflect ~~both~~ current and preferred future land use patterns. Neighborhood areas immediately south of US 101 and the Port Angeles Urban Growth Area are designated for rural ~~moderate-neighborhood conservation densities~~ (with a base density of one dwelling unit per 2.4-5 acres subject to optional innovative zoning techniques). The upper portion of Benson Road, and the Black Diamond Road area generally between Old Black Diamond Road to Baskins Road, are designated for rural low density (one dwelling unit per ~~five~~ (5) acres). Rural Character Conservation (RCC) designations are established between neighborhood commercial forest land and rural low designations and along or near the Tumwater and Valley Creeks. The purpose of the RCC designation is to retain larger rural lot sizes (~~ten~~ (10) acres or larger), conserve natural areas and corridors, and provide for transition areas adjacent to commercial forest lands when land is divided to create lots for future development. These rural land designations are further described under CCC 31.04.220 through 31.04.230(2).

The community values current low residential densities, the natural beauty of the forested stream corridors, the presence of farms, pastures, and farm animals, open spaces between neighbors, and other natural and human rural open spaces. Balancing neighborhood growth and conservation of these features is a priority issue.

Section 20. Section 31.04.440, Dry Creek neighborhood, subsections (1), Neighborhood Concerns Identified in the Planning Process, and (3), Land Uses, are amended to read as follows:

(1) Neighborhood Concerns Identified in the Planning Process. The Dry Creek neighborhood is bounded by the City of Port Angeles to the east, the Elwha River to the west, the Strait to the

north and the headwaters area of Dry Creek to the south. The area east of Reddick Road is within the urban growth area. Lower Elwha S'Klallam Tribal lands are located near the mouth of the Elwha River and are designated "ET" on the neighborhood maps. Land use on the Lower Elwha S'Klallam Tribal lands is controlled by the Tribe. Commercial uses are limited in this area but industrial uses are common along the HighwayUS 101 corridor in this area. Two ~~(2)~~ industrial areas are found within the urban growth area. They include the contiguous industrial area between Fey and Airport Road on the north side of HighwayUS 101, and the area between Benson Road and Cameron Road on the south side of HighwayUS 101, and a smaller industrial area at the intersection of Reddick Road. A 100-acre industrial area is located outside the urban growth area just west of Dry Creek Road bordering HighwayUS 101. The former industrial site located east of Dry Creek Road has been re-designated to rural neighborhood commercial in order to allow a variety of commercial uses on this site while reducing the potential for water quality problems associated with retaining this site in industrial land use. Although designation of this site for rural neighborhood commercial does not meet the spacing requirements between uses of this type (CCC 31.04.230(7), Rural Issue #4), no better designation could be determined for this site due to the amount of site disturbance. This designation should not be used to justify other deviations from CCC 31.04.230(7), Rural Issue #4.

The lack of industrial development potential in the Dry Creek area was a major concern of area residents. In response to these concerns, a large acreage which was formerly designated for industrial land use has been re-designated for residential use. The residential area east of Airport Road has been designated for urban low density (~~two-(2)~~ to ~~nine-(9)~~ units per acre). The residential area north of the industrial sites between Reddick and Airport Road is slated for a dual density designation of urban very low density/low density which allows development of up to ~~two-(2)~~ units per acre by right with additional density up to ~~nine-(9)~~ units per acre available with purchase of development rights.

Outside the urban growth area, the neighborhood is very rural in character. Neighborhood meetings at the Dry Creek Grange indicated a strong preference to retain rural character and rural densities in the area. Much of the rural area has been designated as rural character conservation. This designation provides for the retention of rural character at densities where it would be severely diminished under conventional zoning at the densities prevalent in this area. Use of this technique, which is a type of planned unit development, is made possible with the large ownerships found throughout this area.

Some of the rural area has been designated with either rural low (one dwelling per 5 acres) or rural neighborhood conservation (with a base density of one dwelling per 5 acres subject to optional innovative zoning techniques) ~~retained conventional 2.4 acre and five-(5) acre zoning~~ which recognizes the predominance of existing parcels in these size ranges. These areas are found in the vicinity of Laird's Corner, near Evergreen Drive, at the entrance to Dan Kelly Road and near the Strait on Place and Lower Elwha Roads.

Maintaining the forested foothills region managed by the DNR, Green Crow, and M&R in commercial forest use is vital to maintaining the water quality in this neighborhood as Dry Creek originates in these foothills. Commercial forest use also contributes to the visual quality experienced in this neighborhood as well as maintaining a balance between residential uses and utilization of the actual productive nature of the land for growing commercial timber. Further encroachment of residential uses in commercial forestry areas will be prohibited during this planning time frame.

The neighborhood contains several large wetland complexes which must be protected. Other critical areas in the neighborhood include Dry Creek and the minor streams flowing into the Elwha River. Forest resource lands in the southern half of this neighborhood serve to protect erosion hazard areas while providing for productive use of the land.

HighwayUS 101, HighwaySR 112, Laird Road, Lower Elwha Road, Edgewood Drive, Reddick Road, Dry Creek Road, and Bean Road provide excellent access to this neighborhood on paved County roads. The Edgewood Drive/Airport Road intersection and Lower Elwha Road are scheduled for improvements in the ~~s~~Six (6)-year Transportation Improvement road-pPlan.

(3) Land Uses.

(a) [Policy ~~No. 2~~]. Urban neighborhood commercial has been mapped on the north side of HighwayUS 101 from the vicinity of the city limits to the draw just west of the Pond Motel. This designation should not be expanded along HighwayUS 101 or to the south side of HighwayUS 101 to avoid the strip commercial appearance of commercial uses in the eastern portion of the UGA.

(b) [Policy ~~No. 3~~]. Urban low density (~~two~~(2) to ~~nine~~(9) units per acre) designation will be established in the residential area east of Airport Road.

(c) [Policy ~~No. 4~~]. The residential area north of the industrial sites between Reddick/Critchfield and Airport Road is slated for a dual density designation of urban very low density/low density which allows development of up to ~~two~~(2) units per acre by right with additional density up to ~~nine~~(9) units per acre available with purchase of development rights.

(d) [Policy ~~No. 5~~]. Industrial designations include the contiguous industrial area between Fey and Airport Road north of HighwayUS 101 and the area between Cameron and Benson Roads south of HighwayUS 101 and a smaller industrial area at the intersection of Reddick Road.

(e) [Policy ~~No. 6~~]. A rural neighborhood commercial land use designation has been retained in the "Y" at Laird's Corner.

(f) [Policy ~~No. 7~~]. Rural ~~moderate-neighborhood conservation density~~ designation was ~~mapped out along Dan Kelly Road from Highway 112 to the ninety (90) degree corner on Dan Kelly and~~ will be established in the vicinity north of Whispering Firs on Lower Elwha Road.

(g) [Policy ~~No. 8~~]. A rural low density designation is mapped out around Evergreen and on the Strait just west of the City limits. These designations recognize the need to maintain parcels of sufficient size to allow redevelopment at urban densities along the City limits. The designation around Laird's Corner Drive recognizes current parcelization in the area.

(h) [Policy ~~No. 9~~]. Rural character conservation designations are applied widely in this neighborhood due to the strong desire expressed by neighborhood residents to maintain rural character. Densities of one home per 2.4 acres which are prevalent in the area would result in a very suburban character under conventional development scenarios. In order to maintain rural character without down-zoning it will be necessary to require planned unit developments which preserve large rural lot sizes on a portion of the property while reducing lot sizes on the remainder of the property. By mixing smaller lots ~~into~~ and larger lots in the same area, rural character can be maintained. This technique would also allow critical areas to be protected in large lot sizes and by homeowners' associations without diminishing the property rights of the landowners. To include these critical areas in small individual lots, as is the case under conventional zoning, would lead to loss of rural character, diminish water quality, and destroy wildlife habitat.

Section 21. Section 31.04.450, Place Road/Eden Valley/Little River neighborhood, subsections (1), Neighborhood Concerns Identified in Planning Process, and (3), Land Uses, are amended to read as follows:

(1) Neighborhood Concerns Identified in the Planning Process. The Place Road/Eden Valley/Little River neighborhood is bounded by the Olympic National Park to the south, Dry Creek to the east, and Lake Sutherland neighborhood to the west. With the single exception of the rural suburban community on the Strait at the end of Place Road, the neighborhood is composed of commercial forest resource lands with narrow rural density valleys. Lower Elwha S'Klallam Tribal lands are located near the mouth of the Elwha River and are designated "ET" on the neighborhood maps. Land use on the Lower Elwha S'Klallam Tribal lands is controlled by the Tribe.

Rural ~~moderate-neighborhood conservation densities are designation will be established mapped-~~ on the Strait and overlooking the Elwha on Place Road, and along Dan Kelly Road from ~~HighwaySR~~ 112 to the ~~ninety-(90)~~ degree corner on Dan Kelly. Rural low density is mapped near the intersection of Dan Kelly and Eden Valley Road and extends down Eden Valley to the Sandhagen Road area. Rural character conservation is designated along ~~HighwaySR~~ 112 and south down the first mile of Eden Valley Road. Rural very low density is utilized at the far west extension of Eden Valley to provide low density designations which grade into the commercial forest. The steep sloped, forested areas at the intersection of Little River and Black Diamond Road where designated for commercial forest mixed use to limit incompatible development in this heavily forested area. The same designation was used on Eagle Ridge as well as south of Eden Valley and Dan Kelly to limit incompatible development in this steep, heavily forested area. This neighborhood has large areas of commercial forestland south of ~~HighwaySR~~ 112 and on Eagle Ridge. Maintaining the forested foothills managed by the DNR and other land private landowners in commercial forest use is vital to maintaining the water quality in this neighborhood. Commercial forest use also contributes to the visual quality experienced in this neighborhood as well as maintaining a balance between residential uses and utilization of the actual productive nature of the land for growing commercial timber. Further encroachment of residential uses in commercial forestry areas will be prohibited during this planning time frame.

The neighborhood contains several large wetland complexes near Indian Creek, in the Eden Valley area and along the Elwha River which must be protected. Other critical areas in the neighborhood include the Elwha River, Little River, Lake Aldwell, Upper Colville Creek, and the marine bluffs. Forest resource lands in the southern three-fourths of this neighborhood serve to protect landslide and erosion hazard areas while providing for productive use of the land.

~~HighwayUS~~ 101, ~~HighwaySR~~ 112, Place Road, Dan Kelly Road, Little River Road, and Olympic Hot Spring Road provide excellent access to this neighborhood. Dan Kelly Road, Little River Road, and Place Road are scheduled for road improvements in the ~~sSix (6)~~ year ~~Transportation Improvement pPlan~~.

(3) Land Uses.

(a) ~~[Policy No. 2]. Rural moderate-neighborhood conservation density designation was mapped- will be established out-~~ on the Strait and overlooking the Elwha on Place Road and along Dan Kelly Road from ~~HighwaySR~~ 112 to the ~~ninety-(90)~~ degree corner on Dan Kelly. Rural ~~moderate-neighborhood conservation designation will also be established is also mapped-~~ near Grannie's on ~~HighwayUS~~ 101.

(b) ~~[Policy No. 3].~~ A rural low density designation is mapped out near the intersection of Dan Kelly and Eden Valley Road and extends down Eden Valley to the Sandhagen Road area. Rural low density is also utilized just west of the Elwha on ~~HighwayUS~~ 101.

(c) [~~Policy No. 4~~]. Rural very low density designations were mapped at the far west extension of Eden Valley to provide low density designations which grade into the commercial forestlands to the west. Rural very low is also mapped on private lands on either side of Granniey's on HighwayUS 101 to buffer the surrounding commercial forest resource lands.

(d) [~~Policy No. 5~~]. Rural character conservation is designated along HighwaySR 112 and south down the first mile of Eden Valley Road and just west and south of Herrick Road. Many of these lands have not been able to develop to their maximum density due to the large percentage of land ~~being~~ within critical areas. Streams, ravines, wetland complexes, and erosion hazard areas are extensive in this area. Utilizing a rural character conservation approach would allow development to occur but would allow critical areas to be protected in large lot sizes and by homeowners' associations. To include these critical areas in small individual lots, such as ~~is~~ the case under conventional zoning, would lead to loss of rural character, diminish water quality, and destroy wildlife habitat.

(e) [~~Policy No. 6~~]. Clallam County shall recognize the interdependence of the Black Diamond and Little River neighborhoods and treat impacts as cumulative from both areas. Development in either area will impact the other as they are linked by a single road, depend on a limited water source, and contain large tracts of viable timber land.

Section 22. Section 31.05.170, Land use element, is amended to read as follows:

(1) Growth Management Goals.

(a) Urban Growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

(b) Reduce Sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

(c) Natural Resource Industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands.

(d) Open Space and Recreation. Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks. Expand and enhance multi-use trail opportunities. Using forest service roads and easements for trails through private timber companies will maximize the use of land for recreation and timber harvest.

(e) Environment. Protect the environment and enhance the State's high quality of life, including air and water quality, and the availability of water.

(f) Property Rights. Private property shall not be taken for public use without just compensation having been made.

(2) Existing Conditions and Purpose. The 1990 Census recorded 5,473 people living in the Straits regional planning area. Of this total, 2,507 live in the eastern half of the Straits Region and 2,966 people live in the western half of the Straits Region. Of the 2,966 people in the west end, approximately 650 live in Clallam Bay/Seki and 916 live in the Neah Bay area.

Steady growth is predicted for the Clallam Bay/Seki/Neah Bay and Crescent/Joyce areas. These areas experienced an annual growth rate of 0.93 percent and 2.2 percent, respectively, between 1980 and 1990. Population projections for the western portion of the Straits regional planning area show an increase of 650 people by the year 2010. Of this total increase, approximately 266 people are expected to locate within the Clallam Bay/Seki urban growth area. The urban growth projection has factored in the recent expansion in staffing for the Clallam Bay

Correction Center and planned for an additional expansion in the locally based staffing for this facility within the 1994-2010 planning time frame. An additional 1,350 people are expected to locate in the Crescent/Joyce area in the next 20 years.

The Straits Planning Region is characterized by a preponderance of commercial forest-lands interspersed by small urban communities and rural lands. The communities of Clallam Bay, Sekiu, Joyce, and Neah Bay provide the major urban services for the region. Small-scale commercial and tourist resort areas are located along and near State ~~Highway~~SR 112. The majority of rural development is located within the eastern portion of the planning area. Rural areas on the west end of the area are located near Clallam Bay-/Sekiu and isolated locations west of Clallam Bay on State Route 112 and the Hoko-Ozette Road. Tables 1 and 2 summarize the proposed land use acreages in each designation and the densities which would occur at full development of these areas.

Table 1
Acres in Each Western Straits Comprehensive Plan Designation and Density at Build-out

Land Use Designation	Acres	Density at Build-out
Urban Center	372 acres – 60 acres of critical areas = 312 acres	1,248 homes/2,995 people
Urban Residential	659 acres – 178 acres of critical areas = 481 acres	1,924 homes/4,618 people
Rural Suburban Community	219	438 homes/1,051 people
Rural Moderate <u>Neighborhood Conservation</u>	602	251 <u>120</u> homes/ 602 <u>289</u> people
Rural Low	2,036	407 homes/977 people
Rural Very Low	1,413	71 homes/170 people
Rural Neighborhood Commercial	68	
Industrial	275	
Commercial Forest	192,637	
Public (County and State Parks)	582	

Table 2
Acres in Each Eastern Straits Comprehensive Plan Designation and Density at Build-out

Land Use Designation	Acres	Density at Build-out
Urban Center	247	800 homes /1,920 people
Urban Residential	90	360 homes/864 people
Rural Moderate <u>Neighborhood Conservation</u>	508	212 <u>101</u> homes/ 509 <u>243</u> people
Rural Low	2,773	555 homes/1,332 people
Rural Very Low	233	12 homes/28 people
Rural Low/Mixed	6,923	2,885 homes/6,924 people
Rural Character Conservation (5)	424	85 homes/203 people
Commercial Forest/Mixed Use (5)	1,463	293 homes/703 people
Commercial Forest Mixed Use (20)	610	30 homes/72 people
Commercial Forest	52,371	
Rural Neighborhood Commercial	302	604 homes/1,450 people
Public (County and State Parks)	213	

Much of the growth within ~~the~~ these areas occurred outside of the communities of Clallam Bay/-Seki and Joyce. This trend has the long-term potential of diminishing the “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.

The land use element of the Straits Regional Plan builds upon the existing County-wide Comprehensive Plan. The County-wide Comprehensive Plan identifies three general land use patterns for the planning area: urban, rural, and commercial forest lands. The following sections identify a vision for each of these three general types of land use which details the progress and appearance that the Community Councils would like to see in the community by the year 2010. Goals and policies aimed at achieving the vision statement form the body of the Straits Regional Comprehensive Plan and will guide land use decisions made in this area over the next 20 years.

Section 23. Section 31.05.250, Rural land use goals in the Eastern Straits, is amended to read as follows:

(1) Goals and Policies to Retain Rural Character.

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

“Rural character” also should reflect the values of the local people, their culture and traditional uses of natural resources and private property.

Clallam County should coordinate with any ~~f~~Federal or State agency on any proposal that would impact the rural character of the Straits Region. This would include joint planning and analysis of impacts to the environment, economy, customs, and culture of the Straits Region.

(b) ~~[Goal No. 2]~~ Rural character is best preserved through utilization of low-density residential development with lots sizes of ~~ten~~(10) acres or greater. Areas with properties in these size ranges should be retained to provide rural diversity and to encourage the continuation of rural land uses that generally require acreages larger than ~~ten~~(10) acres.

(i) Areas zoned Forestry 1 in the 1982 plan may be appropriately re-designated for rural very low density (one unit per ~~twenty~~(20) acres) and retained at ~~twenty~~(20) acre densities 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) should be retained at one home per ~~twenty~~(20) acre rural densities to protect critical areas and foster diversity of parcel sizes in the rural areas. Rural densities in these areas would not be served by sewers or community septic systems but by individual septic systems. While police, fire, and roads will be provided in low-density rural areas, expected levels of service will be much less than that found in higher density rural areas or UGAs.

(c) ~~[Goal No. 3]~~ Rural properties between ~~twenty~~(20) and ~~eighty~~(80) acres which are utilized primarily for pasture or small woodlots rather than commercial forestry, abut commercial forestlands, and which were zoned for conventional development at one home per 2.4 or ~~five~~(5) acres, should be designated Rural Character Conservation. The rural character conservation designation should allow the majority of the land to be in lot sizes larger than ~~ten~~(10) acres, provide for additional diversity of lot sizes, and allow for homesites to be grouped in locations separated

from the commercial forest area so that they will be less impacted by spraying, controlled burning, or harvesting on nearby lands.

(i) Rural character conservation designations and implementing zoning should conserve rural character and rural quality of life by allowing development flexibility in creating either large rural lot sizes (~~ten~~(10) acre minimum), or smaller residential lot sizes combined with larger residential lots which will not be further subdivided.

(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 location of smaller lots in such a manner as to ensure that they enjoy views of the larger retained parcel, minimize excessive grouping of houses to avoid an urban housing development appearance, minimize the amount of access roads, and land management plans for common facilities and open space lands.

(iii) The rural character conservation designation and its implementing zoning districts should recognize one unit per ~~five~~(5)-acre densities if the majority of the development site is retained in a large lot. This type of development essentially describes a type of planned unit development (PUD) that retains rural character through retention of large rural lot sizes. Lot size flexibility should be built into the rural character conservation development concept through the use of a sliding scale which determines the percentage of the development which can be developed in smaller residential lot sizes and the percentage of the site which must remain in an undivided rural lot size or open space as follows:

Lots between ~~eleven~~(11) acres and ~~nineteen~~(19) acres ~~in-size~~ will utilize all but one of the density credits available to the site in smaller residential lot sizes (maximum size of one acre) with the one remainder housing credit utilized by the larger remainder lot.

Lots between 19.1 and ~~sixty~~(60) acres ~~in-size~~ would allow development of up to ~~thirty~~(30) percent of the site in small lots, with ~~seventy~~(70) percent of the site in the large remainder lot.

Lots between 60.1 acres and 100 acres would allow development of ~~forty~~(40) percent of the site in smaller lots, with ~~sixty~~(60) percent in the large remainder lot.

Lots larger than 100 acres would allow development of up to ~~forty-five~~(45) percent of the site, with ~~fifty-five~~(55) percent of the site in the large remainder lot or open space.

The large remainder lot will not be further subdivided as all the density of the site will have been utilized, and such restriction shall be permanently recorded on the plat maps at time of subdivision. The large remainder lot could be utilized for the mutual benefit of the adjacent property owners as part of their amenity package; could be utilized as a residential lot and/or for forestry, pasture, agriculture, or other rural land uses by the original owner; or could be sold to others who would utilize it for similar purposes. Road standards will be a gravel standard unless higher standards are proposed by the developer. A density bonus of one additional housing unit per ~~forty~~(40) acres will be allowed to encourage the use of rural character conservation PUDs on larger development sites.

(iv) The rural character conservation designation and implementing zoning district should allow creation of residential lots ~~ten~~(10) acres or larger if the option above is not utilized or

desired. Lots ~~ten (10)~~ acres or larger should only be able to further subdivide if all the newly created lots will be ~~ten (10)~~ acres or larger or meet the lot size provisions outlined above.

(v) Lots between 9.6 acres and ~~eleven (11)~~ acres ~~in-size~~ (contiguous ownership at the time of adoption of this Plan will be utilized to determine the ~~eleven (11)~~ acre threshold) located within rural low density/mixed use designation should be allowed to subdivide to the underlying density of the zoning district in a large lot/small lot pattern (maximum size of small lot residential parcel is 1.5 acres).

(d) ~~[Goal No. 4]~~. The residents of the Eastern Straits Region believe that ~~five (5)~~-acre lots in a heavily wooded environment will retain many qualities of “rural character.” Area residents also believe that conventional development at densities greater than one home on ~~five~~ acres without larger lots to break up the pattern will diminish “rural character” in most areas, limit size of traditional rural land uses (e.g., large residential lots, forestry, animal keeping, crops, etc.), and result in more impacts to the environment. In many rural areas where residential densities greater than one home per ~~five~~ acres have been allowed in previous plans, a rural low density/mixed use designation should be developed that provides for a pattern of development which retains a majority of these lands in larger lot sizes while recognizing current development rights.

(i) The rural low density/mixed use designation and implementing zoning should conserve rural character by allowing flexibility in creating either large rural lot sizes ~~five~~-acre minimum or smaller residential lot sizes combined with larger residential lots which will not be further subdivided. Lands designated as rural low density/mixed use should meet the following criteria:

(A) Located outside of lands designated as commercial forestry or rural very low, and usually not include lands designated for densities lower than one unit per ~~five~~ acres.

(B) Lot size is generally larger than 10 acres, or vacant lots under one ownership that could be recombined to total 10 or more acres. Some lots smaller than 10 acres may be found within rural low density/mixed use designations.

(ii) Design guidelines for development in rural low density/mixed use 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 location of smaller lots in such a manner as to ensure that they enjoy views of the larger retained parcel, minimize excessive grouping of houses to avoid an urban housing development appearance, minimize the amount of access roads, and land management plans for common facilities and open space lands.

(iii) The rural low density/mixed use designation and its implementing zoning districts should recognize one unit per 2.4 acre densities if the majority of the development site is retained in a large lot. This type of development essentially describes a type of planned unit developments (PUD) that retains rural character through retention of large rural lot sizes. Lot size flexibility should be 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 one 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.

The large remainder lot will not be further subdivided as all the density of the site will have been utilized, and such restriction shall be permanently recorded on the plat maps at time of subdivision. The large remaining residential lot could be utilized for the mutual benefit of the adjacent property owners as part of their amenity package; could be utilized as a residential lot and/or for forestry, pasture, agriculture, or other rural land uses by the original owner; or could be sold to others who would utilize it for similar purposes. Road standards will be a gravel standard unless higher standards are proposed by the developer. A density bonus of one unit per 40 acres would encourage the use of retaining the majority of the development site in large lot sizes as an option on larger lots.

(iv) The rural low density/mixed use designation and implementing zoning district should allow creation of residential lots ~~five~~5 acres or larger if the option above is not utilized or desired. Lots ~~five~~5 acres or larger should only be able to further subdivide if all the newly created lots will be ~~five~~5 acres or larger or meet the lot size provisions outlined above.

(v) Lots between 4.8 and 11 acres ~~in-size~~ (contiguous ownership at the time of adoption of this Plan will be utilized to determine the 11-acre threshold) located within rural low density/mixed use designation should be allowed to subdivide to the underlying density of the zoning district in a large lot/small lot pattern (maximum size of small lot residential parcel is 1.5 acres).

(e) ~~[Goal No. 5]~~. Maximum residential densities should be set for each Comprehensive Plan designation with the exception of rural low density/mixed use and rural character conservation designations. These maximum residential densities will 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.

(f) ~~[Goal No. 6]~~ Current densities allowed in the Straits 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 (1994 – 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 low density/mixed use 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 areas formerly designated Quillayute residential, in subdivisions developed at this density and in areas where these lot sizes are already existent over large areas (50 acres). Existing, legal, nonconforming lots will be buildable.

(ii) Continued development at densities of 2.4 acres per home without offsetting provision of open space is not a preferred rural development pattern and will be discouraged in the eastern half of the Straits planning area. Areas currently zoned for 2.4-acre lots which have not extensively developed at this density should utilize a rural low density/mixed use development approach to allow rural character to be preserved through retention of permanently protected farmland and woodlots. Areas currently zoned for 2.4 acre lots that are characterized by a variety of development patterns should utilize a rural neighborhood conservation development approach which has a low base density subject to optional innovative zoning techniques triggered by either the size of the parcel (cluster technique) or the character of the surrounding neighborhood (overlay technique).

(iii) Development densities of 2.4 and ~~five~~5 acres per home will be allowed in the western half of the Straits planning area where only small areas are available for rural type development and where livestock keeping is common. Development densities of 2.4 and ~~five~~5 acres per home will also be allowed in rural areas where occupied lots in these lot sizes are already existent over large areas (50 acres). Existing, legal, nonconforming lots will be buildable under any change in zoning.

(g) Goal 7. Conversion of forest lands of long-term commercial significance located outside of urban growth areas into rural land uses other than master-planned resorts or for a State correction center expansion will be prohibited in order to retain the base of industrial forest lands that the County's primary industry is dependent on. These lands provide important functions relating to the preservation of water quantity and quality, for protection of habitat, and to provide scenic vistas from rural lands and highways vital to the conservation of rural character. Forested landowners should be encouraged to support trail systems for hikers, bicyclists, and equestrians thus maximizing the value of these forest lands to the community for recreation and a healthy lifestyle.

(2) Goals and Policies for Controlling Urban Densities and Commercial or Industrial Uses in Rural Areas.

(a) ~~[Goal No. 8].~~ Limit urban residential lot development outside of urban growth areas and critical areas. Lots of one acre or less may only be created through an approved master plan resort, or lands within rural character conservation, rural low mixed, and rural suburban community designations, provided that such development is consistent with the applicable goals and policies of the Straits Regional Plan.

(b) ~~[Goal No. 9].~~ The preferred location for master planned resorts should be within urban growth areas. Master planned resorts may also be appropriate in rural areas with waterfront or other significant natural amenities. Several waterfront sites with commercial forest/residential mixed use designations are available with the Eastern Straits regional planning area and may be appropriate locations for master planned resorts. These sites should be fully evaluated for use prior to any proposal on sites designated commercial forest.

(c) ~~[Goal No. 10].~~ 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.

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

(a) ~~[Goal No. 11]~~. Development of existing tourist commercial lands at the exit to Salt Creek on HighwaySR 112, at Whiskey Creek Resort, at Crescent Beach, and at the Lyre River Campground should be allowed subject to the following standards:

(i) Allowable land uses should be limited to the following types of activities:

Tourist facilities like snack bars, gift shops, antique stores and gas stations, RV parks/campgrounds and boat repair/sales.

Services for the local neighborhood such as churches, barbers, etc.

Small-scale retail serving the local neighborhood such as convenience grocery, etc.

Small-scale motel and hotels (less than 60 rooms).

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

Limiting the percentage of impervious surface to maintain an “open” atmosphere.

Requiring setbacks, buffers and screening to separate commercial from adjacent residential zones.

Require high standards of street and building landscaping to protect rural character.

Limiting the size of any one building (less than 5,000 square feet) to avoid large-scale facilities in rural areas.

(b) ~~[Goal No. 12]~~. Commercial uses allowed in rural residential designations should be limited to those which would not impact rural character. Those commercial-type uses allowed in rural residential areas should meet the standards above. The following revisions should be made to the allowed uses in rural zones:

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

(ii) Professional offices, exceeding the scope of home enterprises, shall locate in 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 shall locate in appropriate areas including urban growth areas or in rural commercial limited designations.

(iv) Communication broadcast stations, mini-storage and boat storage shall locate in urban growth areas (all three uses), tourist commercial (boat storage) and rural limited commercial (all three uses) designations.

(b) ~~{Goal No. 13}~~. Home-based industries and businesses are an essential part of the economic vitality of rural areas and should be allowed to the extent compatible with surrounding land uses.

(4) Goals to Retain Scenic Corridors along State Highways.

(a) ~~{Goal No. 14}~~. In order to preserve scenic rural corridors, the preferred land uses along State highways 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.

Residential densities within a quarter mile of the State highways outside the urban growth area and rural suburban communities should be no greater than one home per ~~five-5~~ acres or develop using a rural low density/mixed use approach. Residential setbacks from the highway should be large (300 feet unless natural topography screens views of residences) 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 residential setbacks of 300 feet are not possible or would conflict with critical area protection, other screening options should be encouraged such as retention of trees and landscaping.

(b) Goal 15. In order to preserve scenic rural corridors, Clallam County should work with the Department of Natural Resources and other large forest land owners to make corridors along State highways a showcase for forestry practices such as commercial thinning, roadside forested buffers, shelterwood cuts and other modern silvicultural practices. A linear, non-motorized, multi-use trail should be included in the SR 112 scenic corridor to allow bicycle traffic a safe route for pleasure and commuter travel. Where appropriate, use of the trail should include horses.

Section 24. Section 31.05.280, Rural land use goals in the ~~Eastern- Western~~ Straits, is amended to read as follows:

(1) Goals and Policies to Retain Rural Character.

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

(b) ~~{Goal No. 2}~~. Rural character is best preserved through utilization of low density residential development with lots sizes greater than ~~five-(5)~~ acres. Properties in these size ranges should be retained to provide rural diversity and to encourage the continuation of rural land uses that generally require larger acreages.

(i) Areas currently designated for forest land use at one unit per ~~twenty-(20)~~ acre densities should be re-designated as rural very low density (one unit per ~~twenty-(20)~~ acres) which recognizes that the major uses of this land is for woodlots and pasture. Large lot sizes retain rural character and provide for buffers between commercial forest lands and higher density rural development patterns.

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

(c) ~~[Goal No. 3]~~. Current densities allowed in the Straits Planning Region should meet the growth needs of the Region far beyond those identified for the next ~~twenty~~ (20) year planning period. Rural densities should not be increased above current rural density levels during this planning time frame (1994 – 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 should be discouraged.

~~Areas currently zoned for one-acre lots which have not developed at these densities over large areas should be re-designated to rural moderate designations which allow development at a rural density of one home per 2.4 acres.~~ One acre lot sizes will be allowed in the rural area where existing subdivisions developed at this density ~~and in areas where these lot sizes are already existent over large areas (greater than fifty (50) acres).~~ by July 1, 1990 pursuant to the provisions of CCC 31.02.263. Areas characterized by a variety of development patterns should utilize a rural neighborhood conservation development approach which has a low base density subject to optional innovative zoning techniques triggered by either the size of the parcel (cluster technique) or the character of the surrounding neighborhood (overlay technique). Existing, legal, nonconforming lots will be buildable (Chapter 33.52 CCC).

(ii) Development densities of 2.4 and ~~five~~ (5) acres per home will be retained in the western half of the Straits planning area where only small areas are available for rural type development and where livestock keeping is common. Development densities of 2.4 and ~~five~~ (5) acres per home will also be allowed in rural areas where occupied lots in these lot sizes are already existent over large areas (greater than ~~fifty~~ (50) acres). Existing, legal, nonconforming lots will be buildable under any change in zoning (Chapter 33.52 CCC).

(d) ~~[Goal No. 4]~~. 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) ~~[Goal No. 5]~~. Clallam County should seek grant funding which will allow the County to refine the floodplain maps for the Clallam Bay area as the current maps contain many errors.

(f) ~~[Goal No. 6]~~. Small land owners should not be required to provide buffer zones for State, ~~F~~ederal and private timber lands. Utilizing low residential densities or cluster development at previous densities on lands adjacent to commercial forestlands should provide sufficient buffering of commercial forest lands as required under the Growth Management Act.

(2) Goals and Policies for Controlling Urban Densities and Commercial or Industrial Uses in Rural Areas.

(a) ~~[Goal No. 7]~~. Urban residential lot development should be directed into urban growth areas and away from critical areas and rural areas.

(i) Lands currently designated and zoned as Quillayute residential will be re-designated as rural suburban community. Infill development of existing lots will be encouraged and creation of new lots will be allowed within the area limits set by the Clallam Bay/Seki Community Council. Rural ~~R~~esidential communities and other areas that retain their one-acre densities 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 one acre or less may only be created through an approved master plan resort provided that such development is consistent with the applicable goals and policies of the Straits Regional Plan.

(iii) Re-designate landslide hazard areas in lands currently designated as Quillayute residential for very low rural residential or commercial forestry uses.

(iv) Rural lands bordering the Hoko-Ozette Road currently designated as mixed use lands should be re-designated as rural low density (one home per ~~five~~5 acres) or rural very low density (one home per 20 acres) reflecting their current parcelization and rural character.

(b) [~~Goal No. 8~~]. The preferred location for master planned resorts should be within urban growth areas. Master planned resorts may also be appropriate in rural areas with waterfront or other significant natural amenities.

(c) [~~Goal No. 9~~]. Extension or existence of public water service in designated rural areas or resource lands shall not result in or be justification for higher densities than that anticipated by the regional land use plan. Water purveyor plans must demonstrate that new facilities are consistent with the Comprehensive Plan and won't require increased densities to finance planned facilities.

(3) Goals and Policies for Rural Commercial Activities.

(a) [~~Goal No. 10~~]. Development of existing tourist commercial lands at Cain's South of Clallam Bay, at Silver King Resort, near Chito and Bullman Beaches and at Snow Creek should be allowed within the area limits set by the Land Use ~~S~~subcommittee in its tourist commercial designation, and subject to the following standards:

(i) Allowable land uses should be limited to the following types of activities:

Tourist facilities like snack bars, gift shops, antique stores and gas stations, RV parks/campgrounds and boat repair/sales.

Services for the local neighborhood such as churches, barbers, etc.

Small-scale retail serving the local neighborhood such as convenience grocery, etc.

Small-scale motel and hotels (less than 60 rooms).

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

Limiting the percentage of impervious surface to maintain an "open" atmosphere.

Landscaping should be utilized to blend the development into rural areas.

(b) [~~Goal No. 11~~]. Some of the commercial uses currently allowed in rural residential designations should be redirected to urban growth areas and rural commercial designations. This will encourage the growth of urban areas, limit incompatible uses in rural areas, and provide for additional commercial opportunities in rural commercial designations. Those commercial type uses allowed in rural residential areas should be landscaped to blend into the rural environment. The following revisions should be made to the allowed uses in rural zones:

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

(ii) Professional offices, exceeding the scope of home enterprises, shall locate in 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 shall locate in appropriate areas including urban growth areas or in rural commercial limited designations.

(iv) Communication broadcast stations, mini-storage and boat storage shall locate in urban growth areas (all three uses), tourist commercial (boat storage) and rural limited commercial (all three uses) designations.

(c) ~~[Goal No. 12]~~ Home-based industries and businesses are an essential part of the economic vitality of rural areas and should be allowed to the extent compatible with surrounding land uses.

(4) Goals to Retain Scenic Corridors along State Highways. ~~[Goal No. 13]~~ In order to preserve scenic rural corridors, the preferred land uses along State highways should include low density residential interspersed with neighborhood/tourist commercial at existing locations along the roadway. New commercial development would be directed to urban growth areas and to existing commercially zoned sites located in rural areas.

Section 25. Section 31.06.090 Rural land – Vision, is amended to read as follows:

The mission of the Regional Planning Commission is to formulate a comprehensive land use plan that strikes a responsible balance between private property rights, economic diversity, and the quality of the environment. The plan will serve as the foundation for land use regulations that will be simple, minimally intrusive, and inexpensive to apply. These regulations will facilitate economic development within the Forks urban growth area. The Comprehensive Plan will also serve to maintain the rural character of the areas outside of the urban growth area.

The characteristics of rural areas that residents currently enjoy should be maintained in the Plan. Large lot sizes and minimal nuisances like noise, lights, odor or traffic should be found in rural areas. Small, home-based businesses and industries should be supported and encouraged.

The land base for private land use in this region is limited. Table 4 below demonstrates the actual acreage and percentage of lands within the planning area (Note: commercial forest lands in these tables indicate State and private lands. The Olympic National Forest has also been designated as commercial forest lands).

Table 4 – Acreage and Percentage of General Land Use Designations

Designation	Acres	Percent
Rural Lands	15,133	5%
Commercial Forest Lands	142,892	48%
National Forest Lands	118,884	40%
National Park Lands	15,323	5%

Forks UGA	4,767	2%
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Table 5 – Acreage and Percentage of Rural Land Use Designations

Designation	Acres	Percent
Rural	1,052	7%
Rural Moderate Neighborhood <u>Conservation</u>	2,591	17%
Rural Low	7,543	50%
Quillayute Residential	1,268	8%
Tourist Commercial	59	0.4%
Rural Center	1,671	11%
Tribal	949	6%

Section 26. Section 31.06.110, Rural land – Classifications, is amended to read as follows:

The following land use classifications outside of the Forks urban growth area and commercial forest designations are proposed:

- (1) Rural Center. A land use classification intended for areas with a mixture of land uses, including commercial, residential and industrial.
 - (a) Standards.
 - Minimum Lot Size – ~~e~~One-half acre;
 - Maximum Residential Density – Based on health regulations;
 - Setbacks – Per existing Zoning Code;
 - (b) Permitted Uses. See matrix in CCC 31.06.130;
 - (c) Location. Proposed for Sappho, Beaver, Three Rivers, Quillayute Prairie Airport.
- (2) Tourist Commercial. A land use classification intended for areas primarily devoted to providing services to the traveling public.
 - (a) Standards.
 - Minimum Lot Size – ~~e~~One-half acre;
 - Maximum Residential Density – Based on health regulations;
 - Setbacks – Per existing Zoning Code;
 - (b) Permitted Uses. See matrix in CCC 31.06.130;
 - (c) Location. Proposed for Bear Creek, Bogachiel River Bridge.
- (3) Quillayute Residential. A land use classification intended primarily for areas with existing lots less than one acre in size outside of the Forks urban growth area.
 - (a) Standards:
 - Minimum Lot Size – ~~e~~One-half acre;
 - Maximum Residential Density – Based on health regulations;
 - Setbacks – Per existing Zoning Code;
 - (b) Permitted Uses. See matrix in CCC 31.06.130;
 - (c) Location. Proposed for Salmon Drive area, Whitcomb-Diimmel, Lake Pleasant and Quillayute River, and Quillayute Prairie.
- (4) Rural. A land use classification in areas where residential one-acre lots in rural areas is either currently the predominant land use or is proposed.
 - (a) Standards.

- Minimum Lot Size – ~~One~~ acre;
Maximum Residential Density – ~~One~~ dwelling unit per 2.4 acres;
(b) Permitted Uses. See matrix in CCC 31.06.130;
(c) Location. Proposed for various areas.
- (5) Rural ~~Moderate~~ Neighborhood Conservation. A land use classification intended for those areas and persons who desire to live in a low-density rural setting with limited encroachment of commercial and industrial activities.
- (a) Standards.
Minimum Lot Size – ~~2.4 acres~~; One acre (0.5 acre if clustered);
Maximum Residential Density – ~~One~~ dwelling unit per ~~2.4~~ 5 acres subject to optional innovative zoning techniques triggered either by the size of the parcel (cluster technique) or by the varying character of the many existing neighborhoods found within this zoning district (overlay technique);
(b) Permitted Uses. See matrix in CCC 31.06.130;
(c) Location. Proposed for various areas.
- (6) Rural Low. A land use classification intended to provide homesites in rural forestry areas with limited encroachment of commercial and industrial activities.
- (a) Standards.
Minimum Lot Size – 2.4 acres (flexible zoning allowed);
Maximum Residential Density – ~~One~~ dwelling unit per 4.8 acres;
(b) Permitted Uses. See matrix in CCC 31.06.130;
(c) Location. Proposed for various areas

Section 27. Section 31.06.130, Rural land – Use matrix, is amended to read as follows:

The attached rural land use matrix identifies a range of land uses which may be permitted within one of the rural land use zones. Although there are six ~~(6)~~ Rural land use zones, the three ~~(3)~~ zones of rural, rural moderate, and rural low have been identified as similar in nature and therefore the permitted uses are proposed to be identical. There are three ~~(3)~~ types of permitted land uses: permitted outright, special use, and conditional use. See definitions in CCC 31.06.120 for explanation of these terms.

Table 6 – Rural Land Use Matrix

Use	Rural Center	Tourist Commercial	Quillayute Residential	Rural Rural Moderate Rural Low <u>Neighborhood Conservation</u>
Accessory dwelling units	Permitted	Permitted	Permitted	Permitted
Agriculture	Permitted	Permitted	Permitted	Permitted
Bed and breakfast inn	Permitted	Permitted	Permitted	Permitted
Cemetery	Permitted	Permitted	Permitted	Permitted <u>Conditional</u>
Churches	Conditional	Conditional	Conditional	Conditional
Clubs	Conditional	Conditional	Conditional	Conditional <u>(Lodges)</u>

Use	Rural Center	Tourist Commercial	Quillayute Residential	Rural Rural Moderate Rural Low <u>Neighborhood Conservation</u>
Commercial greenhouse	Special	Special	Special	Special <u>Conditional</u>
Commercial storage facility	Permitted	Permitted	Conditional	Conditional <u>Prohibited</u>
Day care center	Permitted	Permitted	Special	Special <u>Family daycare</u> <u>Permitted; Child daycare center</u> <u>Conditional</u>
Duplex dwellings	Permitted	Permitted	Permitted	Permitted <u>Conditional</u>
Gas stations	Permitted	Permitted	Conditional	Conditional <u>Prohibited</u>
Grocery stores	Permitted	Permitted	Special	Conditional <u>Prohibited</u>
Home enterprise	Permitted	Permitted	Permitted	Permitted
Home-based industry	Permitted	Permitted	Permitted	Permitted <u>Conditional</u>
Horse arena	Special	Special	Conditional	Special <u>Permitted</u>
Labor camps and staging areas	Special	Conditional	Conditional	Conditional <u>Prohibited</u>
Industrial use	Conditional	Conditional	Conditional	Conditional <u>Prohibited</u>
Medical service facility	Permitted	Permitted	Special	Special <u>Prohibited</u>
Mineral extraction	Conditional	Conditional	Conditional	Conditional
Mini-day care center or home school	Permitted	Permitted	Permitted	Permitted <u>Private schools with less than 50 students</u> <u>Conditional</u>
Mobile home parks	Conditional	Conditional	Conditional	Conditional <u>Prohibited</u>
Motel	Permitted	Permitted	Conditional	Conditional <u>Prohibited</u>
Multiple-family dwelling	Special	Conditional	Conditional	Conditional <u>Prohibited</u>
Outdoor-oriented recreation use	Permitted	Special	Special	Special <u>Conditional</u>
Planned unit developments	Permitted	Conditional	Conditional	Conditional <u>Prohibited</u>
Power generation facilities greater than five (5) megawatts	Conditional	Conditional	Conditional	Conditional <u>Prohibited</u>

Use	Rural Center	Tourist Commercial	Quillayute Residential	Rural Rural Moderate Rural Low <u>Neighborhood Conservation</u>
Professional office	Permitted	Permitted	Special	Special Prohibited
Public buildings and facilities	Conditional	Conditional	Conditional	Conditional
Race track	Conditional	Conditional	Conditional	Conditional Prohibited
Research facilities	Conditional	Conditional	Conditional	Conditional Prohibited
Restaurant	Permitted	Permitted	Conditional	Conditional Prohibited
Retail store	Permitted	Permitted	Conditional	Special Prohibited
Rock crushing and asphalt plants	Special	Conditional	Conditional	Conditional Prohibited
RV parks	Permitted	Permitted	Conditional	Conditional
Schools	Special	Special	Conditional	Conditional Prohibited
Single-family dwellings	Permitted	Permitted	Permitted	Permitted
Solid or liquid waste disposal	Conditional	Conditional	Conditional	Conditional Prohibited
Tavern	Conditional	Conditional	Conditional	Conditional Prohibited
Timber harvesting	Permitted	Permitted	Permitted	Permitted
Timber management activity	Special	Special	Conditional	Conditional (small scale); otherwise Prohibited
Tourist shops	Permitted	Permitted	Conditional	Special Prohibited
Unclassified use	Conditional	Conditional	Conditional	Conditional Prohibited unless authorized as a similar use
Utilities and fire protection	Permitted	Permitted	Permitted	Permitted Conditional
Vehicular repair	Permitted	Permitted	Conditional	Special Prohibited
Veterinarian clinic and kennels	Special	Special	Special	Conditional
Wrecking yard	Conditional	Conditional	Prohibited	Conditional Prohibited

Section 28. Section 31.06.140, Rural land – Private property rights and critical area protection, is amended to read as follows:

Residents in the West End Planning Region have historically enjoyed a rural lifestyle that, due to their remote location and traditional occupations, ~~have~~ been largely free from government regulations and intrusion. Industries such as commercial forestry and cattle farming have helped to

foster a strong sense of independence throughout the West End community. This sense of independence is further strengthened by the remoteness of the region. The opportunities and options available in more metropolitan areas are not as readily available in the West End, making self-sufficiency more of an imperative.

In recent years, regulations aimed at protecting environmentally sensitive areas from degradation have been implemented throughout the region. While there is little debate over the need to protect environmentally sensitive areas, the methods employed to achieve this end are considered by many to be excessive and burdensome to affected property owners.

The West End Planning Commission feels it is both possible and necessary to strike a balance between the protection of valuable environmental amenities and private property rights. The following policy is designed to help achieve this goal:

Zoning ordinances, when applied to real property subject to the Clallam County Critical Areas Ordinance, the Shoreline Management Act, or the Floodplain FIRM Map/Management Plan (e.g., wetlands, steep slopes, floodplains, etc.), shall permit the transferring of densities from that portion of the parcel subject to the applicable ordinance to the remaining non-critical area portion of the property. However, no density will be allowed on the non-critical area acreage that would exceed the density allowed for the entire parcel (both critical area portions and non-critical area portions). In addition, all densities shall be subject to prevailing health codes.

While this policy shall apply to all land use designations, it will only be utilized with lands designated as being subject to the Clallam County Critical Areas ~~OrdinanceCode~~, ~~T~~the Shoreline Management Act, and/or the Floodplain FIRM Map/Management Plan.

An example of this transferring of densities would be as follows:

Developer owns a parcel of land that consists of a total of 15 acres in a zoning district that allows a maximum residential density of 1 dwelling unit per 5 acres. Under the zoning code, the property could be divided to create three lots for future single-family development. However, 10 acres are located within the FIRM 100-year floodplain, and 1 acre is designated as steep slopes (i.e., landslide hazard areas). Transferring of densities would allow the developer to still create three lots provided that each lot contains adequate potential building sites outside of the floodplain and steep slope areas, and that the land division complies with all applicable public health codes.

~~Developer owns a parcel of land that consists of a total of 14.5 acres. Of this 14.5 acres, ten (10) acres are located within the FIRM 100-year floodplain, 0.5 acres are designated as steep slopes.~~

~~————The Regional Plan designates the entire parcel as rural moderate (density of one single-family dwelling unit per 2.4 acres).~~

~~————Under current County regulations only one single-family dwelling would be permitted on the entire parcel, with this unit being situated on the four (4) acres of non-floodplain/non-steep slope property.~~

~~————Under the policy noted above, the developer shall be allowed to build no more than six (6) single-family dwelling units on the four (4) acres of non-floodplain/non-steep slope property. However, if the health regulations only permit four (4) dwellings in this area, due to septic or water issues, then the developer would only be allowed to build four (4) houses instead of six (6).~~

Section 29. Section 33.10.015, Rural Neighborhood Conservation (NC), is created to read as follows:

Purpose: Maintain low density rural residential areas and associated uses consistent with the local character of the distinctive regions and neighborhoods found within the Rural Neighborhood Conservation (NC) zoning district. Lands within the NC zone, or vicinity of such areas, are

generally characterized by an existing wide range and variety of rural residential lot sizes and densities and rural uses. The NC zone is also intended to direct development in small, isolated rural areas located along the limited transportation corridors of western Clallam County otherwise dominated by forest and park lands. These western NC zones are vital for accommodating rural lifestyles and supporting rural based economies that enable residents to both live and work in rural areas.

(1) Allowed Land Uses. The following land uses are allowed outright in the NC zoning district:

- Agriculture
- ~~Accessory use or improvement~~
- Bed and breakfast inns
- Commercial horse facility
- Family daycare provider
- Home enterprises
- Rural Neighborhood Conservation Overlay Developments
- Rural Neighborhood Conservation Cluster Developments
- Single-family dwelling unit
- Timber harvesting

(2) Conditional Land Uses. The following land uses are permitted in the NC zoning district subject to a conditional use permitting process with public input and a determination that the proposed use is consistent with applicable land use regulations and the character of the neighborhood:

- Cemeteries
- Child daycare center
- Churches
- Commercial greenhouse or nursery
- Duplex
- Home-based industries
- Kennel
- Lodges
- Mineral extraction
- Outdoor-oriented recreational activity
- Primitive campgrounds
- Private schools with less than 50 students
- Public buildings and facilities
- RV Parks (Western Planning Region and Western Portion of the Straits Planning Region Only)
- Veterinarian clinic
- Timber labor camps
- Wood manufacturing (small-scale)

(3) Prohibited Land Uses. All other uses not listed under subsection (1) and (2) above are prohibited unless authorized as a similar use pursuant to CCC 33.40.050.

(4) Maximum Residential Density. One dwelling unit per 5 acres or 1/128 of a standard section subdivision, except as provided for residential Neighborhood Conservation Overlay and Neighborhood Conservation Cluster Developments in parts (9) and (10) of this section.

(5) Minimum Lot Size. One acre, except as provided for residential Neighborhood Conservation Cluster Developments in part (10) of this section.

(6) Minimum Lot Width. 75 feet

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

(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 or 40 feet from the centerline of the right-of-way of a side street, whichever is greater. Private streets must serve three or more parcels

(c) Rear yard: 15 feet or 40 feet from the centerline of the right-of-way of a rear street, whichever is greater. Private streets must serve three or more parcels.

(d) From Commercial Forest and Agriculture Retention Resource Zones – ~~fifty (50)~~ feet (~~twenty (20)~~ feet for accessory structures).

(9) Rural Neighborhood Conservation Overlay (NCO). The Rural Neighborhood Conservation Overlay (NCO) provides for an alternative method for residential development in areas of the Rural Neighborhood Conservation zoning district that are substantially developed and characterized by densities greater than the underlying 1 dwelling unit per 5-acre density. The NCO is intended to apply in areas where additional rural density would be consistent with the developed neighborhood character and uses, while ensuring for the provision of adequate rural infrastructure, compliance with public health and safety requirements, and protection of critical areas.

(a) NCO Applicability. To qualify for a NCO development, the following criteria must be met.

(i) Development Size. The gross acreage of the NCO development must be a minimum of 4.8 acres in size and be a maximum of 11 acres or less in size, and may be comprised of multiple adjacent parcels.

(ii) Built Environment. The surrounding neighborhood character must demonstrate that at least 70% percent of parcels within 500 feet of property boundary are developed (including a residential-~~structure~~) with an average lot size less than ~~five~~5 acres. Where an existing NCO and/or NCC development is located within 500 feet of the property, the built environment of the existing NCO and/or NCC development shall be the condition that existed on the original parent parcel(s) prior to County final approval.

(b) NCO Maximum Residential Density. Residential density for a NCO development is limited to a maximum residential density no greater than the average developed lot density existing within 500 feet of the property, but shall not exceed a gross density of 1 dwelling unit per 2.4 acres. Developed lots that qualify for calculating the average lot density of the surrounding neighborhood ~~isare~~ subject to part 9(a)(ii) of this section: EXCEPT that developed lots located within LAMIRDS and urban growth areas shall not be included in calculating the average lot density.

(c) NCO Minimum Lot Size. Lots sizes may vary provided that no lot shall be less than one acre and; provided further, that the development will not exceed the maximum residential density allowed under part (9b) of this section.

(d) NCO Design Criteria.

(i) Lot Dimensions and Setbacks. All lots shall meet the provisions of CCC 33.10.015 (6), (7), and (8) of this section.

(ii) Road Frontage. All new lots shall have adequate access provided by dedicated public streets or private streets to County standards ensuring that emergency vehicles can reach development on the lots.

(e) NCC Consistency Review. All NCC developments must demonstrate compliance with other applicable regulations and permits, including but not limited to: adequate provisions for water supply and wastewater treatment/disposal, protection of critical areas and shorelines as provided under the Clallam County Critical Areas Code, Chapter 27.12 CCC, and Clallam County Shoreline Master Program (SMP); County subdivision requirements as provided under Title 29 CCC, Subdivisions; and environmental review under the State Environmental Policy Act (SEPA), RCW 43.21C.

(10) Rural Neighborhood Conservation Cluster (NCC). The Rural Neighborhood Conservation Cluster (NCC) provides for an alternative method for residential development within the Rural Neighborhood Conservation zoning district. The intent is to encourage creative site designs of subdivisions to encourage keeping larger, contiguous rural lots and open space tracts, retain features of rural character associated with the land to be divided, and reduce the area of rural lands used for roads, utilities, driveways, and other impervious surfaces. The NCC zone is also intended to encourage re-design of areas previously divided into ~~five~~ 5 acre, grid type development patterns that were generally based on equal division of property, ease of survey, and exemption from state and local subdivision laws rather than on a lot layout designed to retain rural character, reduce fragmentation of fish and wildlife habitat corridors, or support traditional rural lifestyles and rural-based economies.

(a) NCC Objectives. The design of a NCC development requires an inventory and evaluation of on-site and surrounding natural features and land uses. The following design objectives must be considered, but are not intended to be exhaustive or listed in any order of priority. Proposed cluster developments are expected to substantially meet these objectives:

(i) Ensure that rural open spaces predominate over the built environment. For the purposes of this section, rural open spaces is meant to include natural landscapes and vegetation (preferably vegetation indigenous to the North Olympic Peninsula), and farmland and forest lands that support rural-based economies.

(ii) Incorporate site features such as topography, vegetation, critical areas, views from public roads and adjacent properties, and pre-existing development that are important to ensuring that the development has no significant adverse impacts.

(iii) Minimize alteration of significant natural features and landscapes.

(iv) Maintain or enhance fish and wildlife habitat corridors and strive to connect to existing corridors on adjacent lands.

(v) Locate development sites away from critical areas and other environmentally sensitive areas, and minimize fragmentation of such areas.

(vi) Retain and protect existing significant or unique natural or cultural features including, but not limited to, mature trees, rare or unique plant communities, historical structures, cultural and archeological sites, etc.

(vii) Reduce the conversion of rural lands to road and utility corridors and decrease impervious surface coverage.

(viii) Promote compatibility among land uses within the development and outside the development, and minimize impacts of noise, traffic and incompatible uses.

(ix) Support retention of larger lots that foster rural lifestyles and rural-based economies.

(x) Protect against conflicts with agriculture, forestry, and mining on adjacent lands designated Agricultural Retention, Commercial Forest, or mineral resource.

(xi) Assure visual compatibility of rural development with the surrounding rural area and maintain visual landscapes that are traditionally found in County rural areas and neighborhoods such as natural open spaces, farmlands, and forest lands.

(b) NCC Applicability. To qualify for a NCC development, the following criteria must be met:

(i) Development Size: 11 acres (may be comprised of several adjacent parcels, whether or not in common ownership).

(ii) Number of Lots. NCC developments must result in the creation of three or more lots, with a minimum of two planned for residential development.

(c) NCC Maximum Residential Density: 1 dwelling unit per 2.4 acres.

(d) Water Supply. All new lots planned for residential development must be served by an existing or new Group A or Group B public water system.

(e) NCC Rural Large Lot or Permanent Open Space Tract. NCC developments must retain a rural large lot or permanent rural open space tract that meets all of the following minimum criteria:

(i) Size. Retains a minimum of 70% **percent** of the gross acreage of the NCC development as a large rural lot, set aside under a permanent open space easement, or set aside as permanent open space owned and maintained by a homeowners' association.

(ii) Design Objectives. The selected location and design (e.g., configuration) of the rural lot or open space tract demonstrates consistency with the spirit and intent with the NCC design objectives under part 10(a) of this section.

(iii) Use. Land uses are limited to:

- Rural open spaces pursuant to NCC Objective 10(a)(i) of this section.
- Allowed land uses pursuant to part (1) of this section; provided that, buildings and associated improvements are limited to no more than 1.5 acres and that the area outside of this building envelope will retain a minimum 70% **percent** of the gross acreage of the NCC development characterized by rural open spaces pursuant to NCC Objective 10(a)(i) above. The building envelope must be shown on the NCC preliminary site plan and the face of the final plat.

(f) NCC Residential Cluster Areas. Planned residential areas located outside of the rural large lot or permanent open space tract designated under part 10(e) of this section must meet the following criteria:

(i) Design Objectives. The selected location and design (e.g., configuration) of residential development areas must demonstrate consistency with the spirit and intent with the NCC design objectives under part 10(a) of this section.

(ii) Minimum Lot Size. Three-quarter acre (0.75 acre).

(iii) Lot Dimensions and Setbacks. All lots shall meet the provisions of CCC 33.10.015 (6), (7), and (8) of this section, except where an increased building setback is required pursuant to part 10(f)(v) of this section.

(iv) Cluster Size and Separation of Clusters. No more than 8 adjacent lots may be clustered without providing at least 200 feet of separation between clusters.

(v) Building Setbacks and Visual Buffers. Residential cluster areas consisting of three or more lots must provide for a minimum 50 foot wide building setback and visual buffer between the developed portions of the clustered residential area and a public street, private roads that serve lots outside the NCC development, or outer boundary of the NCC development, except where the street or neighboring lands are located within an urban growth area or designated limited areas of more intensive rural development.

(vi) For purposes of the NCC subsection, "rural open space" is defined as that portion of a subdivision or short subdivision set aside and permanently dedicated for active or passive recreation, commercial timber and agricultural related uses, critical area protection, natural resource or archaeological site preservation, wildlife habitat, and/or visual enjoyment. Such rural open spaces are subject to the following provisions:

(A) A permanent open space reserve area shall be protected using one of the following mechanisms:

A non-building area owned in common by all lots within the subdivision; or

Covered by a protective easement or public or private land trust dedication; or

Preserved through an appropriate permanent protective mechanism, such as a restrictive covenant, approved by the County zoning administrator or Hearing Examiner.

(B) The purpose of the rural open space reserve area as defined hereunder shall be recorded on the face of the final plat or short plat and shall constitute an agreement between Clallam County and the current/future owner(s) of record that shall run with the land. Said restriction(s) may be amended by mutual agreement between said parties after review for consistency and compliance with the official Clallam County Zoning Ordinance, the Clallam County Subdivision Ordinance, and the Clallam County Comprehensive Plan.

The NCC development proposal shall demonstrate how existing vegetation (e.g., major tree stands), slopes, natural features, plantings, or combination thereof will avoid or significantly mitigate visual impacts in the buffer area. Where plantings are needed, a minimum 10-foot wide landscaped buffer is required that meets County minimum plant density and standards for visual buffers pursuant to Chapter 33.53 CCC, Landscaping Requirements. Site designs that use native vegetation (especially trees) and topography to provide visual buffers are preferred. The visual buffer may provide for view corridors not exceeding 30% percent of the length of the buffered corridor. The final NCC plat shall indicate responsibility for the retention and maintenance of the visual buffer.

(g) NCC Consistency Review. All NCC developments must demonstrate compliance with other applicable regulations and permits, including but not limited: adequate provisions for water supply and wastewater treatment/disposal, protection of critical areas and shorelines as provided under the Clallam County Critical Areas Code, Chapter 27.12 CCC, and Clallam County Shoreline Master Program (SMP); County subdivision requirements as provided under Title 29 CCC, Subdivisions; and environmental review under the State Environmental Policy Act (SEPA), RCW 43.21C.

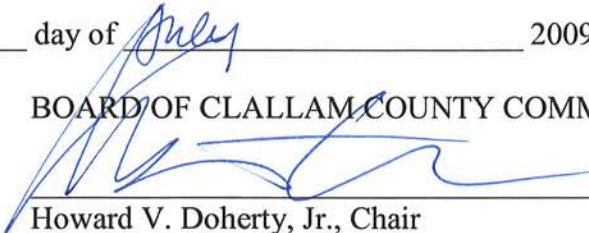
(h) Alternative Site Designs. Alternative site designs to the provisions of part 10 (e)(f) of this section may be allowed if, upon review by the Review Authority, they are determined to meet the NCC design objectives of part 10(a) of this section and provide for a design that provides for substantially equivalent protection given the special or unique features of the NCC development site in relationship to surrounding areas.

Section 30. 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 29 above as set forth in Exhibits 1, 2, 3, and 4 attached hereto and incorporated herein.

ADOPTED this twenty-first day of July 2009

BOARD OF CLALLAM COUNTY COMMISSIONERS


Howard V. Doherty, Jr., Chair


Stephen P. Tharinger

ATTEST:


Trish Holden, CMC, Clerk of the Board


Michael C. Chapman

Strait of Juan de Fuca

0 1 2 Miles



SEQUIM-DUNGENESS PLANNING REGION

COMPLIANCE STRATEGIES FOR INVALIDATED R2/RW2 ZONES

Dep't of Community Development
June, 2009



OTHER MAP FEATURES

Urban Growth Areas (UGAs)
Zoning labels not displayed. Includes
Incorporated and Unincorporated lands
within the UGA.

LAMIRD
Zoning labels not displayed.

Zoning Boundaries

Parcel Boundaries

Tribal Lands

Highway

Main Roads

Other Roads
Includes City, County, Private Roads.

Olympic Discovery Trail

Planning Region Boundary

Rivers

AMEND COMPREHENSIVE PLAN AND ZONING MAP TO:

- Rural Neighborhood
Conservation (NC)
- Rural Low (R5)
- LAMIRD (R2)
- Commercial Forest (CF)
- Public (P)

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

BOARD OF CLALLAM COUNTY
COMMISSIONERS

Howard V. Doherty, Jr., Chair

Stephen P. Tharinger

Michael C. Chapman

ATTEST

Trish Holden
Trish Holden, CMC, Clerk of
the Board

Signed this 21st day of
July, 2009.

ZONING LABELS
CF- Commercial Forest
R5- Rural Low
R20- Rural Very Low
AR- Agriculture Retention

NOTE: This map was compiled from a variety of
sources. Omissions and errors may exist.

PORT ANGELES PLANNING REGION COMPLIANCE STRATEGIES FOR INVALIDATED R2/RW2 ZONES

Dep't of Community Development
June, 2009



AMEND COMPREHENSIVE
PLAN AND ZONING MAP TO:

Rural Neighborhood
Conservation (NC)

OTHER MAP FEATURES

Urban Growth Areas (UGAs)
Zoning labels not displayed. Includes
Incorporated and Unincorporated lands
within the UGA.

LAMIRD
Zoning labels not displayed.

Zoning Boundaries

Tribal Lands

Parcel Boundaries

Highway

Main Roads

Other Roads
Includes City, County, Private Roads.

Olympic Discovery Trail

Planning Region Boundary

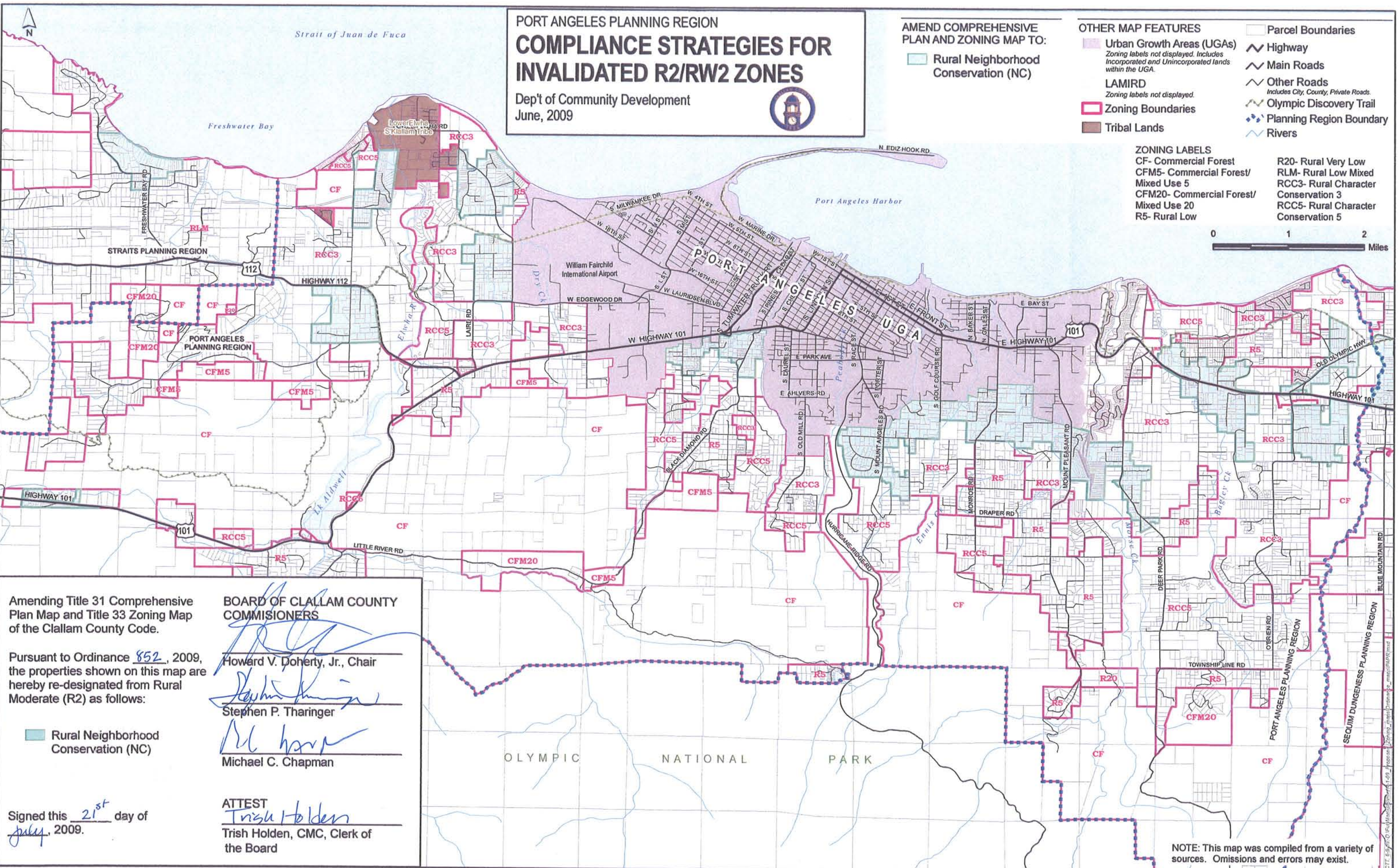
Rivers

ZONING LABELS

CF- Commercial Forest
CFM5- Commercial Forest/
Mixed Use 5
CFM20- Commercial Forest/
Mixed Use 20
R5- Rural Low

R20- Rural Very Low
RLM- Rural Low Mixed
RCC3- Rural Character
Conservation 3
RCC5- Rural Character
Conservation 5

0 1 2
Miles



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

Pursuant to Ordinance 852, 2009,
the properties shown on this map are
hereby re-designated from Rural
Moderate (R2) as follows:

Rural Neighborhood
Conservation (NC)

BOARD OF CLALLAM COUNTY
COMMISSIONERS

Howard V. Doherty, Jr., Chair

Stephen P. Tharinger

Michael C. Chapman

ATTEST

Trish Holden
Trish Holden, CMC, Clerk of
the Board

Signed this 21st day of
July, 2009.

NOTE: This map was compiled from a variety of
sources. Omissions and errors may exist.

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

Pursuant to Ordinance _____, 2009, the properties shown on this map are hereby re-designated from Rural Moderate (R2) as follows:

- Rural Neighborhood Conservation (NC)
- Commercial Forest (CF)
- Public (P)

Signed this 21st day of July, 2009.

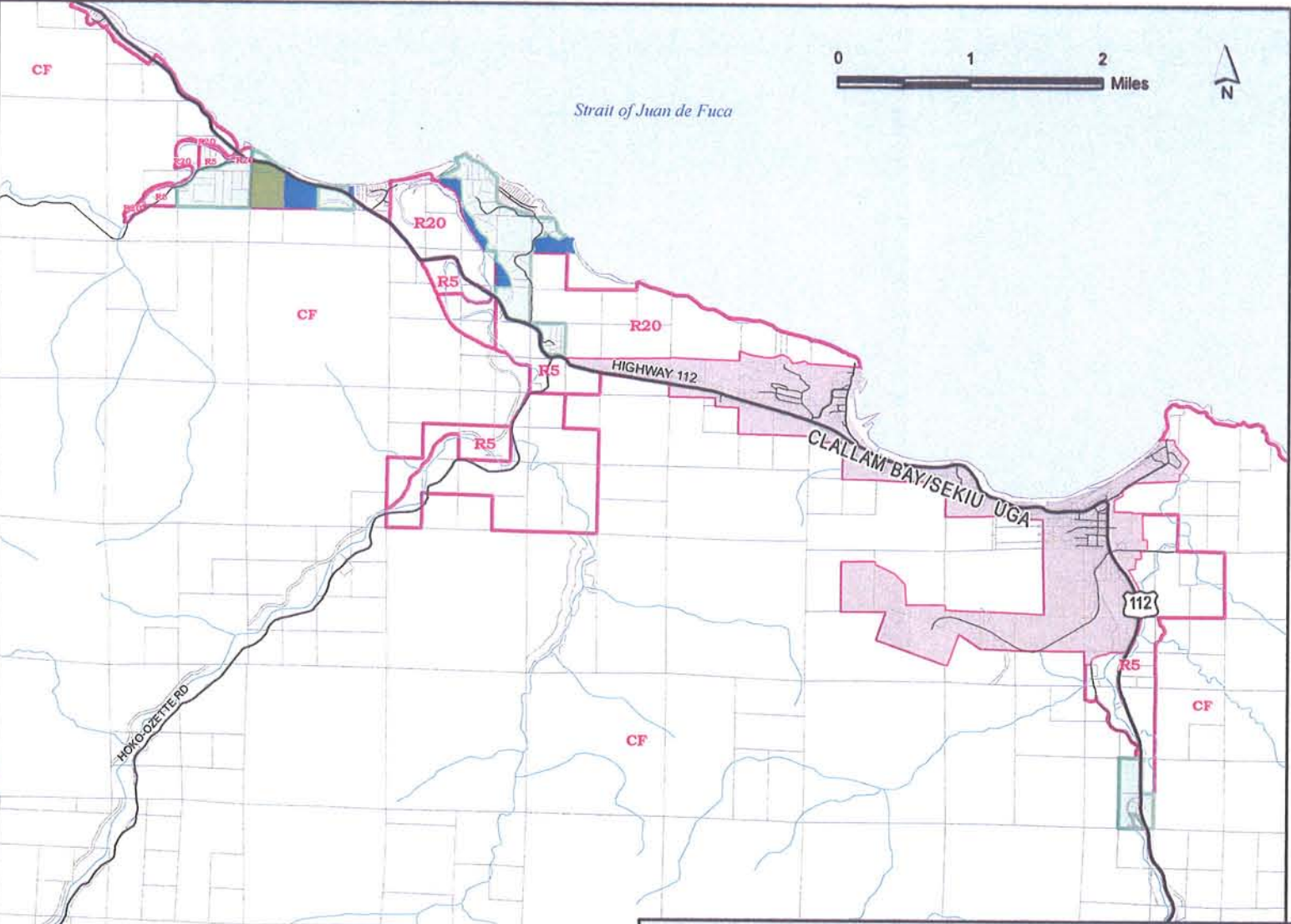
BOARD OF CLALLAM COUNTY COMMISSIONERS

Howard V. Doherty, Jr., Chair

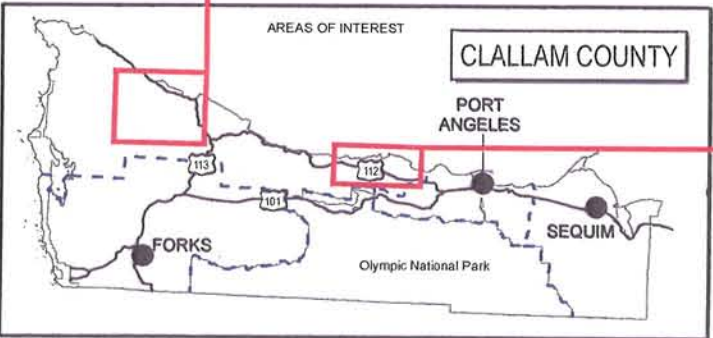
Stephen P. Tharinger

Michael C. Chapman

ATTEST
Trish Holden
Trish Holden, CMC, Clerk of the Board



NOTE: This map was compiled from a variety of sources. Omissions and errors may exist.



STRAITS PLANNING REGION
**COMPLIANCE STRATEGIES
FOR INVALIDATED R2/RW2 ZONES**

Dep't of Community Development
June, 2009



AMEND COMPREHENSIVE PLAN AND ZONING MAP TO:

- Rural Neighborhood Conservation (NC)
- Commercial Forest (CF)
- Public (P)

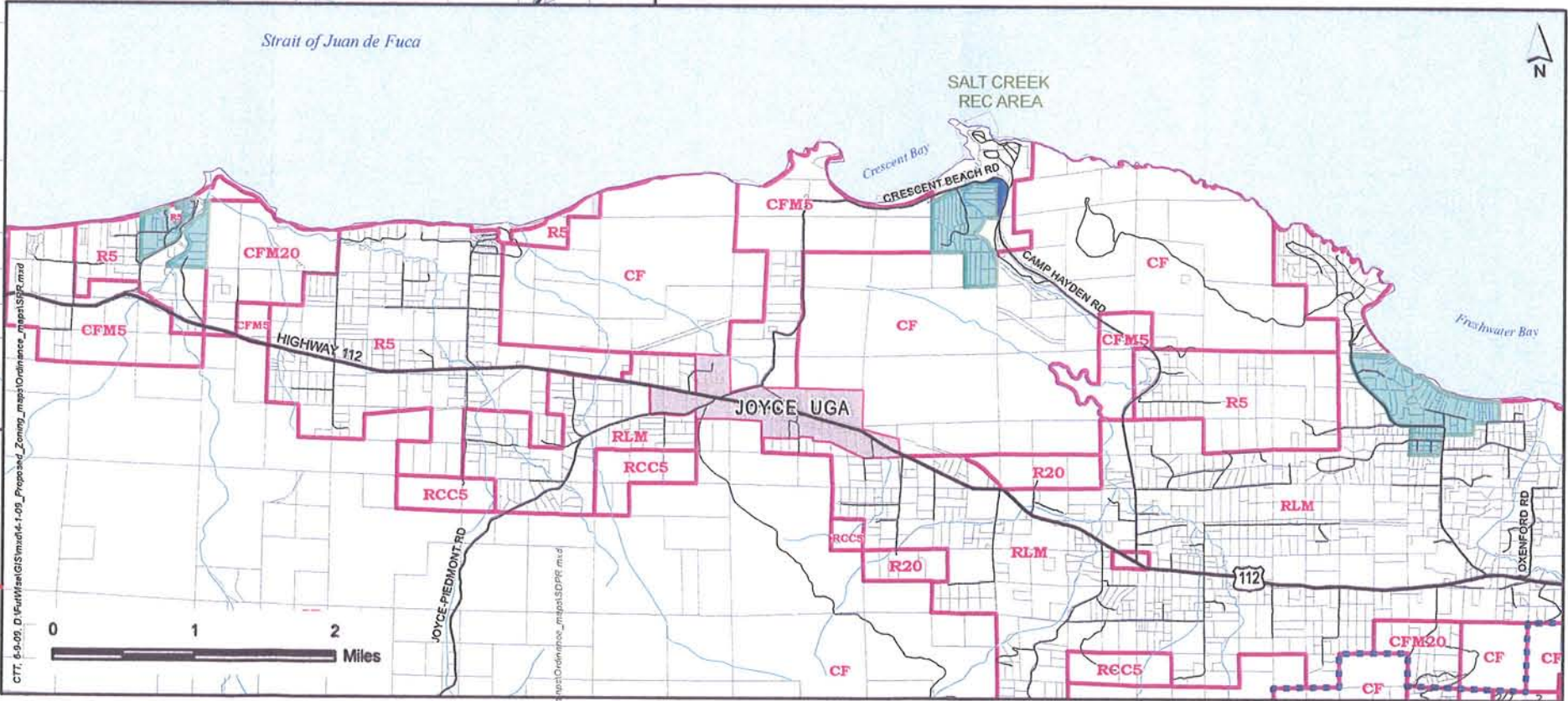
OTHER MAP FEATURES

- Urban Growth Areas (UGAs)
Zoning labels not displayed. Includes Incorporated and Unincorporated lands within the UGA.
- LAMIRD
Zoning labels not displayed.

OTHER MAP FEATURES

- Zoning Boundaries
- Parcel Boundaries
- Tribal Lands
- Highway
- Main Roads
- Other Roads
(includes City, County, Private Roads)
- Olympic Discovery Trail
- Planning Region Boundary
- Rivers

- ZONING LABELS
- CF- Commercial Forest
 - CFM5- Commercial Forest/ Mixed Use 5
 - CFM20- Commercial Forest/ Mixed Use 20
 - R5- Rural Low
 - R20- Rural Very Low
 - RCC3- Rural Character Conservation 3
 - RCC5- Rural Character Conservation 5



WESTERN PLANNING REGION

COMPLIANCE STRATEGIES FOR INVALIDATED R2/RW2 ZONES

Dep't of Community Development
June, 2009



AMEND COMPREHENSIVE
PLAN AND ZONING MAP TO:

- Rural Neighborhood
Conservation (NC)
- Western Region Rural
Low (RW5)

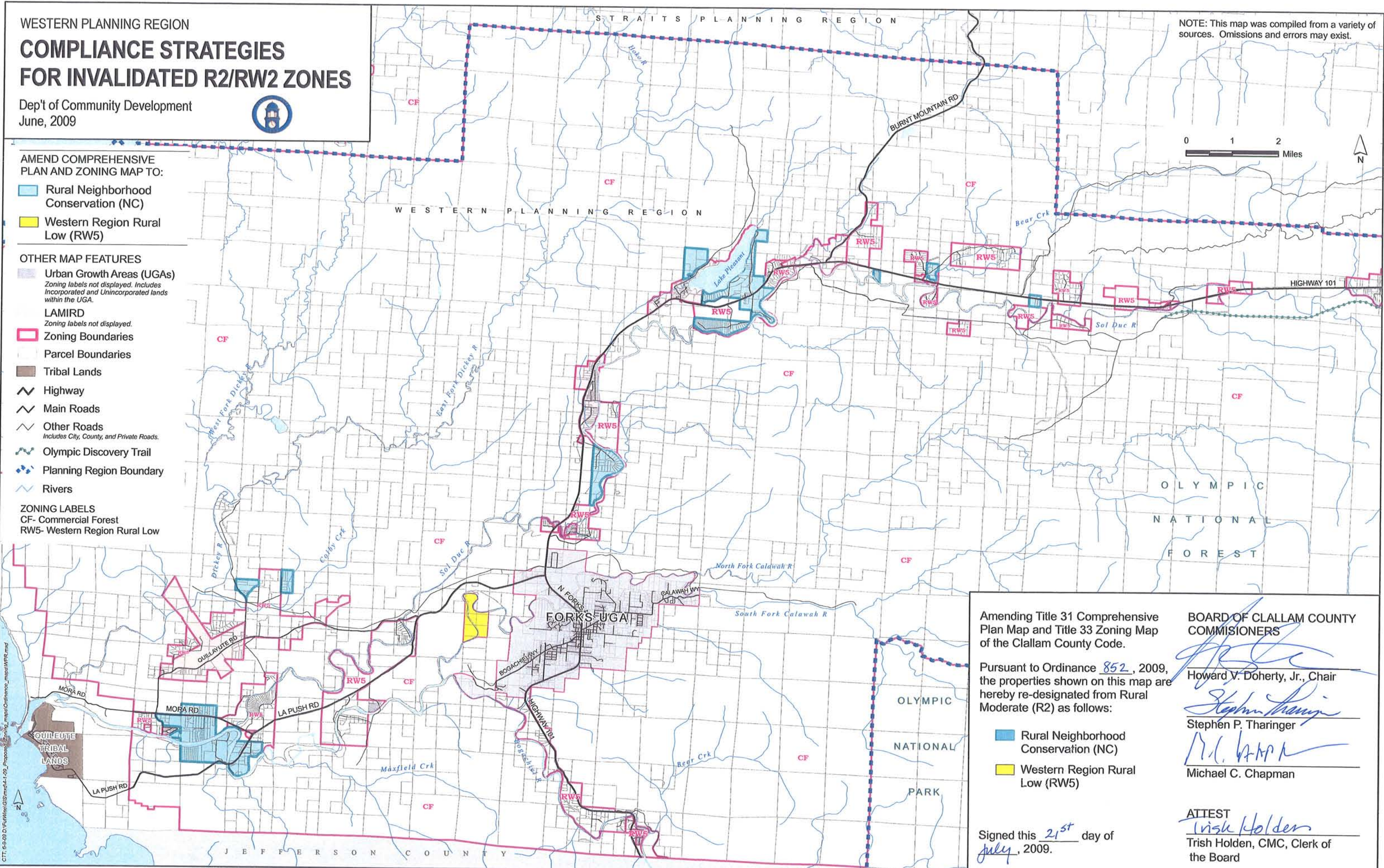
OTHER MAP FEATURES

- Urban Growth Areas (UGAs)
Zoning labels not displayed. Includes
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- Rivers

ZONING LABELS
CF- Commercial Forest
RW5- Western Region Rural Low

NOTE: This map was compiled from a variety of
sources. Omissions and errors may exist.

0 1 2
Miles



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

Pursuant to Ordinance 852, 2009,
the properties shown on this map are
hereby re-designated from Rural
Moderate (R2) as follows:

- Rural Neighborhood
Conservation (NC)
- Western Region Rural
Low (RW5)

BOARD OF CLALLAM COUNTY
COMMISSIONERS

Howard V. Doherty, Jr., Chair

Stephen P. Tharinger

Michael C. Chapman

ATTEST

Trish Holden
Trish Holden, CMC, Clerk of
the Board

Signed this 21st day of
July, 2009.