



AGENDA ITEM SUMMARY

(Must be submitted NLT 3PM Wednesday for next week agenda)

Department: DCD

WORK SESSION **Meeting Date:**

REGULAR AGENDA **Meeting Date:** 11/15/2016

Required Originals Approved and Attached?

Item Summary:*

Call for Hearing
 Resolution
 Draft Ordinance
Documents exempt from public disclosure attached:

Contract/Agreement/MOU**
 Proclamation
 Final Ordinance

Contract #
 Budget Item
 Other

Executive Summary:

The Board of County Commissioners reviewed the proposed draft updates to the Clallam County Comprehensive Plan, Title 31 CCC, and Zoning Code, Title 33 CCC for the Carlsborg Urban Growth Area (UGA) at their November 7, 2016 Work Session that addressed:

- a. Proposed amendments to the Comprehensive Plan zone map for the 560-acre, Carlsborg Urban Growth Area (UGA).
- b. Proposed amendments to the Carlsborg Urban Growth Area Zoning Chapter 33.20.
- c. Proposed comprehensive plan amendments to Section 31.03.350, Carlsborg UGA, of the Sequim-Dungeness Regional Plan, related to vision, goals, policies, land use designations, and other provisions.
- d. Proposed definitions to Chapter 33.03, Definitions, and Chapter 33.50 Scope of Land Uses.

The draft updates focus on goals, policies and development standards for the Carlsborg UGA. Some of the proposed changes would create three new residential zones that will allow for greater density; increasing commercial zoning along Highway 101; removing building size requirements; reducing setback requirements in the commercial and industrial zones; updating the Carlsborg UGA Policies; and making changes to the Carlsborg Land Use Map.

The proposed updates to Carlsborg UGA comprehensive plan and zoning provisions to support the requested map amendments as well as other amendments related to Carlsborg UGA goals, policies and regulations that include, but are not limited to:

- Establish a minimum residential density for new development and land divisions within the Urban Growth Area residential zones to a minimum 4 dwelling units per acre, to ensure future development is planned at urban densities.
- Remove industrial and commercial maximum building size standards.

* Submit original and 5 copies

** Submit 3 originals and 5 copies

- Reduce setback requirements in the commercial and industrial zones.
- Update CUGA zoning use tables (allowed, conditional, prohibited uses) and add zoning definitions for undefined uses.
- Change existing Carlsborg Residential (CR) zoning throughout the UGA that allow for 2 dwelling units (du) per acre into one of three new proposed CR zones—CR-I (4 to 6 du/ac.), CR-II (4 to 8 du/ac.), and the CR-III 4 to 10 du/ac.).
- Consolidate the Carlsborg Village Residential (CV) zone along Carlsborg Road to the adjacent Carlsborg Village Center (CN) zone. The change would eliminate the CV zone and result in consolidating village commercial land use and zoning designations.
- Change approximately 12 acres at the southwest intersection of US 101 and Taylor-Cutoff Road from Carlsborg Residential (CR) to Carlsborg Commercial (CC).
- Change two, small isolated areas on south-side of US 101 associated with the Parkwood Residential Community from Carlsborg General Commercial (CGC) to the new proposed Carlsborg Residential-II zone.
- Change approximately 4.3 acres to Public on the west side of Fire District #3.

At their November 2, 2016 public hearing, the Planning Commission recommended approval of the proposed Carlsborg UGA amendments by a vote of 7 to 0, and adopted Findings and Conclusions to support their recommendation for approval.

Attached are the proposed draft ordinances with attached Carlsborg UGA zoning map amendment, Exhibit A.

Budgetary Impact:(Is there a monetary impact? If so, are funds for this already allocated or is a budget change necessary? If this is a contract and a budget change is necessary, the budget change form must be submitted with the item at work session and for the regular agenda) **If a budget Action is required, has it been submitted and a copy attached?**

None.

Recommended Action:(Does the Board need to act? If so, what is the department's recommendation?)

Schedule a public hearing on the draft ordinances to approve the Carlsborg UGA amendments and a zoning map amendment for the Carlsborg UGA. Attached is an ordinance amending Title 31, Comprehensive Plan Map, and Title 33, Zoning Map (ExhibitA).

It is requested that the Board of County Commissioners hold a public hearing on November 29, 2016, at 10:30 a.m. during the regularly scheduled meeting.

County Official Signature: _____

Date Submitted: 11/9/16

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