

Clallam County Planning Commission

Public Hearing Review Draft

*For Discussion Purposes at the
Regular-Meeting of September 3, 2008*

Proposed Amendments to the Clallam County Comprehensive Plan, Title 31 CCC

The proposed amendments are a part of Clallam County's compliance response to the Western Washington Growth Management Hearing Board Final Order and Decision (April 23, 2008) of non-compliance and invalidity with the state Growth Management Act.

Chapter 31.02, COUNTY-WIDE COMPREHENSIVE PLAN

31.02.260 Rural growth.

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

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

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

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

(a) Development within designated [Limited Areas of More Intensive Rural Development \(LAMIRDs\)](#) rural villages or rural centers; and

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

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

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

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

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

31.02.265 Existing rural centers.

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

areas of the West End, industrial uses may be appropriate where uses prior to or as of July 1, 1990 included industrial uses in these areas and provided that adequate facilities and services are provided.

31.02.263 Limited areas of more intensive rural development.

~~The purpose of this section is to designate specific existing zoning classifications of the Clallam County Countywide and Regional Comprehensive Plans as limited areas of more intensive rural development (LAMIRDs) under the Growth Management Act (GMA) provisions of RCW 36.70A.070(5)(d), and to identify the corresponding development regulations for and restrictions on expansion of LAMIRDs.~~

~~The following findings of fact and conclusions of law support the designation of the LAMIRDs identified herein:~~

~~(1) Clallam County is a rural county, as defined by the State Legislature and identified by the State Office of Financial Management, based on population.~~

~~(2) Under the GMA, the legislature found that rural counties must have flexibility to create opportunities for business development to retain and enhance the job base in rural areas (RCW 36.70A.011). The rural element of the comprehensive plan may allow for limited areas of more intensive rural development and the GMA provides for three separate categories of such more intensive rural lands (LAMIRDs) (RCW 36.70A.070(5)(d)). In addition, the GMA recognizes that circumstances vary from county to county, and therefore it provides that in establishing patterns of rural densities and uses, a county may consider local circumstances, but shall develop a written record explaining how the rural element harmonizes the planning goals of RCW 36.70A.020 and the requirements of the Act (RCW 36.70A.070(5)(a)).~~

~~(3) The County has thoroughly evaluated each of the LAMIRDs designated herein and finds that they comport with the purpose and intent of the GMA provisions for limited areas of more intensive rural development.~~

~~(a) The boundaries of the existing zoning designations, hereinafter LAMIRDs, are consistent with the GMA criteria for logical outer boundaries for LAMIRDs, RCW 36.70A.070(5)(d)(iv).~~

~~(b) The identified zoning designations and their boundaries are based upon local circumstances and policies that support the County's comprehensive plan rural element, as demonstrated in the "2006 Clallam County LAMIRDs Report," as supplemented. The "LAMIRDs Report" explains how these designated LAMIRDs, as a component of the County's rural element, act in harmony with the planning goals of RCW 36.70A.020 and meet the requirements of the GMA.~~

~~(c) In the event and to the extent that any particular LAMIRD designated herein were found to contravene GMA criteria for LAMIRDs (RCW 36.70A.070(5)(d)), the County finds that they enjoy an independent legal basis to continue with the present zoning, based upon the written record of: local circumstances that supported their zoning classifications as established in 1995 or subsequently; how these LAMIRDs contribute to the fabric of Clallam County's rural character; and the valuable role played by these areas in providing a necessary land base for rural business development and as a rural job and employment base, in support of the County's economic policies.~~

~~(d) The LAMIRD designations are an appropriate exercise of its authority under the GMA to adopt flexible provisions for rural business opportunities that support the County's vision of a rural element that enables its residents to live and work in a rural environment (RCW 36.70A.011), and which also provide important recreation opportunities for residents and visitors alike.~~

~~(4) The Planning Commission, after public hearings and workshops, recommended establishing certain areas of more intensive rural development as LAMIRDs. The Board of Commissioners, following an additional public hearing, has modified the list to include those areas designated in this section.~~

~~(5) The County finds that this LAMIRD designation requires no change to the Comprehensive Plan maps or policies nor does it require a change to the implementing development regulations.~~

~~(6) Identification.~~

~~(a) This section formally identifies and recognizes those local land areas which were previously designated for more intensive rural development ("local land areas") as "limited areas of more intensive rural development" ("LAMIRDs"), as that term is defined at RCW 36.70A.070(5)(d), which subsection was added by the Legislature to Chapter 36.70A RCW, Growth Management, in 1996. These local land areas~~

were originally designated in the Countywide and Regional Comprehensive Plans for more intensive rural development to reflect existing commercial, industrial, residential, or mixed-use areas, local circumstances, and County policies. To remain in compliance with Chapter 36.70A RCW, as amended, this section recognizes these local land areas as LAMIRDs and adopts policies to control their expansion. The 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 and associated with the various LAMIRDs identified in this section.

(b) The local land areas that are henceforth identified as LAMIRDs, and subject to the policies of this section, are identified as each of those areas with the following zoning designations on the regional zoning maps (which thereby constitute part of the County General Comprehensive Plan Map and Regional Comprehensive Plan Land Use Maps). These LAMIRDs are described in more detail in the “2006 Clallam County LAMIRDs Report,” as supplemented (“LAMIRDs Report”), which is hereby incorporated by reference:

Zoning Designation	LAMIRDs Report Identification
<p>Sequim/Dungeness Planning Region (SDPR): R1 (Rural) RSC (Rural Suburban Community) URL (Urban Residential Low) DPA (Diamond Point Airport) URH (Urban Residential High) RV (Rural Village) RC (Rural Commercial) M (Industrial)</p>	<p>Sequim Dungeness Planning Area: SDPRlamird1 Diamond Point SDPRlamird2 Sunland SDPRlamird3 Bell Hill SDPRlamird4 NE Carlsborg SDPRlamird5 SW Carlsborg SDPRlamird6 Dungeness Village SDPRlamird7 E. Anderson SDPRlamird8 Lotzgesell SDPRlamird9 Dryke SDPRlamird10 Sequim Lodge SDPRlamird11 Miller Peninsula</p>
<p>Port Angeles Planning Region (PAPR) R1 (Rural) RLC (Rural Limited Commercial) RNC (Rural Neighborhood Commercial) GC (General Commercial)</p>	<p>Port Angeles Planning Region PAPRlamird1 Lake Sutherland PAPRlamird2 Granny’s Cafe PAPRlamird3 Place Road PAPRlamird4 Laird’s Corner PAPRlamird5 4 Seasons PAPRlamird6 Deer Park PAPRlamird7 Lake Farm PAPRlamird8 Cedar Glen PAPRlamird9 O’Brien PAPRlamird10 The Bluffs PAPRlamird11 Indian Creek</p>
<p>Straits Planning Region (SPR) R1 (Rural) RNC (Rural Neighborhood Commercial)</p>	<p>Straits Planning Region SPRlamird1 Crescent Beach SPRlamird2 Whiskey Creek SPRlamird3 Lyre River SPRlamird4 Silver King SPRlamird5 Hoko River East</p>

	SPRlamird6 Hoko River West SPRlamird7 Straits SPRlamird8 Bullman SPRlamird9 Camp Hayden SPRlamird10 Clallam River
Western Planning Region (WPR) RW1 (Western Region Rural) QR (Quillayute Residential) TC (Tourist Commercial) WRC (Western Region Rural Center)	Western Planning Region WPRlamird1 Snider WPRlamird2 Bear Creek WPRlamird3 Sappho WPRlamird4 Old Beaver WPRlamird5 Lake Pleasant WPRlamird6 Beaver WPRlamird7 Maxfield WPRlamird8 Whitcomb/Dimmel WPRlamird9 Bogachiel Bridge WPRlamird10 Three Rivers WPRlamird11 Quillayute River WPRlamird12 Quillayute Airport WPRlamird13 Quillayute Prairie WPRlamird14 Little Quillayute Prairie

~~(7) Authority. These local land areas were designated as LAMIRDs based on the following:~~

~~(a) The criteria set forth at RCW 36.70A.070(5)(c) and (d), as amended, and applied to each land area in the LAMIRDs Report; and/or~~

~~(b) The County's local circumstances, which are described and harmonized to the planning goals of RCW 36.70A.020, as amended, in the Comprehensive Plan and respective Regional Plans, as supplemented by the LAMIRDs Report and the 2006 Clallam County Rural Lands Report, as supplemented ("Rural Lands Report"), pursuant to RCW 36.70A.070(5)(a); and/or~~

~~(c) The County's rural nature, which requires flexibility to create opportunities for economic development and/or expansion pursuant to RCW 36.70A.011, as described in the Comprehensive Plan and respective regional plans, as supplemented by the LAMIRDs Report and the Rural Lands Report.~~

~~(8) Uses and Boundaries.~~

~~(a) The allowable uses within and other substantive development regulations for each LAMIRD shall be as prescribed in the zoning code for the controlling zoning designation.~~

~~(b) The boundaries of the respective zoning designations that define each LAMIRD shall constitute the logical outer boundaries of the LAMIRD. Infill, development, and redevelopment within these areas shall not extend beyond the boundaries of the LAMIRDs.~~

~~(c) Any request for a change in LAMIRD boundaries must demonstrate consistency with the state Growth Management Act, Chapter 36.70A RCW, and with this title.~~

CCC 31.02.263 Limited areas of more intensive rural development

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

The 1997 amendments to Section RCW 36.70A.070(5)(d) of the Growth Management Act (GMA) provided further direction for the rural element of a counties 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 to provide additional jobs, services and a varied housing choices for rural residents while limiting impacts. The amendments allowed limited areas of more intensive rural development (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 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 1997 amendments to the Growth Management Act to establish criteria and guidelines for LAMIRDs, Clallam County had already designated more intensive rural development areas uses as part of the County's 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% 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 had 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 Hearings Board (WWGMHB). On April 23, 2008, the WWGMHB ruled on the nature and boundary lines of 20 LAMIRDs and found them non-compliant with the Growth Management Act and for certain LAMIRDs issued a determination of invalidity.

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

Fundamental to the establishment of a LAMIRD is the requirement that it be based upon "existing areas and uses" as established ... by the built environment ... Once that area and use determination has been made, then a logical outer boundary is to be established which contains and limits expansion of those areas and uses to appropriate infill within the logical outer boundary.

Therefore, when establishing a LAMIRD the County must FIRST identify the built environment, as of July 1, 1990, so that it may be minimized and contained as required under the GMA. In determining the built environment, the Board has stated:

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

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

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

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

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

(b) In implementing the revised policies relating to LAMIRDs, the logical outer boundaries of 17 LAMIRDs were adjusted, three areas previously designated as LAMIRDs were removed entirely from LAMIRD status, and a new LAMIRD was designated in Blyn. Parcels that were excluded from LAMIRD designation as a result of these adjustments were rezoned to a less intensive rural designation or to a resource land designation. Parcels that were included in the LAMIRD designation as a result of these adjustments were rezoned to a more intensive rural designation.

(c) To implement the revised policies relating to LAMIRDs, the zoning standards for the following comprehensive plan and zoning map designations were adjusted for the purpose of clarifying that any future development must be similar to “uses of such type, scale, size, or intensity as already existed prior to or as of July 1, 1990,” consistent with the criteria for Type I LAMIRD designations under RCW 36.70A.070(5)(d)(i): Rural Neighborhood Commercial (RNC), Rural Limited Commercial (RLC), and Rural Center (CEN).

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

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

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

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

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

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

(a) [Goal No. 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 No. 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 No. 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 No. 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 No. 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 No. 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).

Table 31.02.263 (A). LAMIRD Land Use and Zoning Designations

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

Insert Map 31.02.263 (A). Limited Areas of More Intensive Rural Development

Chapter 31.03, SEQUIM-DUNGENESS REGIONAL PLAN

31.03.010 Purpose and intent.

It is the purpose and intent of this regional Comprehensive Plan to further the objective of the Clallam County Comprehensive Plan in this title, to provide a guide for coordinated and orderly growth and development of the land and physical improvements in the unincorporated areas of the Sequim-Dungeness regional planning area, generally described as the area east of Siebert's Creek to the Jefferson County line, inclusive of State lands.

31.03.020 Comprehensive Plan map designations.

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

Land Use Designation	Maximum Densities
Commercial Forest	One dwelling per 80 acres
Rural	One dwelling per acre
<u>Rural Suburban Community</u>	<u>One dwelling per acre</u>
Rural-Moderate	One dwelling per 2.4 acres
Rural-Low	One dwelling per 4.8 acres
Rural-Very Low	One dwelling per 19.6 acres
Rural Center	One dwelling per one-half acre
Rural Village	One dwelling per one-half acre
<u>Rural Village Low</u>	<u>One dwelling per acre</u>
Village Commercial	One dwelling per one-half acre
Rural Commercial	One dwelling per one-half acre
Urban Residential	Two to four dwellings per acre
Commercial	Residential uses accessory to commercial uses
Industrial	Residential uses accessory to industrial uses
City of Sequim UGA	See City Plan <u>Various</u>
Public Land	Park facilities
Carlsborg UGA	See CCC 31.03.350

31.03.260 Rural land – Inventory and analysis.

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

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

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

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

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

(3) Rural Growth. During the past 20 years, the unincorporated area of the Sequim-Dungeness region has grown almost five times more in population than the City of Sequim, the area's only

incorporated city. Over 9,300 people moved into areas outside of the City, while only 2,000 moved into the City of Sequim. Nearly 70 percent of the regional planning area population lives in a rural area. People moving to the Sequim-Dungeness region are looking for a rural lifestyle and are generally moving from a more urbanized environment. As a result, each person's perception of what is rural might be based on where they used to live.

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

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

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

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

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

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

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

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

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

The Sequim-Dungeness Regional Plan establishes land use patterns by neighborhood, with areas south of Highway 101 and east of Sequim having larger lot sizes, areas along the Dungeness River

having larger lots in order to protect the critical resources of the river, and areas north of Highway 101 in the Dungeness Valley having a range of densities based on the existing conditions.

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

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

31.03.270 Rural land – Policies.

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

Name	Description	Location(s)
Rural Center	Mixed high intensity commercial, industrial and urban residential land uses within the constraints of public facilities and services, water and sewage, and protection of critical areas. Land use designations expected within designated rural centers include: Commercial, Light Manufacturing, Urban Residential, Village Commercial.	Carlsborg Diamond Point-Sunshine Acres Blyn
Rural Village	Mixed commercial and urban residential land uses. Less intensity land uses focusing on neighborhood or tourist services. Land use designations expected within designated rural villages include: Urban Residential, Village Commercial.	Dungeness
Rural Commercial	Mixed Commercial, Light Manufacturing, and Urban Residential land uses. Moderate intensity land uses serving the regional planning area.	Hwy. 101 intersection with Dryke and Pearson Roads
Rural Suburban Community	Residential land uses at densities of one dwelling per acre allowed as infill development in areas that were more than 80 percent developed at these densities prior to the passage of the Growth Management Act.	Bell Hill/Highland Hills
Rural Residential	Residential land uses at densities between one dwelling per acre to one dwelling per 20 acres. Other nonresidential land uses permitted through special permit review processes.	Various
<u>LAMIRDs</u>	<u>More intensive rural development where uses of such type, scale, size, or intensity already existed prior to or as of July 1, 1990.</u>	

(12) Rural Centers. [Policy No. 12] Carlsborg, Support new development within the Diamond Point-Sunshine Acres, and Blyn Rural Centers consistent with the guidelines and criteria of CCC 31.02.263 of this Title. are designated rural centers. Land uses within these areas will include commercial, industrial, and urban residential land uses normally associated with urban growth areas. The distinguishing characteristic between rural centers and urban growth areas is the expectation that urban growth areas will receive higher priority for urban services and facilities, and growth will be encouraged within urban growth areas over rural centers.

~~(23) Rural Commercial. [Policy 23]. Support new development within designated rural commercial lands consistent with the guidelines and criteria under CCC 31.02.263 of this Title. The continued development of areas currently designated for commercial use outside urban growth areas or rural centers should be allowed, except where the proposed use is clearly inappropriate due to conflicts with adjacent uses. Development of these areas is subject to the following standards:~~

- ~~(a) Land uses allowed should be limited to the following types of activities:
 - ~~(i) Tourist-related commercial activities, such as gift and antique shops; restaurants; motels; small, limited campground services along the Olympic Discovery Trail for long-distance bicyclists and hikers; and gas stations.~~
 - ~~(ii) Professional services to serve the local community, such as insurance agencies, attorney offices, and hair care facilities.~~
 - ~~(iii) Retail uses devoted to local customers, such as small grocery stores and shoe stores.~~
 - ~~(iv) Light manufacturing and warehousing, such as cabinet making, boat building, and mini-storages.~~
 - ~~(v) Residential uses, including multifamily and affordable housing.~~~~
- ~~(b) Standards should be established for development of the property which: limits the amount of lot coverage with impervious surfaces in order to maintain a more "open" or "rural" atmosphere; establishes setbacks, buffers and screening to separate land uses from adjacent residential zones; requires landscaping that meets high standards for protection of the rural character; and limits the size of any one building to avoid large scale facilities.~~
- ~~(c) Development outside of urban growth areas shall not justify the extension of urban services and facilities, such as water, sewer, or improved transportation systems.~~
- ~~(d) Expansion of these commercial areas outside of existing boundaries shall not be permitted under any circumstances, unless the area is designated an urban growth area.~~
- ~~(e) The undeveloped property currently designated for commercial use along Highway 101 at McDonnell Creek should be designated rural on the Comprehensive Plan Map, and the commercial development of this property should be discouraged.~~

(34) Home Business. [Policy No. 4] Home-based businesses should be encouraged when the use is not intrusive to the surrounding residential character of the neighborhood.

- (a) Home-based business that have little, if any, outward characteristics of a business should be allowed in all areas.
- (b) Home-based business that have some outward characteristics of a business should be allowed only when consideration is made for the rural character of the surrounding neighborhood.

~~(45) Neighborhood Commercial. [Policy No. 5] Commercial uses limited to neighborhood convenience services should be allowed within rural residential areas when located and designed to be compatible with surrounding land uses. Such uses should be sited only after involvement of the neighborhood in the siting process.~~

~~(56) Industrial Use. [Policy No. 6] Allow campus-style light manufacturing, research facilities or corporate offices to locate outside urban growth areas or rural centers when meeting the following standards:~~

- ~~(a) Existing transportation networks must serve the site which are adequate to handle traffic without adversely impacting adjacent land uses. When locating in rural areas, significant increases in traffic volumes should not be expected. Occasional deliveries of materials or supplies is permitted; consistent traffic should be prohibited unless accessing directly onto Highway 101 at improved intersections.~~
- ~~(b) The types of light manufacturing, research facilities or corporate offices should be limited to those uses that will not cause impacts to adjoining lands from dust, noise, light and glare or other nuisances inconsistent with the need for peace and quiet in rural areas.~~
- ~~(c) These facilities should be located on large parcels of land (minimum of 20 to 40 acres), buffered such that buildings and parking areas are not readily visible from streets or adjoining properties, and self-contained with services such as sewage and water.~~

~~(67) Rural Residential Densities.~~

(a) [Policy No. 7] The Sequim-Dungeness region should allow a range of rural densities from one dwelling unit per acre to one dwelling unit per 20 acres. The conversion of rural areas into higher densities should be discouraged, except where clear public benefit is demonstrated through such

mechanisms as planned unit developments. More intensive rural densities and non-residential rural land uses should be limited to and contained within those areas already predominately built out at such densities and/or land uses by 1990 and be designated consistent with the guidelines and criteria under CCC 31.02.263 of this Title.

~~(i) In establishing rural densities for the 20-year planning period, consideration should be given to existing neighborhood characteristics, parcel densities and previous zoning designations. The "downzoning" of rural lands may be appropriate where it is clearly demonstrated that higher densities are inconsistent with natural and physical limitations, such as soils or roads, or where clearly desired by property owners.~~

~~Lands that are currently more than 80 percent developed at densities of one home per acre covering areas in excess of 50 acres will be designated as rural suburban community. These areas must have services in place to support this level of development. This designation is only found in the Bell Hill-Highland Hills area. Infill development of existing lots will be allowed within the strict area limits set in the Comprehensive Plan. Rural suburban community designations shall not be expanded beyond these initial size limits nor shall this designation be established in other areas in order to ensure than suburban density development in rural areas and outside of rural centers does not go beyond the limited infill development allowed in this designation.~~

~~(iii) Lands previously zoned as forestry 1, commercial forest, or commercial forest/residential mixed use which did not meet the criteria for designation of forest lands of long-term commercial significance should be redesignated as rural very low, unless the property was previously zoned at a higher density.~~

(b) [Policy No. 8] The extension or existence of public water service in designated rural areas lands shall not be justification for higher density than that established by the Sequim-Dungeness Regional Plan. Water purveyor plans must demonstrate that new facilities are consistent with the Comprehensive Plan and won't require increased densities to finance the planned facilities.

(8) Flexible Zoning. [Policy No. 9] All rural residential zones should allow the transfer of density within the ownership boundaries subject to a proposed land division, with no new lot being created less than one acre in area, and total number of lots determined based on the underlying zoning density. This flexible zoning technique may achieve affordable housing goals and preserve the rural character by having a variety of housing lot sizes scattered throughout rural areas.

(9) Recreation. Policy 10. Standards shall be set for recreational uses in rural areas, including recreational vehicle parks, limited camping facilities along non-motorized trails such as the Olympic Discovery Trail, and commercial outdoor oriented activities:

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

(b) Standards for noise, traffic, light and glare, and other nuisance characteristics;

(c) Such uses shall be located on a minimum parcel size of five acres.

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

31.03.290 Urban growth policies.

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

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

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

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

31.03.315 Adoption of City of Sequim Comprehensive Plan.

The City of Sequim Comprehensive Plan dated December 23, 1996, and adopted under City of Sequim Ordinance 96-032, is hereby adopted by reference in accordance with Policy No. 11 in CCC [31.03.310\(7\)\(a\)](#); except as amended pursuant to this section. All future amendments to the City of Sequim Comprehensive Plan which apply to the unincorporated area of the Sequim urban growth area shall be reviewed consistent with plan amendment procedures jointly adopted by the City of Sequim and Clallam County.

(1) The City of Sequim Optimum Land Use Map dated December 23, 1996, applicable to the unincorporated Sequim Urban Growth Area on page 3-5 shall be amended consistent with the land use designation changes shown on Map 1, attached to the ordinance codified in this section. is hereby ncorporated by reference as part of the Clallam County Comprehensive Plan Land Use Map, as amended by Clallam County.

(2) Land Use Policy LUP-4 [Page 3-7] shall be amended to read as follows:

Land Uses within the City of Sequim Urban Growth Area shall be planned to accommodate a minimum annual growth in population of 2.5%, and shall anticipate and accommodate an annual population growth rate of 5% per year for the next twenty years. Prior to any proposed expansion of the urban growth area, population and growth rate data shall be collected and analyzed.

(3) Land Use Policy LUP-8 [Pages 3-8 and 3-91 shall be amended to read as follows:

LUP-8.1 RESIDENTIAL DISTRICTS:

LUP-8.1.1 Residential Districts

a. R-I (LS-Limited Services). This designation is deleted because it was found non-compliant and invalid with the state Growth Management Act by the Western Washington Growth Management Hearing Board.

~~Single family detached residences - up to one (1) dwelling unit to one (1) acre. Areas which currently have limited urban services (city water and/or city sewer) shall have the lowest density residential development until such time as services are provided. Conditional uses and home business regulations in areas with larger lot development patterns may be more permissive than in the other residential zones.~~

b. R-I (Services-S). This designation is deleted because it was found non-compliant and invalid with the state Growth Management Act by the Western Washington Growth Management Hearing Board.

~~Single Family detached residences - up to one (1) unit per one half 1/2 acre. Larger individual lots based on established development patterns, access constraints associated with the By-Pass, or the presence of critical areas including the presence of unique soils conditions with development constraints. Conditional uses and home business regulations in areas with larger lot development Patterns may be more permissive than in other residential zones.~~

c. R-II

Single family detached residences - up to 4 to 5 dwellings units per acre. The R-II zone provides for consistency and predictability in established single family neighborhoods. Duplex development may be allowed as a conditional land use.

d. R-III

Medium density single family or multi-family residences - up to 8 to 10 dwelling units per acre. Detached and attached single family homes, smaller lot sizes, and duplex and triplex development would be allowed in the R-III zoning designation. R-III zoning is located in areas where urban services are or will be provided concurrent with development. This medium-density zoning is typically located close to transit, with easy access to neighborhood parks, schools and shopping.

e. R-IV

Medium - Higher density single family or multi-family residences - up to 16 dwelling units per acre. Medium -High density residential uses with single family attached and detached; single family small-lot; multi-family duplexes, triplexes, and apartment development allowed at a density of up to 16 dwelling units per acre.

R-IV zoning is located in areas where urban services are currently available or will be provided concurrent with development. This medium-density zoning is typically located close to transit, with easy access to neighborhood parks, schools and shopping.

R-IV zoning includes areas specifically designated for congregate care facilities, nursing homes and assisted living retirement communities.

f. R-V (OVERLAY)

Highest density multi-family residences only - 10 to 24 dwelling units per acre. This district is the highest density residential zoning district, allowing only multi-family residential development. There is a minimum 10 dwellings units per acre up to 24 dwelling units per acre density requirement. R-V zoning designations should be located close to downtown services and amenities, and applied for using the overlay and/or sub-area processes.

8.1.2 Maximum Residential Densities

Development review standards for residential land divisions at densities lower than the maximum density indicated on the City of Sequim Comprehensive Plan Optimum Land Use Map shall be adopted. These review standards shall demonstrate that redevelopment of such parcels at the maximum density indicated on the Optimum Land Use Map can be achieved and shall ensure that adequate public facilities and services can be provided in an efficient and coordinated manner when redevelopment occurs. Development review standards shall address, but are not limited to, the following provisions: shadow platting of future lots, preserving easements or rights-of-way for urban services, offsetting building sites to allow for future re-subdivision, and plat notes.

(4) Land Use Policy LUP -18 [Page 3-13] shall be amended to read as follows:

New development and redevelopment shall address the following minimum improvements. Minimum improvement standards shall be based on, but are not limited to, the following criteria: date lot was created; lot size; dwelling unit density; type of development; proximity to existing urban services; and proximity to planned urban services identified under the City of Sequim Six-Year Capital Facility Plan.

- a. Paved streets, curbs and sidewalks or surfaced walkways;
- b. Adequate off-street parking;
- c. Street lighting; detention facilities;
- e. Public water supply;
- f. Public sanitary sewers;
- g. Circulation and traffic patterns for the development and the surrounding neighborhood; and
- h. Recreational needs, including trails, parks and playgrounds.

(5) Land Use Policy LUP -19 [Page 3-13] ~~shall be amended to read as follows:~~ is deleted because the R-I (S) and R-I (LS) types of designations were found non-compliant and invalid with the state Growth Management Act by the Western Washington Growth Management Hearing Board. :

~~Residential development in the R-I (S) and R-I (LS) districts may occur without all of the urban services described in LUP -18, however agreements to participate in future Local Improvement Districts (L.I.D.'s) may be required.~~

(6) Land Use Policy LUP -22 [Page 3-13] ~~shall be amended to read as follows:~~ is deleted because the R-I (LS) type of designation was found non-compliant and invalid with the state Growth Management Act by the Western Washington Growth Management Hearing Board.

~~Within the R-I (LS) Limited Services residential designation, allowable residential densities may increase to an average of 4-5 dwelling units per acre upon the concurrent provision of required urban services, including municipal water and sewer. Redesignation to the higher density zone will be dependent on application to the City or County and shall occur concurrently with development approval consistent with the provision of required urban services established by this Plan and adopted development regulations.~~

31.03.435 Blyn ~~rural center~~LAMIRD.

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

(2) Critical Areas. [Policy No. 2] The Blyn ~~rural center~~LAMIRD includes ~~several~~ large wetland complexes and significant fish and wildlife habitat corridors, in addition to Sequim Bay. Fragmentation of these wetlands and habitats by development should not occur. Development is encouraged to transfer density or cluster development away from these critical areas.

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

(4) Public Services and Facilities. [Policy No. 4] Future development by the Jamestown S'Klallam Tribe in the Blyn rural center will require increased public services, particularly police and fire. Future development plans should be carefully coordinated with those service providers. It is also assumed that some services will be provided by the Tribe and would be open to local residents.

(5) Transportation. [Policy No. 5] Impacts to Highway 101 from development in Blyn must be mitigated. Improvements to intersections of County roads and Highway 101 will be required for new development which increases traffic congestion. An overpass on Highway 101 should be considered if traffic congestion caused by development of the casino impacts the regional mobility of the highway.

(6) Land Use.

(a) Policy 6. The Jamestown S’Klallam Tribe began a casino operation at Blyn in 1995. This operation will have a profound effect on the future of this area, including increased traffic and increased desire for other services (such as restaurants, lodging and gas stations). The Tribe has been careful in its development plans to address issues facing the community. Since local government has no regulatory authority of tribal land use, it is best that the community work together with the Tribe to address any concerns. Some issues that the Tribe and community have been working together on include routing the Olympic Discovery Trail across Tribal land, the proposed inclusion of the salt marsh observation deck and natural resources interpretive center, providing signage describing the historical significance of the previous logging yard, and monitoring of environmental rehabilitation of the Jimmycomelately Creek and estuary.

(b) [Policy No. 7] Blyn qualifies for designation as a LAMIRD and is designated as a LAMIRD with logical outer boundaries delineated predominately by the built environment that existed before or as of July 1, 1990. In-fill development will be allowed consistent with the type, scale, size, or intensity of development that already existed prior to or as of July 1, 1990. should continue to develop as a rural center in conjunction with development plans of the Jamestown S’Klallam Tribe.

(i) The Jamestown S’Klallam Tribe should work cooperatively with the County and public to complete a comprehensive development plan for the Tribe’s economic development plans.

(ii) A boundary for the Blyn rural center should be established in order to avoid piecemeal extension or improvement of public services and facilities, such as transportation.

(iii) Clallam County shall work with the Jamestown S’Klallam Tribe to encourage concentration of tribal commercial development within the Blyn rural center in order to maintaining the scenic rural character of SR 101 between Blyn and the eastern County line.

(c) [Policy No. 8] The rural center designation is large enough to accommodate growth in this area for this planning period. No enlargement of the Blyn rural center shall be allowed during the 20-year planning period established by the effective date of this chapter.

31.03.340 Dungeness-Kitchen Dick Road neighborhood.

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

Name	Development Standards	Location
Rural (old name RR3)	Rural residential land uses; one dwelling per acre density	<u>Generally limited to the area outside of the Carlsborg UGA including: east of the north-south line of Mill Road to the north-south line of Grandview and continuing north to Old Olympic Highway; west of Matriotti Creek to the north-south line of Boyce and Joslin Roads; and north of Atterberry to Spath Road.</u>
Rural Moderate (old name RR2)	Rural residential land uses; one dwelling per 2.4 acres density	<u>Land to the north, northeast and west of the Carlsborg UGA.</u>
Rural Low (old name RR1)	Rural residential land uses; one dwelling per 4.8 acres density	<u>Lands adjacent to the Dungeness River and south of Atterberry Road.</u>
Agriculture	Agriculture with cluster residential development allowed	<u>Land north of the abandoned railroad corridor along the Dungeness River, and land adjacent to and inclusive of the Sequim Valley Airport.</u>

Chapter 31.04, PORT ANGELES REGIONAL PLAN

31.04.225 Rural and resource land use designations, purpose and designation criteria.

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

Land Use Classification	Minimum Lot Size	Maximum Densities and Allowed Land Use
Commercial Forest	80 acres	One dwelling per eighty (80) acres
Commercial Forest/Residential Mixed Use (20)	1/2 acre	One dwelling per eighty (80) acres without clustering homes, or one dwelling per twenty (20) acres when clustering homes
Commercial Forest/Residential Mixed Use (5)	1/2 acre	One dwelling per eighty (80) acres without clustering homes, or one dwelling per five (5) acres when clustering homes
Rural Suburban Community	1/4 acre	Four One units per acre as infill within existing subdivisions, zone cannot be expanded in size
Rural-Moderate	One acre	One dwelling per 2.4 acres
Rural-Low	One acre	One dwelling per 4.8 acres
Rural Character Conservation	1/2 acre	One dwelling unit per ten (10) acres without clustering; or densities of either one dwelling per 4.8 acres, or one dwelling per 2.4 acres, if large lots are retained
Rural Very Low	2.4 acres	One dwelling per twenty (20) acres
Rural Neighborhood Commercial	None	One dwelling per one-half acre. Allows limited commercial services serving neighborhood needs, <u>where uses of such type, scale, size, or intensity already existed prior to or as of July 1, 1990.</u>
Rural Limited Commercial	None	Allows established commercial and industrial uses to continue <u>where uses of such type, scale, size, or intensity already existed prior to or as of July 1, 1990., but zone is not expandable</u>
Public	None	Caretaker dwelling allowed
Open Space Overlay	None	Identifies areas where development rights can be transferred to protect critical areas
UGA		See Port Angeles UGA Section

Proposed Rural Land Use Designations

Land Use Designation	Residential Densities/Acres in Designation/Build-out Populations	Quality of Life to be Expected and Allowed Uses
Rural Moderate (RM)	1 dwelling/2.4 acres. 4,940 acres in designation. 4,734 people at build-out.	Rural "estate" designation provides large suburban lots in a rural setting and few rural type uses at full development.
Rural Low (RL)	1 dwelling/5 acres. 5,347 acres in designation. 2,460 people at build-out.	Many features of rural character such as low density, animal keeping, low traffic volumes, outdoor recreation, wildlife habitat, and clean water are preserved at this density. When allowed to develop over large areas, the appearance can resemble that of a large lot subdivision.
Rural Character Conservation (RCC3 and RCC5)	1 dwelling/10 acres without utilizing an open space development pattern. A 2.4 or 5 acre density allowed when homesites are configured to provide a mix of small residential lots intermixed with 10 acre+ woodlots, pasture or large residential lots. 16,331 acres in designation. 3,756 - 12,250 people.	Allows for a mixture of moderate sized lots (as small as one-half acre) mixed with permanently protected large lots (ten (10) acres and larger) to allow rural character and uses to be retained even when fully developed. Affordability will increase with the availability of smaller lots but rural quality of life will be maintained with some lots remaining in larger lot sizes. Productive use of the land for woodlots and pasture land is maintained and critical areas can be avoided by reducing homesites to the actual size needed for residential use.
Rural Very Low (RVL)	1 dwelling per 20 acres. 1,169 acres in designation. 134 people at build-out.	Rural density which allows retention of all rural characteristics such as animal keeping, agriculture, forestry, and open spaces. Serves as a buffer providing separation of commercial forestry and higher density rural development.
Rural Suburban Community	1 dwelling per 1 acre or greater density , limited to a defined, nonexpandable area. 802 acres. 1845-2500 people at build-out.	Urban density development allowed in rural areas largely where pre-existing subdivisions have established this density.
Rural Neighborhood Commercial (RNC)	Manufactured home parks will have greater than 1 dwelling per acre. 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, <u>where uses of such type, scale, size, or intensity already existed prior to or as of July 1, 1990.</u>
Rural Limited Commercial	None.	Commercial and light industrial land use, <u>where uses of such type, scale, size, or intensity already existed prior to or as of July 1, 1990.</u> limited to defined, nonexpandable area.
Public Land (P)	None.	Parks, schools, and other public facility locations.
Total population which can be accommodated in rural areas at build-out	12,929 - 22,078 people at build-out in rural areas. 5,052 people in PA region rural areas in	Proposed designations would allow for rural growth of 7,877 to 17,026 people. This growth is in the range of two (2) to four (4) times a high estimate of projected population growth for the region.

densities		1990 Census.			
Land Use Designation	Purpose of the Designation	Land Capability/Natural Limitations	Natural Resources/Land Character-Lot Size	Public Services	Existing Land Uses
Rural Moderate Density	The purpose of this land use designation is to provide for moderately high density "rural estate" type lots. Large suburban type lots with few rural type land uses at full development. Rural moderate density provides a buffer between urban areas and areas with lower densities.	The land should be capable of supporting moderately high rural type density with few natural constraints. Land should be relatively level (zero to ten (10) percent slopes), have well drained to moderately well drained soils capable of supporting individual septic systems, have only a minor component of wetlands and be relatively free of flood, landslide, seismic or erosion hazards.	The area has low resource management potential. Development of the area will have little impact on resource lands. This designation should not be placed adjacent to resource lands since the safety of homes is imperiled by fire and forest practices. Current parcel sizes are less than five (5) acres in size.	Uses do not require the extension of urban services. The area may be served by community water systems if local water is not of good quality. Rural type County road standards would apply.	This area has a mix of large lot residential developments, scattered residences and small hobby farms or woodlots. The area may be used as a transition between urban development and lower intensity rural areas. This designation is appropriate where existing small scale agricultural uses (animal raising, truck farming, greenhouses) are occurring.
Rural Low Density	The purpose of this land use designation is to provide for low density rural areas with lots that are large enough for many types of rural land uses. Rural low density provides a buffer between high density rural areas and areas with lower densities.	Land is capable of supporting low density rural type development with a few natural constraints. Land should be level to slightly sloping (zero to fifteen (15) percent slopes), have well drained to poorly drained soils capable of supporting individual septic systems; may have a moderate component of wetlands. Appropriate areas are relatively free of flood, landslide, seismic or erosion hazards.	The area has moderate resource management potential with dispersed hobby farms, woodlots and larger agricultural use lands present. These low density areas could be placed adjacent to resource lands since their impact would be less than more intensive development. Current parcel sizes are between five (5) acres and eleven (11) acres in size.	This area is too far from the urban area to enable cost-effective provision of urban services. Uses do not require the extension of urban services. The area may be served by community water systems if local water is not of good quality. Rural type County road standards would apply.	This area has a mix of very large lot residential development, scattered residences and small hobby farms or woodlots. The area may be used as a transition between lower intensity rural uses and lands with good potential for resource uses. This designation is appropriate on lands with small scale agricultural uses (animal raising, truck farming, etc.). This designation may be used along rural arterials to provide sufficient setbacks/buffers for residential uses.
Rural	The purpose of this	Land is capable of	The area has good	Uses do not require	Area is a mix of scattered

Character Conservation	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.	supporting low density rural type development with a some natural constraints. Development sites should be level to sloping (zero to twenty (20) percent slopes), while larger lots retained may be quite steep, have well drained to poorly drained soils capable of supporting individual septic systems, a high component of wetlands and floodplains, landslide, seismic or erosion hazards.	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 eleven (11) acres in size with rural land uses of woodlot or pasture land, and critical areas.	the extension of urban services. The area can be served by community water systems. Rural type County road standards would apply.	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 mixture of rural and resource land uses. Rural low density allows for residential development at a density which is usually compatible with areas with natural limitations such as wetlands or ground with moderate erosion potential.	The land should be capable of supporting low density rural type development with moderate natural constraints. Land should be level to sloping (zero to twenty-five (25) percent slopes), have well drained to poorly drained soils capable of supporting individual septic systems, may have a high component of wetlands and floodplains, has a moderate erosion potential but should be relatively free of landslide hazards.	The area has good resource management potential with dispersed hobby farms, woodlots and larger agricultural or forest land uses present. These very low density areas could be placed adjacent to resource lands since their impact would be less than more intensive development. Lot size is greater than nineteen (19) acres, predominately pasture land and some woodlots.	This area is too far from the urban area to enable cost effective provision of urban services. Uses do not require the extension of urban services. The area will not be served by community water systems. Rural type County road standards would apply.	This area has a mix of scattered residences, hobby farms, woodlots and larger parcels still used for agricultural or forest production. The area may be used as a transition between lower intensity rural uses and lands with good potential for resource uses.
Rural Suburban Community	This land use designation recognizes that some rural areas	The land should be capable of supporting urban type densities.	The area does not support resource land uses due to the density	This area is too far from the urban area to enable cost	The area is characterized by high density, urban type development located in a

	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.	Natural constraints should be few. Land should be level (zero to ten (10) percent slopes) with soils capable of supporting community septic systems.	of development. Predominant lot size is less than one acre and this designation is usually found only where subdivisions predate zoning.	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.	rural setting that predates 1990, and qualifies as LAMIRD designation.
Rural Neighborhood Commercial	This land use designation provides for limited commercial services which meet the convenience needs of local residents in rural areas. The designation is limited to those areas already well developed at plan adoption. A high degree of compatibility with rural areas is achieved through the use of small buildings, small overall area devoted to commercial use, and design and layout which screens residential areas from objectionable features.	Since a large percentage of each lot will be covered with structures or paved parking, the land should be capable of supporting intensive development with no natural constraints. Land should be flat (zero to five (5) percent slopes), have well drained soils capable of supporting community septic systems, be free of wetlands and flood, landslide, seismic or erosion hazards.	The area has minimal natural resource potential. Development will not impact resource lands. This designation will be found only where existing commercial uses are located along Highway 101. Land use policies recommend a minimum distance of three (3) miles between RNC designations as well as limiting their spread along highway frontage, to prevent the appearance of strip commercial development in rural areas.	Urban services are not available. Arterials should pass through or abut this designation. Highway landscaping should be required to blend in with the rural character of the area.	Area should tend to limited commercial uses including restaurants, small scale convenience grocery stores, gas stations, gift shops and small scale public uses, and qualifies for LAMIRD designation, with in-fill development to be similar to the use, scale, size, or intensity as the uses that existed prior to or as of July 1, 1990. –Screened and well designed mobile home parks or RV parks may be permitted in the portion of the rural commercial areas not directly fronting on the highway. This type of land use designation should not cover more than twenty (20) acres in any one rural neighborhood commercial location as growth of this type of commercial activity should be directed to urban growth areas.
Rural Limited Commercial	The designation allows for continued use of areas which have	Since a large percentage of each lot will be covered with structures or paved	The area has minimal natural resource potential. Development	Urban services are not available. Arterials should pass	The commercial/industrial areas established just east of the Morse Creek Canyon; at

	<p>already developed in limited commercial and light industrial uses. The boundaries of such areas will be strictly defined at the time of plan adoption and will not expand. Within these boundaries current uses may continue to operate as permitted uses and may intensify. Vegetative screening, berming and restrictions on light, noise and outside activities will be used when new uses are established or existing uses intensify their activities. Adjacent rural densities should be low to allow buffering for residential uses</p>	<p>parking the land should be capable of supporting intensive development with no natural constraints. Land should be flat (zero to five (5) percent slopes), have well drained soils capable of supporting community septic systems, be free of wetlands and flood, landslide, seismic or erosion hazards.</p>	<p>will not impact resource lands. This designation recognizes that some industrial and commercial uses were well established outside the UGA's prior to growth management planning. These uses are allowed to continue at present locations but the area will not be expanded in size.</p>	<p>through or abut this designation. The transportation network should be able to handle high traffic flows.</p>	<p>the <u>Highway 101-O'Brien intersection of Old Olympic Highway and Highway 101, and the industrial site</u> just west of Dry Creek Road at Highway 101 are the only <u>LAMIRD</u> sites within the regional planning area which meet the criteria for <u>this zoning</u> this designation. Current uses include a <u>cinema, shooting range</u>, car race track, car parts and repair, building fabrication, storage, plumbing supply and wood product manufacture. New commercial or industrial uses should <u>be similar to the use, scale, size, or intensity as the uses that existed prior to or as of July 1, 1990, and</u> tend to be light traffic generators such as wood manufacturing plants, storage facilities, and enclosed light manufacturing facilities. Heavy traffic generators such as restaurants, motels, gas stations, large employment centers or retail outlets should not be directed to the UGA.</p>
Public Land	<p>The purpose of this land use designation is to provide locations for existing and future sites for school facilities, public offices, cemeteries, right-of-</p>	<p>The land should be capable of supporting public land uses which in many cases would include large building and parking lots.</p>	<p>The area has limited resource management potential and will not impact adjacent resource lands. This designation is found where public agencies</p>	<p>Public building should generally be located in urban areas with urban services available within the planning time frame.</p>	<p>This area has a mix of existing public uses or is vacant ground.</p>

	ways, and easements.		own land and will use it for public purpose.		
Commercial Forestry	The purpose of this land use designation is to provide for large contiguous areas where efficient forest operation can be conducted in support of Clallam County's forest industry. The designation protects large forest land holdings from encroachment of uses which would threaten efficient forest management practices.	The land should be capable of supporting forest operations Land should be level to steep, have well drained to poorly drained soils, may have a high component of wetlands and floodplains, have a moderate to high erosion potential and may include landslide hazard areas. Contiguous forested ownerships larger than eighty (80) acres are mapped in this designation with smaller surrounded parcels included.	The area has excellent resource management potential with large tracts of forest ownership. Much of the County's employment base depends on the retention of these commercial forestlands. Contiguous parcel size under one owner is usually greater than seventy-nine (79) acres in size and associated with larger blocks of timberland.	Uses do not require the extension of urban services. The area will not be served by community water systems. Few roads serve this area although State highways pass through it. Access to private parcels should be largely by private gravel roads.	This area is usually forested and being managed for forest production. Some smaller hobby farms and woodlots are found within commercial forest areas but are usually surrounded on at least two (2) sides by commercial forest operations. Due to the small size of these rural inclusions and the predominant surrounding uses, designation of these uses as other than commercial forestry would be spot zoning.
Commercial Forest/ Residential Mixed Use	The purpose of this land use designation is to provide a mix of commercial forest operations and residential land uses. Mixed use areas allow for continued forest operation on smaller private 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	The land should be capable of supporting forest operations Land should be level to slightly sloping in the development portion of the property (zero to fifteen (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	The area has excellent resource management potential. Parcel sizes will range between five (5) to forty (40) acres in size but will generally be nineteen (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	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.

	densities or an option to provide a combination of a large forest reserve and clustered housing.	erosion potential in the forest reserve area, and may include landslide hazard areas in the forest reserve.	ability to sell some residential lots to supplement forestry incomes.		
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 imply public ownership or the right to public use.	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 (forty (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.

31.04.230 Rural land – Policies.

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

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

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

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

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

(i) Rural character conservation designations and implementing zoning will conserve rural character and rural quality of life by allowing development flexibility in creating either large rural lot sizes (usually larger than ten (10) acres), or alternatively; a combination of smaller residential lot sizes intermixed with a large remainder residential lot or open space which will not be further subdivided. The large remainder residential lot or open space could be utilized for the mutual benefit of the adjacent property owners as part of their amenity package, could be utilized as a woodlot or for agriculture by the original owner, or could be sold to others who would utilize it for similar purposes. The large remainder residential lot or open space will not be further subdivided as its development rights have been utilized in adjacent small lot development and such

restriction shall be permanently recorded on the plat maps at time of subdivision. A density bonus of one unit per forty (40) acres would encourage the use of this option on larger lots. Lands designated as rural character conservation should be located outside of lands designated as commercial forestry or rural very low and will generally be located in areas with a preponderance of lot sizes or contiguous ownerships larger than ten (10) acres. Some lots smaller than ten (10) acres may be found within rural character conservation designations.

(ii) Design guidelines for development in rural character conservation designations will be developed to ensure that the development has a rural appearance and to reduce the visual impact on adjacent properties. These guidelines should include, but are not limited to, encouraging residential access to permanently retained rural open spaces, minimizing large housing clusters to avoid the appearance of 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 ten (10) acres). Lot size flexibility is built into the rural character conservation development concept through the use of a sliding scale which determines the percentage of the development which can be developed in smaller residential lot sizes and the percentage of the site which must remain in an undivided rural lot size or open space as follows:

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

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

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

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

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

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

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

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

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

(e) [Policy No. 5] Current densities allowed in the Port Angeles planning region would meet the growth needs of the region far beyond those identified for the next twenty (20) year planning period. Rural

densities should not be increased above current rural density levels during this planning time frame (1995 – 2014) in order to preserve rural character and to limit demand for public services and facilities in rural areas. The conversion of rural areas into higher density rural designations or zoning districts will be discouraged.

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

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

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

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

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

(4) Goals and Policies for Controlling Urban Densities.

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

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

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

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

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

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

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

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

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

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

storage.

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

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

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

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

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

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

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

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

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

Requiring setbacks, buffers and screening to separate commercial and industrial land uses from adjacent residential zones;

Require high standards of highway and building landscaping to protect rural character;

Limiting the size of any one building to under 10,000 square feet to avoid large scale facilities in rural areas.

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

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

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

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

(iv) Communication broadcast stations, mini-storage and boat storage should locate in appropriate areas including urban growth areas (all three uses), tourist commercial (boat storage) and rural limited commercial (all three uses) designations. Mini-storage, boat storage and wrecking yards shall not locate in rural residential designations along State highways as this use would destroy rural character and scenic vistas.

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

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

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

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

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

(ii) Home-based business that have some outward characteristics of a business should be allowed only when consideration is made for the rural character of the surrounding neighborhood.

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

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

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

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

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

(a) [Policy No. 15] In order to preserve scenic rural corridors, the preferred land uses along ~~State Highway 101 and SR 112~~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. A minimum distance of two and one-half to three miles should be maintained between tourist commercial land uses along State highways in order to prevent sprawl development of strip commercial corridors.

(ii) Residential densities within a quarter mile of the State highways outside the urban growth area should be no greater than one home per five acres or develop using a rural character conservation approach. Residential setbacks from the highway should be large in order to preserve rural character, minimize the effects of road noise on residences, to prevent commercial conversion pressures and to improve or maintain the visual appearance of these important scenic corridors. Where large residential setbacks are not possible or would conflict with critical area protection, other screening options should be encouraged such as retention of trees and landscaping.

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

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

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

(9) Issue #6 Agricultural Practices in the Rural Watershed. [rest of section not shown, no changes proposed]

31.04.400 Fairview neighborhood.

(3) Land Uses.

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

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

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

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

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

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

31.04.410 Deer Park neighborhood.

(3) Land Uses.

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

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

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

(d) [Policy No. 5] A rural limited commercial designation will be established for the commercial area just east of O'Brien Road. This designation will allow the commercial and industrial uses found in this area to continue but the outer bounds of this designation will not be expanded to control urban type growth in rural areas.

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

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

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