

Land Use – Sequim-Dungeness

There is no Land Use Element within the Clallam County Comprehensive Plan. It is recommended to reorganize Clallam County Code (CCC) 31.02 and following chapters to group land use policies together.

Existing Goals and Suggested Edits

Existing Goal with Suggested Edits	Notes
...	
31.03.140 Transportation – p Policies	Edit within the table of contents to add “- Policies” to chapter titles.
...	
31.03.290 Urban growth – p Policies	
...	
31.03.320 Diamond Point/Sunshine Acres rural center – Policies	
31.03.330 Sunland planned urban residential community – Policies	
31.03.340 Dungeness-Kitchen Dick Road neighborhood – Policies	
31.03.350 Carlsborg urban growth area – Policies	
31.03.415 Miller Peninsula neighborhood – Policies	
31.03.425 Palo Alto-Chicken Coop neighborhood – Policies	
31.03.435 Blyn LAMIRD - Policies.	
31.03.445 Happy Valley-Bell Hill neighborhood - Policies.	
31.03.455 Sequim-West Neighborhood - Policies.	
31.03.465 Dungeness-Jamestown neighborhood - Policies.	
31.03.475 Dungeness Valley neighborhood - Policies.	
31.03.485 Agnew neighborhood - Policies.	
31.03.500 Lost Mountain neighborhood - Policies.	
31.03.510 Upper Blue Mountain neighborhood - Policies.	
31.03.520 R Corner/Kitchen-Dick Road neighborhood - Policies.	

Existing Goal with Suggested Edits	Notes
<p>CCC 31.03.110(1) (a) <i>Public facilities and services.</i> ... (b) <i>Urban growth.</i> ... (c) <i>Open space and recreation.</i> ...</p>	<p>Ordering and labelling goals within section.</p>
<p>CCC 31.03.120(2) (a) {Policy No. 4}... (b) {Policy No. 5}... (c) {Policy No. 6}... ... (a) {Policy No. 7}... (b) {Policy No. 8}... (c) {Policy No. 9}... (a) {Policy No. 10}... (4) Fire Protection. {(Policy No. 11)}... (5) Other Governmental Services. {(Policy No. 12)}...</p>	<p>Formatting policy numbering for consistency.</p>
<p>CCC 31.03.130(1) (a) <i>Transportation.</i> Encourage efficient multimodal transportation systems such as trails that will reduce greenhouse gas emissions and per capita vehicle miles traveled, that and are based on regional priorities and coordinated with County and city comprehensive plans. (b) <i>Public services and facilities.</i> ... (c) <i>Climate change and resiliency.</i> Ensure that comprehensive plans, development regulations, and regional policies, plans, and strategies under RCW 36.70A.210 and chapter 47.80 RCW adapt to and mitigate the effects of a changing climate; support reductions in greenhouse gas emissions and per capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and</p>	<p>Titles have been to be consistent with other portions of the plan.</p> <p>Updated transportation goal language per revisions to the GMA in HB 1181.</p> <p>ADT for recent years and projections should be added to Table 2.</p> <p>Confirm this is same with Comp plan update. See Table 3 highlight.</p>

Existing Goal with Suggested Edits	Notes
<p style="text-align: center;">human health and safety; and advance environmental justice.</p>	
<p>CCC 31.03.140(2) (1) <i>Policy 1.</i> (f) Plan Ppedestrian facilities (sidewalks or paths) should be planned along the Highway 101 corridor through Carlsborg and Sequim with connections to the Olympic Discovery Trail. ... (i) The proliferation of sStoplights on Highway 101 should be discouraged. ... (a) {Policy No. 2.} With the completion of Cays Road and Anderson Road extension projects, the circulation system of County roads in rural and resource land areas should be considered completed for this planning area. The County should not pursue new County roads except in those circumstances where roads are built within subdivisions with private funds and then turned over to the County for maintenance. ... (c) {Policy No. 4.} ... (d) {Policy No. 5.} (a) {Policy No. 6.} ... (b) {Policy No. 7.} ... (c) {Policy No. 8.} (a) {Policy No. 9.} ... (b) {Policy No. 10.} ... (c) {Policy No. 11.} (a) {Policy No. 13.} ... (b) {Policy No. 14.} (a) {Policy No. 15.} ... (b) {Policy No. 16.} (a) {Policy No. 17.} ...</p>	<p>Formatting policy numbering for consistency.</p> <p>Have Hwy 101 improvements been completed? Revise CCC 31.03.140(1)(a) if so.</p> <p>Has this occurred or will it be done in this comp plan update? Revise CCC 31.03.140(1)(b) if so.</p> <p>Have these development regulations been adopted? Revise CCC 31.03.140(1)(d) if so.</p> <p>Have any of the proposed improvements in Policy 3 been made? If so, we can remove some of these policies.</p> <p>Have any of the proposed improvements in Policy 5 been made? If so, we can remove some of these policies. We can consider referencing the 6-year county improvement plan here instead of listing the projects here.</p> <p>Review against current regulation updates - how are we addressing equity and multimodal opportunities? See policies 13 and 14.</p> <p>Confirm LOS “C” is still accurate in policy 17.</p> <p>Addresses financing of public facilities not meeting UGA (new reg) in Policy 19.</p>

Existing Goal with Suggested Edits	Notes
<p>(b) {Policy No. 18.} ...</p> <p>...</p> <p>(a) {Policy No. 19.} Place a high priority on investment and expenditure of limited public funds in the transportation system in urban growth areas and limit investment and expenditure in rural areas to arterial development connecting communities and neighborhoods. For public facilities that do not meet the designated LOS, a coordinated effort to support implementation measures will be in place with the County and Sequim as appropriate.</p> <p>(b) {Policy No. 20.} ...</p> <p>(c) {Policy No. 21.} ...</p> <p>(d) {Policy No. 22.} ...</p>	
<p>CCC 31.03.150(2) Definition. Affordable housing Housing affordability is typically broken into three categories based on household or family income. Because of the increase in housing values in the past five years, all three categories of affordable housing are desired within the planning area. The categories of extremely low, very low, low, and moderate income households are defined in this chapter.</p> <ul style="list-style-type: none"> • Very low income – those families earning below 50 percent of County-wide median income can afford to spend 33 percent on rent or sale price; • Low income – those families earning 50 to 80 percent of County-wide median income can afford to spend 33 percent on rent or sale price; 	<p>This will need to be revised further once land capacity numbers are received and the housing element analysis can be completed.</p> <p>We suggest removing the definitions within the section and moving them elsewhere to reduce redundancy.</p>

Existing Goal with Suggested Edits	Notes
<p>♦ Moderate income – those families earning 80 to 95 percent of County-wide median income can afford to spend 33 percent on rent or sale price.</p>	
<p>CCC 31.03.160 (1) <i>Policy 1.</i> ... (2) <i>Policy 2.</i> ... (3) <i>Policy 3.</i> ... (4) <i>Policy 4.</i> ... (5) <i>Policy 5.</i> ... (6) <i>Policy 6.</i> ... (7) <i>Policy 7.</i> ... (8) <i>Policy 8.</i> ...</p>	<p>Formatting with “Policy” numbering for consistency.</p>
<p>CCC 31.03.180 (1) <i>Policy 1.</i> ... (2) <i>Policy 2.</i> ... (3) <i>Policy 3.</i> ... (4) <i>Policy 4.</i> ... (5) <i>Policy 5.</i> ... (6) <i>Policy 6.</i> ... (7) <i>Policy 7.</i> ... (8) <i>Policy 8.</i> ... (9) <i>Policy 9.</i> ...</p>	<p>Formatting with “Policy” numbering for consistency.</p>
<p>CCC 31.03.180 (1) GMA Goals. (a) <i>Natural resource industries.</i> Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses. (b) <i>Open space and recreation.</i> Encourage the retention of open space and development of recreational opportunities such as the Olympic Discovery Trail, conserve fish and wildlife habitat, increase access to natural resource lands and water,</p>	<p>Added goal titles to be consistent with other chapters/sections.</p> <p>Added climate goal per HB 1181.</p>

Existing Goal with Suggested Edits	Notes
<p>and develop parks with links to the Olympic Discovery Trail.</p> <p><i>(c) Environment.</i> Protect the environment and enhance the State’s high quality of life, including air and water quality, and the availability of water.</p> <p><i>(d) Climate change and resiliency.</i> Ensure that comprehensive plans, development regulations, and regional policies, plans, and strategies under RCW 36.70A.210 and chapter 47.80 RCW adapt to and mitigate the effects of a changing climate; support reductions in greenhouse gas emissions and per capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice.</p>	
<p>CCC 31.03.195 Open space and the environment – Conservation Policies</p>	<p>We suggest the removal of the word “conservation” to make this consistent with the other section titles in this chapter.</p>
<p>CCC 31.03.195</p> <p>(1) <i>General.</i> (Policy 1) ...</p> <p>...</p> <p>(2) <i>Corridors.</i> (Policy 2) ...</p> <p>...</p> <p>(3) <i>Recreation.</i> {(Policy No. 3)} ...</p> <p>...</p> <p>(4) <i>Water Quality.</i> {(Policy No. 4)} ...</p> <p>...</p> <p>(a) {(Policy No. 5)} ...</p> <p>...</p> <p>(ii) Discourage or prohibit higher densities adjacent to significant fisheries or wildlife habitat fish and wildlife habitat conservation areas, near wetlands and other environmentally sensitive areas, on</p>	<p>Formatting with “Policy” numbering for consistency.</p> <p>Modified CCC 31.03.195(5)(a)(ii) and 31.03.195(5)(b) to be consistent with definitions of critical areas that must be protected in the GMA.</p>

Existing Goal with Suggested Edits	Notes
<p>poorly drained soils, or on steep slopes.</p> <p>...</p> <p>(b) {(Policy No. 6)} Minimize the public costs and potential dangers associated with inappropriate development in frequently flooded areas, geologically hazardous areas, wetlands, fish and wildlife conservation habitat areas, and areas with a critical recharging effect on aquifers.</p> <p>...</p> <p>(6) {(Policy No. 7)} ...</p> <p>...</p> <p>(7) {(Policy No. 8)} ...</p> <p>...</p> <p>(a) {(Policy No. 9)} ...</p> <p>(b) {(Policy No. 10)} ...</p> <p>(c) {(Policy No. 11)} ...</p> <p>(9) <i>Marine Shorelines.</i> {(Policy No. 12)} ...</p>	
<p>CCC 31.03.220</p> <p><i>(a) Natural resource industries.</i> Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.</p> <p><i>(b) Reduce sprawl.</i> Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.</p> <p><i>(c) Open space and recreation.</i> Retain open space and green space, enhance recreational opportunities, enhance fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.</p> <p>Encourage the retention of open space and development of recreational opportunities such as non-motorized trails; conserve fish and wildlife habitat; increase access to</p>	<p>Added titles to be consistent across the chapters/sections.</p> <p>Updated with current language of open space and recreation goal.</p>

Existing Goal with Suggested Edits	Notes
<p>natural resource lands and water, such as non-motorized trails; and develop parks. (d) Property rights. ...</p>	
<p>CCC 31.03.220 (1) Findings. {(Policy No. 1)}... (2) Conservation Strategy. {(Policy No. 2)}... (a) {(Policy No. 3)} (C) The soil capability class is Vw (if drained) or Vlw (if drained), subject to the regulations of the critical area regulations Critical Areas Ordinance; (b) {(Policy No. 4)} (ii) ... Agricultural land uses on the portion of a parcel set aside for agriculture would include, but not be limited to, a farm residence, farm buildings, and direct marketing farm stands, home enterprises and home-based industries, and accessory uses subject to applicable performance standards. ... (iii) ... Residential developments shall be clustered in such a manner as not to impact critical wetland areas consistent with the Clallam County Critical Areas Code Ordinance. (c) {(Policy No. 5)} ... (d) {(Policy No. 6)} ... (e) {(Policy No. 7)} ... (4) Land Use Maps. {(Policy No. 8)}... (5) Purchase of Development Rights. {(Policy No. 9)}... (a) {(Policy No. 10)} ... (b) {(Policy No. 11)} (a) {(Policy No. 12)} ...</p>	<p>Formatting with “Policy” numbering for consistency.</p> <p>Suggest referencing the CAO in CCC 31.03.220(3)(a)(i)(C).</p> <p>Added to be consistent with existing policy in CCC 31.02.120.(2) and proposed changes therein related to RCW 36.70A.177(3).</p> <p>Proposed change (to 31.03.220(3)(b)(iii)) to reflect that there are other critical areas that residential development on agricultural land should be clustered to avoid.</p>

Existing Goal with Suggested Edits	Notes
<p>(b) {(Policy No: 13)} ...</p> <p>...</p> <p>(a) {(Policy No: 14)} ...</p> <p>(b) {(Policy No: 15)} ...</p> <p>(c) {(Policy No: 16)} ...</p> <p>(9) {(Policy No: 17)} ...</p>	
<p>CCC 31.03.240</p> <p><i>(a) Natural resource industries.</i> Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.</p> <p><i>(b) Reduce sprawl.</i> Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.</p> <p><i>(c) Open space and recreation.</i> Retain open space and green space, enhance recreational opportunities, enhance fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.</p> <p>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, such as non-motorized trails; and develop parks.</p>	<p>Added titles to be consistent across the chapters/sections.</p> <p>Updated with current language of open space and recreation goal.</p>
<p>CCC 31.03.250</p> <p>(1) <i>Policy 1.</i> ...</p> <p>(2) <i>Policy 2.</i> ...</p> <p>(3) <i>Policy 3.</i> ...</p> <p>(4) <i>Policy 4.</i> ...</p>	<p>Formatting with “Policy” numbering for consistency.</p>
<p>CCC 31.03.260</p> <p>(a) <i>Reduce sprawl.</i> ...</p> <p>(b) <i>Open space and recreation.</i> ...</p> <p>(c) <i>Environment.</i> ...</p> <p>(d) <i>Historic preservation.</i> ...</p>	<p>Added titles to be consistent across the chapters/sections.</p>

Existing Goal with Suggested Edits	Notes
<p>CCC 31.03.260(2): 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.</p>	<p>We recommend this sentence be removed, as rural policies have been established in existing 31.02.260, 31.02.263, and 31.02.265 or as otherwise renumbered in this update.</p>
<p>CCC 31.03.280 <i>(a) Urban growth. ...</i> <i>(b) Housing. Encourage the availability of affordable housing</i> Plan for and accommodate housing affordable to all economic segments of the population of this State, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock. <i>(c) Economic development. ...</i> <i>(d) Property Rights. ...</i> <i>(e) Historic preservation. ...</i></p>	<p>Added titles to be consistent across the chapters/sections.</p> <p>Revised housing goal language from HB 1220.</p>
<p>CCC 31.03.290</p> <p>(1) <i>Policy 1.</i> The criteria for designation and implementation of urban growth areas contained in the County-wide Comprehensive Plan (Chapter 31.02) shall be followed.</p> <p>(2) <i>Policy 2.</i> 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.</p> <p>(3) <i>Policy 3.</i> In order to provide stability to where urban growth and services will occur, urban growth area boundaries should not be amended any sooner than 10 years from the date the Clallam County Comprehensive Plan is adopted.</p>	<p>Formatting with “Policy” numbering for consistency.</p> <p>Insert link to Chapter 31.02 for better inter-operability (see highlighted).</p> <p>New in the GMA is the ability for counties, during their annual review under RCW 36.70A.130(2)(a), to determine if patterns of development have created pressure for development in areas exceeding the amount of available developable lands within the UGA and revise UGA boundaries if a series of requirements are met. This can be found in RCW 36.70A.110(8) as modified by SSB 5834 in 2024. See Policy 3.</p>

Existing Goal with Suggested Edits	Notes
<p>CCC 31.03.290 (2) ... (b) <i>Policy 3.</i> Implementation of the urban growth area should include specific measures to protect the water quality and resources of Sequim Bay, Bell Creek, Gierin Creek and Johnson Creek. (c) <i>Policy 4.</i> Groundwater resources should be protected through City/County adoption of stormwater and erosion control measures, water quality education programs, and other best management practices which avoid or minimize impacts to groundwater.</p> <p>...</p> <p>(4) <i>Transportation (Policy 6).</i> Improve circulation patterns around the Sequim urban growth area (see Figure 4):</p> <p>...</p> <p>(8) ... (b) <i>Policy 14.</i> The maximum lot size for new land divisions within the Sequim urban growth area should be less than one acre; provided, however, that lots greater than 10 acres may be allowed.</p>	<p>In Policy 3, Consider citing the critical areas ordinance, given the changes based on riparian areas BAS.</p> <p>In Policy 4, we recommend including a reference to critical aquifer recharge areas (CARA) regulations in the CAO.</p> <p>Wherever figures or tables are cited, consider adding a link to the section to improve operability. See highlighted.</p> <p>This may be untrue. Urban areas must have zoning that allows up to 4 dwelling units per acre. See highlighted blue.</p>
<p>CCC 31.03.315: 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 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.</p>	<p>It may be confusing to adopt the Sequim Comp Plan but then make a series of amendments. There is GMHB precedent to account for, but this could likely be reduced for clarity.</p>

Existing Goal with Suggested Edits	Notes
<p>CCC 31.03.320</p> <p>(1) <i>Boundary.</i> {(Policy No: 1)} The rural center boundary should be limited generally to the residential, commercial, and industrial plats of Sunshine Acres and Diamond Point.</p> <p>(2) <i>Critical Areas.</i> {(Policy No: 2)} ...</p> <p>...</p> <p>(a) {(Policy No: 3)}.</p> <p>(b) {(Policy No: 4)}.</p> <p>...</p> <p>(a) {(Policy No: 5)}. ... <i>The State of Washington and the Homeowners' Association should be encouraged to provide a fire break. Coordination of water service should be encouraged with Jefferson County Public Utility District.</i></p> <p>(b) {(Policy No: 6)}.</p> <p>...</p> <p>(a) {(Policy No: 7)}.</p> <p>(b) {(Policy No: 8)}.</p> <p>(c) {(Policy No: 9)}.</p> <p>...</p> <p>(a) {(Policy No: 11)}.</p> <p>(b) {(Policy No: 12)}.</p> <p>(c) {(Policy No: 13)}.</p> <p>(d) {(Policy No: 14)}.</p> <p>(e) {(Policy No: 15)}.</p>	<p>Formatting with “Policy” numbering for consistency.</p> <p>Consider adding a reference and link to the future land use map within policy 1.</p> <p>This helps implement new GMA requirements for planning for wildfire risk (RCW 36.70A.070(1)). Consider adding language encouraging adoption of wildland urban interface code or developing building and maintenance standards. See highlighted in policy 5.</p> <p>In policy 15, consider adding links to the Sequim-Dungeness plan sections as appropriate to make this policy easier to understand and implement.</p>
<p>CCC 31.03.330 Sunland planned urban residential community – Policies.</p> <p>(1) <i>Boundary.</i> {(Policy No: 1)} Sunland is a planned community with urban services and facilities. The development is not fully built, and the development does not meet the definition of master planned resorts in 31.02.050 CCC. ...</p> <p>...</p> <p>(a) {Policy No: 2}...</p> <p>(b) {Policy No: 3} <i>A significant wildlife habitat corridor fish and wildlife habitat conservation area has been</i></p>	<p>Formatting with “Policy” numbering for consistency.</p> <p>Added 31.02.050 to policy 1 to better link to the county-wide comprehensive plan.</p> <p>Changed policy 3 to account for definitions of critical areas in the GMA.</p> <p>Consider a more specific standard in Policy 4. Consider policy language to establish a minimum buffer between agricultural resource lands and residential development?</p>

Existing Goal with Suggested Edits	Notes
<p><i>designated to the east of Sunland. Growth should not significantly impact this corridor.</i></p> <p>(3) <i>Resource Lands.</i> {(Policy No. 4)} There are agricultural resource lands to the north, east and west of Sunland. The Sunland planned residential development should not encroach on these agricultural lands.</p> <p>(4) <i>Public Services and Facilities.</i> {(Policy No. 5)} ...</p> <p>(5) <i>Open Space and Greenbelts.</i> {(Policy No. 6)} ...</p> <p>(6) <i>Transportation.</i> {(Policy No. 7)} ...</p> <p>(7) <i>Land Use.</i> {(Policy No. 8)} ...</p>	
<p>CCC 31.03.340</p> <p>...</p> <p>(c) <i>Policy 3.</i> Environmental quality will be maintained and enhanced through groundwater, wetland, and stream protection riparian area measures.</p> <p>(2) <i>Community Boundaries (Policy 4).</i> ...</p> <p>(3) <i>Background Data (Policy 5).</i></p> <p>Considerable information was obtained by a task force in the course of developing the Dungeness-Kitchen Dick Road (formerly the Carlsborg neighborhood) plan. The information is summarized as follows: ...</p> <p>...</p> <p>(c) <i>Policy 10.</i> A large portion of the Dungeness-Kitchen Dick neighborhood is within an area having a critical recharging effect on aquifers used for potable water a critical aquifer recharge area.</p> <p>...</p> <p>(c) <i>Policy 15.</i> Matriotti Creek and its riparian area shall be considered as an open space corridor and greenbelt within the Urban Growth Areas. Consideration should be given to public access (e.g., trails) along the creek only</p>	<p>Consider adding a link to the future land use map within policy 4.</p> <p>Policy 5 will need to be updated with information from the land capacity analysis and housing gap analysis.</p> <p>Modified policy 10 to be consistent with the definitions of critical areas per the GMA.</p> <p>Consider adding “and its riparian area” or equivalent to policy 15 to more precisely what land constitutes the corridor/greenbelt.</p> <p>If Matriotti Creek is included in the county’s shoreline jurisdiction, there is a requirement for public access in some circumstances. The County should ensure there’s no conflict with the SMP here.</p> <p>Existing language within Policy 16 is confusing (new development adds potential for congestion, which must be mitigated. Suggested change for clarity. See highlighted.</p>

Existing Goal with Suggested Edits	Notes
<p>with the mutual agreement of property owners.</p> <p>...</p> <p>(a) <i>Highway 101 (Policy 16)</i>. New development along the highway corridor should reduce conflicts and congestion with the regional mobility of with thru-traffic. Access points should be directed to existing intersections.</p>	
<p>CCC 31.03.350 Carlsborg urban growth area – Policies</p> <p>(c) <i>Policy 3</i>. The commercial and industrial activities within the Carlsborg UGA will generate revenue through the creation of family living-wage jobs. ...</p> <p>...</p> <p>(d) <i>Policy 4</i>. Environmental quality will be maintained and enhanced through groundwater, well and stream-riparian area protection measures.</p> <p>...</p> <p>(h) <i>Policy 8</i>. Residential zoning is should continue as the predominant land use within the UGA and residential areas abut or surround commercial and industrial zones. ...</p> <p>(2) <i>Urban Growth Area Boundaries. (Policy 9)</i>. The Carlsborg UGA is composed of three areas: Highway Commercial, Carlsborg Village Center, and Urban Residential. These areas are depicted on the official land use map and are more generally described as follows:</p> <p>...</p> <p>(3) <i>Background Data. (Policy 10)</i> Considerable information was obtained in the course of developing the Carlsborg neighborhood plan. The information includes existing and forecast population and 20-year built-out potential.</p> <p>(a) <i>Water. (Policy 11)</i>:-</p> <p>(b) <i>Sewage Disposal. (Policy 12)</i>:-</p>	<p>Formatting with “Policy” for consistency.</p> <p>We suggest replacing “family wage” with “living wage” as it is the more current terminology.</p> <p>We suggest replacing “stream” with “riparian” to be consistent with BAS on streams/riparian areas.</p> <p>Added “should continue as” to improve specificity of policy language in policy 8.</p> <p>Italicized and added parenthesis to policy 9 for formatting consistency.</p> <p>Consider adding a link to the Future Land Use Map in policy 9.</p> <p>Italicized and added parenthesis to policy 10 for formatting consistency.</p> <p>Policy 10 will need to be updated with new information from the land capacity analysis and housing gap analysis.</p> <p>Italicized and added parenthesis to policies 11,12, and 16 for formatting consistency.</p> <p>In policy 16, consider a more specific definition of the corridor (perhaps the RMZ</p>

Existing Goal with Suggested Edits	Notes
<p>...</p> <p>(6) <i>Open Space and Greenbelts. (Policy 16)</i>:-Matriotti Creek shall be considered as an open space corridor and greenbelt within the UGA. Consideration should be given to public access (e.g., trails) along the creek only with the mutual agreement of property owners.</p> <p>...</p> <p>(a) <i>Non-motorized Transportation. (Policy 17)</i>:- ...</p> <p>...</p> <p>(c) The County shall consider the 2008 Carlsborg Area Transportation Study as it relates to overall traffic improvements within the Carlsborg UGA.</p> <p>...</p> <p>(e) <i>Highway 101. (Policy 19)</i>:- ...</p> <p>...</p> <p>(i) <i>Regional County Roads. (Policy 23)</i>:-</p> <p>...</p> <p>(j) <i>Other County Roads. (Policy 24)</i>:- ...</p> <p>...</p> <p>(c) <i>Land Use Designations/Boundaries. (Policy 27)</i>:- ...</p> <p>(i) In order to help provide consistency and certainty for landowners, the Carlsborg UGA shall not be comprehensively reevaluated for changes in land use designations for a period of 10 years from the date of adoption of this policy.</p> <p>(iii) The boundaries of the Carlsborg UGA may be reviewed and considered for expansion only after it can be demonstrated that population growth rates and land supply projections did not provide sufficient urban lands within the Carlsborg UGA to accommodate needed future growth.</p> <p>...</p>	<p>or riparian area as defined in the updated CAO), or refer to the buffer.</p> <p>If Matriotti Creek is covered by shoreline jurisdiction, there are circumstances where public access is required. The County should make sure that there's no conflict between this and the county's SMP.</p> <p>Italicized and added parenthesis to policy 17 for formatting consistency.</p> <p>Have there been any new transportation studies since 2008 for the Carlsborg UGA? See highlighted.</p> <p>Italicized and added parenthesis to policies 19, 23, 24, and 27 for formatting consistency.</p> <p>Changes to RCW 36.70A.110 enable the county to adjust urban growth area boundaries at the time of the county's annual docket process subject to various criteria. We suggest revising accordingly. See blue highlighted.</p> <p>See comment above - there are specific circumstances in which the county can adjust (swap) UGA areas if the need arises. See green highlighted.</p> <p>Provide link to new FLU map within policy 28. See highlighted.</p>

Existing Goal with Suggested Edits	Notes
<p>(a) <i>Policy 28. The Carlsborg Land Use Map ...</i></p>	
<p>31.03.415 Miller Peninsula neighborhood - Policies.</p> <p>(1) <i>Location. (Policy No. 1)...</i></p> <p>(a) <i>Policy No. 2.</i> ...</p> <p>(b) <i>Policy No. 3.</i> Concern has been raised regarding the potential fire danger on the Miller Peninsula. The State of Washington and the Homeowners' Association should be encouraged to provide a fire break.</p> <p>(c) <i>Policy No. 4.</i> ...</p> <p>(d) <i>Policy No. 5.</i> ...</p> <p>(e) <i>Policy No. 6.</i> ...</p> <p>...</p> <p>(a) <i>Policy No. 7.</i> The shoreline bluffs along the Strait of Juan de Fuca and Discovery Bay have been designated as critical wildlife corridors fish and wildlife habitat conservation areas (primarily birds) and as geologically hazardous areas. ...</p> <p>(b) <i>Policy No. 8.</i> ... Rural development shall protect the scenic character, including prohibition on billboard construction, purchase of scenic conservation easements along the highway corridor and/or encouragement of planned unit developments for scenic properties along the highway.</p> <p>...</p> <p>(a) <i>Policy No. 9.</i> ...</p> <p>(b) <i>Policy No. 10.</i> ...</p> <p>(c) <i>Policy No. 11.</i> ...</p> <p>(5) <i>Resource Lands. (Policy No. 12)...</i></p>	<p>Formatting title with "Policy" for consistency.</p> <p>General formatting with "policy" numbering for consistency.</p> <p>Consider adding language to policy 3 encouraging the county to adopt the WUI code from the building council or other similar wildfire risk mitigation code. Per changes to land use element requirements in RCW 36.70A.070(1).</p> <p>In policy 7, we recommend a change to "fish and wildlife habitat conservation areas" to be consistent with best available science and the critical areas definitions in the GMA. Added "areas" to be consistent with the definitions of critical areas in the GMA.</p> <p>If this (see highlighted) refers to the "planned unit, agricultural retention, rural character conservation, rural low mixed, or cluster development" in CCC 33.23.010, consider being more specific about which (or is it all?) of those are encouraged in this circumstance.</p>
<p>31.03.425 Palo Alto-Chicken Coop neighborhood - Policies.</p> <p>(1) <i>Location. (Policy No. 1) This neighborhood</i> is generally described as the foothills area from the Dungeness River on the west to the Jefferson County line on the</p>	<p>Formatting title with "Policy" for consistency.</p> <p>General formatting with "policy" numbering for consistency.</p>

Existing Goal with Suggested Edits	Notes
<p>east, including land along Highway 101 on the east side of Sequim Bay, but exclusive of Happy Valley.</p> <p>...</p> <p>(a) Policy No. 2. Due to the steeper slopes in this area, much of the land has been designated as being erosion and landslide prone erosion and landslide hazard areas. Development within these areas shall adhere to best management practices.</p> <p>(b) Policy No. 3. Fish and wildlife habitat resources conservation areas in the area include Johnson Creek, Jimmycomelately Creek, Chicken Coop Creek, and Sequim Bay. These areas provide significant fish and wildlife habitat and need to be protected from impacts of development.</p> <p>...</p> <p>(a) Policy No. 4. The majority of this area has been designated as forest lands of long-term commercial significance. These lands are still commercially viable; provided, that development is not allowed to encroach on these lands.</p> <p>(b) Policy No. 5. ...</p> <p>...</p> <p>(a) Policy No. 6. ...</p> <p>(b) Policy No. 7. ...</p> <p>...</p> <p>(b) Policy 9. ... Rural development shall protect the scenic character, including prohibition on billboard construction, purchase of scenic conservation easements along the highway corridor and/or encouragement of planned unit developments for scenic properties along the highway.</p>	<p>We suggest adding a link to the future land use map in policy 1. See highlighted.</p> <p>Updated language with “erosion and landslide hazard areas” to be consistent with definitions of critical areas in the GMA.</p> <p>Consider more specific description of what “encroach” means (within a certain distance for example). See highlighted in policy 4.</p> <p>Similar comment to previous section - if this is referring to the “planned unit, agricultural retention, rural character conservation, rural low mixed, or cluster development” in CCC 33.23.010, be more specific on which (all?) of those are allowed here. See highlighted in policy 9.</p>

Existing Goal with Suggested Edits	Notes
<p>31.03.435 Blyn LAMIRD - Policies.</p> <p>...</p> <p>(2) <i>Critical Areas (Policy 2)</i>. The Blyn LAMIRD includes large wetland complexes and significant fish and wildlife habitat corridors fish and wildlife habitat conservation areas, in addition to Sequim Bay. ...</p> <p>...</p> <p>(a) <i>Policy 6</i>. 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 County should continue working with the Jamestown S’Klallam Tribe to address issues related to its Blyn casino, including 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.</p>	<p>Formatting title with “Policy” for consistency.</p> <p>Modified policy 2 to be consistent with definitions of critical areas that must be protected in the GMA.</p> <p>Since 7 Cedars has been operational since 1995, we propose changing language in policy 6 to encourage ongoing collaboration on continuing and emerging issues. The list of issues and topics here should be updated as appropriate.</p>
<p>31.03.445 Happy Valley-Bell Hill neighborhood - Policies.</p> <p>(1) <i>Location</i>. {Policy No. 1} ...</p> <p>(2) <i>Critical Areas</i>. {Policy No. 2} Happy Valley includes some steep slopes on the south side of Happy Valley Road which that are landslide and erosion hazards s areas.</p>	<p>Formatting title with “Policy” for consistency.</p> <p>General formatting with “policy” numbering for consistency.</p> <p>In policy 1, provide link to FLU map when updated.</p>

Existing Goal with Suggested Edits	Notes
<p>There are several wetland resource areas throughout the Valley, and both Johnson Creek and the Dungeness River are designated as significant fish and wildlife corridors fish and wildlife habitat conservation areas.</p> <p>(a) {Policy No: 3.} ...</p> <p>(b) {Policy No: 4.} ... This plan, however, envisions continued timber production on this parcel until such time as it can be demonstrated that timber production is not viable in the long-term and growth cannot be directed to other non-resource areas. ...</p> <p>...</p> <p>(a) {Policy No: 5.} Happy Valley was considered as an option for the Sequim Bypass. Construction of a highway in this area would be entirely incompatible with the rural character of the area and shall not be pursued.</p> <p>(b) {Policy No: 6.} ...</p> <p>(c) {Policy No: 7.} ...</p> <p>...</p> <p>(d) {Policy No: 11.} Land use designations need to consider logical physical or community boundaries. Past designations were not consistent throughout the Valley area, with densities ranging from one home per acre to one home per 20 acres.</p>	<p>Modified policy 2 to be consistent with the definitions of critical areas in the GMA.</p> <p>Please confirm the State of Washington land along River Road still has viable timber production. See policy 4.</p> <p>This issue raised in policy 5 has probably been resolved. Please evaluate and consider deletion.</p> <p>We suggest deletion of the last sentence of policy 11.</p>
<p>31.03.455 Sequim-West Neighborhood - Policies.</p> <p>(1) <i>Description.</i> ({Policy No: 1.}) ...</p> <p>...</p> <p>(a) {Policy No: 2.} Several critical areas have been designated within this area, including the Dungeness River, Cassalery Creek, and lands with a critical recharging effect on aquifers</p>	<p>Formatting title with “Policy” for consistency.</p> <p>General formatting with “policy” numbering for consistency.</p> <p>Similar to previous similar comments - should consider being more precise about what exactly constitutes the corridor. Is it</p>

Existing Goal with Suggested Edits	Notes
<p>used for potable water critical aquifer recharge areas.</p> <p>(b) fPolicy No. 3.f ...</p> <p>(3) <i>Resource Lands.</i> (fPolicy No. 4.f) ...</p> <p>...</p> <p>(b) fPolicy No. 6.f ...</p> <p>(c) fPolicy No. 7.f ...</p> <p>(d) fPolicy No. 8.f ...</p> <p>(5) <i>Open Space and Greenbelts.</i> (fPolicy No. 9.f) The Dungeness River has been designated as an open space corridor for the benefit of fish, wildlife, flood protection, people and open space. Maintaining the river corridor for these benefits is critical. In addition, the River separates the urbanizing areas of Carlsborg and Sequim. Development along Highway 101 adjacent to the Dungeness River should be low-intensity, maintaining rural character and open space values.</p> <p>...</p> <p>(a) fPolicy No. 10.f This neighborhood includes some pockets of higher urban type densities close to the City of Sequim. ...</p> <p>(b) fPolicy No. 11.f ...</p>	<p>a fixed buffer width? Riparian area per BAS?</p> <p>We suggest removal of “open space values”. See policy 9.</p>
<p>31.03.465 Dungeness-Jamestown neighborhood - Policies.</p> <p>(1) <i>Description.</i> (fPolicy No. 1.f) ...</p> <p>...</p> <p>(a) fPolicy No. 2.f Several critical areas have been designated within this neighborhood planning area, including wetlands, creeks and rivers (Dungeness, Bell, Cassalery, Cooper, Gierin, Meadowbrook), the Strait of Juan de Fuca, lands with a critical recharging effect on aquifers used for potable water critical aquifer recharge areas, and some erosion-prone soils hazard areas.</p> <p>(b) fPolicy No. 3.f ...</p>	<p>Formatting title with “Policy” for consistency.</p> <p>General formatting with “policy” numbering for consistency.</p> <p>In policy 1, provide link to FLU map when updated.</p> <p>Similar to previous comments. We suggest the language to be more specific about what exactly defines the corridor. Is it the floodplain? A fixed buffer? RMZ? See highlighted in policy 4.</p> <p>Is this interim designation still appropriate? See highlighted in policy 5.</p>

Existing Goal with Suggested Edits	Notes
<p>(c) fPolicy No. 4.fThe Dungeness River has been designated as an open space corridor for the benefit of fish, wildlife, flood protection, people and open space. Maintaining the river corridor for these benefits is critical.</p> <p>...</p> <p>(a) fPolicy No. 5.fThis area includes considerable acreage designated as interim agricultural lands. The only agricultural block that is not facing the possibility of more intense use of the land due to its proximity to growth areas is the block which includes Grays Marsh and lands along Schmuck Road.</p> <p>(b) fPolicy No. 6.f ... The proximity of this land to major roads, the previous platting into five-acre parcels, and the scenic open space values these parcels bring make them a candidate for purchase of development rights. Other alternatives to consider for these lands is cluster development with open space retained, preferably in continued agricultural use.</p> <p>(c) fPolicy No. 7.f ... Some of the agricultural lands along the Dungeness River may also be high priority candidates for purchase of development rights, either due to pressures for conversion to residential uses, caused by “vested” five-acre surveys, and/or conservation of lands along the Dungeness River for other benefits. Several of the Dungeness River parcels were designated as high candidates for open space conservation at public forums in 1994.</p> <p>...</p> <p>(a) fPolicy No. 8.f ...</p> <p>...</p> <p>(c) fPolicy No. 10.f ...</p> <p>...</p>	<p>Has there been any change in the development rights status of this ag land? See highlighted in policy 6.</p> <p>Have the development rights been purchased on these lands? See highlighted in policy 7.</p> <p>Suggest removal of redundant language in policy 14.</p> <p>Modified to be consistent with the definitions of critical areas that must be protected in the GMA. See CCC 31.03.465(6)(iv).</p>

Existing Goal with Suggested Edits	Notes
<p>(a) {Policy No: 11.} ...</p> <p>(b) {Policy No: 12.} ...</p> <p>(c) {Policy No: 13.} ...</p> <p>...</p> <p>(a) Policy 14. ... Encourage the continued development of “Dungeness” as an historic community providing services to tourists and local residents, consistent with the need to protect adjacent critical areas from adverse impacts.</p> <p>...</p> <p>(iv) Land outside of wetlands s and; fish and wildlife habitat conservation areas,</p> <p>...</p>	
<p>31.03.475 Dungeness Valley neighborhood - Policies.</p> <p>(1) <i>Description.</i> ({Policy No: 1}) ...</p> <p>...</p> <p>(a) {Policy No: 2.} Several critical areas have been designated within this neighborhood planning area, including wetlands, Dungeness River, Matriotti Creek, the Strait of Juan de Fuca, lands with a critical recharging effect on aquifers used for potable water and some erosion prone soils hazard areas.</p> <p>(b) {Policy No: 3.} The Dungeness River has been designated as an open space corridor...</p> <p>(c) {Policy No: 4.} Considerable attention has been given to rehabilitating Matriotti Creek for fish habitat. Development along this creek segment should not impact Matriotti Creek and Landowners are encouraged to work with State and local agencies in rehabilitating the stream.</p> <p>(d) {Policy No: 5.}</p> <p>(3) <i>Resource Lands.</i> ({Policy No: 6.}) ... Some of these lands may be high priority candidates for purchase of development rights, either due to pressures for</p>	<p>Formatting title with “Policy” for consistency.</p> <p>General formatting with “policy” numbering for consistency.</p> <p>In policy 1, provide link to FLU map when updated.</p> <p>Similar to previous comments, consider being more specific about what exactly constitutes the open space corridor (i.e., floodplain? Floodway? Buffer? RMZ?). See highlighted in policy 3.</p> <p>This is redundant and restates the intent of critical areas regulations. See highlighted policy 4.</p> <p>Has the development rights status of these lands changed since the last plan update? See highlighted in policy 6 and 9.</p> <p>Modified policy 12 to be consistent with definitions of critical areas in the GMA.</p> <p>Has such a public or private golf course been constructed here? If so, consider</p>

Existing Goal with Suggested Edits	Notes
<p>conversion to residential uses, caused by “vested” five-acre surveys, and/or conservation of lands along the Dungeness River. Several of the Dungeness River parcels were designated as high candidates for open space conservation at public forums in 1994.</p> <p>...</p> <p>(a) {Policy No. 7.}</p> <p>(b) {Policy No. 8.}</p> <p>(5) <i>Open Space and Greenbelts.</i> ({Policy No. 9.}) ... These parcels should be high candidates for purchase of development rights or encouraging cluster forms of development that conserve open space values.</p> <p>(6) <i>Public Services and Facilities.</i> ({Policy No. 10.})</p> <p>...</p> <p>(b) <i>Policy 12.</i> Lower residential densities should occur adjacent to designated fish and wildlife habitat corridors conservation areas:</p> <p>...</p> <p>(d) <i>Policy 14.</i> Consider construction of a private or public golf course in this area as needed for the community, provided it is appropriately sited to address environmental, privacy and transportation concerns.</p>	<p>removing this policy. See highlighted in policy 14.</p>
<p>31.03.485 Agnew neighborhood - Policies.</p> <p>(1) <i>Description.</i> ({Policy No. 1.}) ...</p> <p>...</p> <p>(a) {Policy No. 2.} Critical areas designated in this area include Siebert’s Creek, McDonnell Creek, Strait of Juan de Fuca, some areas with a critical recharging effect on aquifers used for potable water critical aquifer recharge areas, and geologically hazardous areas associated with creek ravines and marine bluffs.</p>	<p>Formatting title with “Policy” for consistency.</p> <p>General formatting with “policy” numbering for consistency.</p> <p>In policy 1, provide link to FLU map when updated.</p> <p>Modified policies 2 and 3 to ensure the critical area names are consistent with the definitions of critical areas that must be protected according to the GMA.</p>

Existing Goal with Suggested Edits	Notes
<p>(b) {Policy No. 3.} Both Siebert’s and McDonnell creeks are significant fish and wildlife habitat corridors fish and wildlife habitat conservation areas. ...</p> <p>(c) {Policy No. 4.}</p> <p>(3) <i>Resource Lands.</i> ({Policy No. 5.}) This area includes significant acreage designated as interim agricultural lands.</p> <p>...</p> <p>(a) {Policy No. 6.}</p> <p>(b) {Policy No. 7.}</p> <p>(c) {Policy No. 8.}</p> <p>(5) <i>Open Space and Greenbelts.</i> ({Policy No. 9.})</p> <p>...</p> <p>(a) {Policy No. 10.}</p> <p>(b) {Policy No. 11.}</p> <p>...</p> <p>(a) {Policy No. 12.}</p> <p>(b) {Policy No. 13.}</p> <p>(c) {Policy No. 14.}</p>	<p>Is the interim agricultural lands designation still appropriate in policy 5?</p>
<p>31.03.500 Lost Mountain neighborhood – Policies.</p> <p>(1) <i>Description.</i> ({Policy No. 1.}) ...</p> <p>...</p> <p>(a) {Policy No. 2.} Critical areas designated in this area include geological hazardous areas, significant fish and wildlife habitat corridors fish and wildlife habitat conservation areas, some areas with a critical recharging effect on aquifers used for potable water critical aquifer recharge areas (mostly near the Dungeness River), and wetlands.</p> <p>(b) {Policy No. 3.}...</p> <p>(c) {Policy No. 4.}The Dungeness River and McDonnell Creek have been designated as significant fish and wildlife habitat corridors fish and wildlife habitat conservation areas.</p> <p>(d) {Policy No. 5.} ...</p> <p>...</p>	<p>Formatting title with “Policy” for consistency.</p> <p>General formatting with “policy” numbering for consistency.</p> <p>In policy 1, provide link to FLU map when updated.</p> <p>Modified policy 2 to be consistent with the definitions of the critical areas that must be protected in the GMA.</p> <p>As with other sections in this chapter/title, consider being more specific about what exactly constitutes the corridor - buffer? Floodplain? Floodway? RMZ? See policy 4.</p>

Existing Goal with Suggested Edits	Notes
<p>(a) {Policy No. 6.} ...</p> <p>(b) {Policy No. 7.} ...</p> <p>(4) Transportation. {Policy No. 8.} ...</p> <p>...</p> <p>(a) {Policy No. 9.} ...</p> <p>(b) {Policy No. 10.} ...</p> <p>(c) {Policy No. 11.} ...</p>	
<p>31.03.510 Upper Blue Mountain neighborhood - Policies.</p> <p>(1) <i>Description.</i> {Policy No. 1.} ...</p> <p>(2) <i>Critical Areas.</i> {Policy No. 2.} McDonnell Creek and Siebert’s Creek have been designated as significant fish and wildlife habitat corridors fish and wildlife habitat conservation areas and geologically hazardous areas.</p> <p>...</p> <p>(a) {Policy No. 3.} Forest lands of long-term commercial significance have been designated throughout this neighborhood area. Ownership of forest lands is diverse: from the State of Washington to major private timber companies to individuals. Some of the State forest land is interspersed throughout the rural lands, and offers opportunities to demonstrate innovative forest management techniques.</p> <p>(b) {Policy No. 4.}...</p> <p>(4) <i>Transportation.</i> {Policy No. 5.}...</p> <p>(5) <i>Open Space and Greenbelts.</i> {Policy No. 6.}...</p> <p>(6) <i>Public Services and Facilities.</i> {Policy No. 7.}...</p> <p>...</p> <p>(a) {Policy No. 8.} ...</p> <p>(b) {Policy No. 9.} ...</p>	<p>Formatting title with “Policy” for consistency.</p> <p>General formatting with “policy” numbering for consistency.</p> <p>In policy 1, provide link to FLU map when updated.</p> <p>As with previous comments, consider being more specific about what constitutes the corridor in policy 2.</p> <p>Modified policy 2 to be consistent with definitions of critical areas that much be protected in the GMA.</p> <p>Consider deleting this sentence; this doesn’t really add anything from a policy perspective. See policy 3.</p>
<p>31.03.520 R Corner/Kitchen-Dick Road neighborhood - Policies.</p> <p>(1) <i>Description.</i> {Policy No. 1.} ...</p> <p>...</p> <p>(a) {Policy No. 2.} McDonnell Creek and Siebert’s Creek have been</p>	<p>Formatting title with “Policy” for consistency.</p> <p>General formatting with “policy” numbering for consistency.</p>

Existing Goal with Suggested Edits	Notes
<p>designated as significant fish and wildlife habitat corridors fish and wildlife habitat conservation areas and geologically hazardous areas.</p> <p>(b) {Policy No. 3.} ...</p> <p>...</p> <p>(a) {Policy No. 4.} ...</p> <p>(b) {Policy No. 5.} ... Agricultural lands along Old Olympic Highway and in viewing distance from Highway 101 provide scenic values and should be considered for purchase of development rights.</p> <p>...</p> <p>(a) {Policy No. 6.} ...</p> <p>(b) {Policy No. 7.} ...</p> <p>(c) {Policy No. 8.} ...</p> <p>(d) {Policy No. 9.} ...</p> <p>(e) {Policy No. 10.} ...</p> <p>(f) {Policy No. 11.} ...</p> <p>(g) {Policy No. 12.} ...</p> <p>(5) Open Space and Greenbelts. ({Policy No. 13.})...</p> <p>(6) Public Services and Facilities. ({Policy No. 14.})...</p>	<p>In policy 1, provide link to FLU map when updated.</p> <p>Similar to previous comments, consider being more specific about what constitutes the corridor in policy 2.</p> <p>Modified policy 2 to be consistent with the definitions of the critical areas that must be protected in the GMA.</p> <p>Please confirm if the lands in policy 5 have been purchased.</p>