



September 2006 DRAFT CLALLAM COUNTY LAMIRDS REPORT

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September 2006 DRAFT CLALLAM COUNTY LAMIRDS REPORT Printing Instructions

Instructions for printing the various files:

The name of most files that make up this report consists of a regional prefix, followed by the word "lamird," and then followed by a lamird-specific number.

- If the lamird-specific number is followed by a name, then the file is primarily text and can be printed in B&W (black and white) at 8.5 x 11.
- If the lamird-specific number is followed by a letter (such as "-a", "-b", etc), the file is a map, and should be printed in color at 8.5 x 11. Most of these maps are in landscape format but there are a significant number in portrait format so it is best to preview before printing.
- If the regional prefix is directly followed by a letter, then the map is a Regional Map and is best printed at 11 x 17, in color, and in landscape format (except for maps designated with "-e" which should be printed at 8.5 x 11, in color, and in landscape format). Although maps show more detail at indicated size, all maps can be printed at 8.5 x 11.
- The Regional Summaries may be printed in black and white but the CountyLamirdSummary file contains charts and is best printed in color.
- The Table of Contents, Binder Spine and Cover Page files can be printed for a finished product. They are located in the Printing Instructions folder. Print the Binder Spine and Cover Page files in color for best result.

If printing the entire report:

If the electronic files that make up this report are printed in the order in which they appear within their respective folders and sub-folders (when sorted alphabetically) then the report will print in order and no further collation should be needed (i.e., print the files in the "A", "B" and "C" folders in the order in which they are listed, then print the files in the "D" folder, starting with the files within the top sub-folder and working downward, and follow process for the "E", "F", and "G" folders). If collation is needed, the name of each printed document can be matched to the Table of Contents. All together, this Report consists of about 300 pages of text and 125 maps. For best results, print the files according to the instructions above.

If printing a Lamird Summary report:

Each individual Lamird Summary report consists of several files (usually three) located within its own sub-folder within the relevant Regional folder ("D", "E", "F" and "G"). Each Lamird Summary report refers back to the relevant Regional Summary report, which is contained in the "lamird0RegionalMaps&Summary" sub-folder located at the top within each Regional folder. A short Executive Summary is contained in the folder "B-Executive Summary," and a more detailed County-wide Summary is contained in the folder "C-Clallam County Map and Summary." Each Lamird Summary report should be considered within the context of these additional documents. For best results, print the various files according to the instructions above.



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- Interactive Clallam County maps at www.clallam.net/Maps/

September 2006 DRAFT CLALLAM COUNTY LAMIRDS REPORT Executive Summary

The purpose of this Report is to present both the details of Clallam County's limited areas of more intense development (lamirds) under RCW 36.70A.070(5)(d), as well as the written record of local circumstances explaining how this rural element harmonizes the planning goals under RCW 36.70A.070(5)(a).

Almost 90% of Clallam County lands are designated resource, park, and tribal lands, leaving about 10.6% for UGA and rural land designations. Clallam County's six UGAs total 1.4%, leaving only 9.2% for rural lands.

Only 1.1% of Clallam County's land area is designated for more intense rural development (lamird). This 1.1% consists of less than 12,000 acres divided into 46 distinct neighborhoods (lamirds) that are spread out over the 1,122,428 acres that make up Clallam County. Each of the 46 lamirds is discussed in detail in this Report.

Clallam County is a rural county and lamirds play an important role in its rural land policies and rural uses. Clallam County lamirds have not increased in number since their designation in 1995, and have increased in size by a mere 6 parcels totaling 13.5 acres. Clallam County's lamirds provide important opportunities for rural lifestyles and help relieve development pressures on larger lot rural areas located further out in the county.

Clallam County is made up of four planning regions, and this Report is organized to reflect those regions. The County-wide Summary provides an overview of the County's planning process, as well as a summary of the great variation in population growth rates from the west end of the county to the east end, which is necessarily reflected in the land use policies that apply to the various regions. The Regional Summaries discuss the extent and role of the lamirds within the respective regions, and the individual Lamird Summaries that follow discuss in detail the history, development pattern, and local circumstances of each lamird. The respective Regional Lamird Index Map ("-a" map) that follows each Regional Summary shows the location of each lamird.

This is a DRAFT version and subject to corrections and supplementation.

County-wide Summary

This Summary includes:

- Summary Section
- Statistics Section

Summary Section

Planning background.

Clallam County is about 85 miles east to west and 20.6 miles north to south, and broken into four regional planning regions, which follow the School District boundaries: The Sequim-Dungeness Planning Region includes the Sequim School District, the Port Angeles Planning Region includes the Port Angeles School District, the Straits Planning Region includes the Crescent and Cape Flattery School Districts, and the Western Planning Region includes the Quillayute Valley School District. See county-wide Map CC-a.

The Comprehensive Plan was developed on two (2) tiers: County-wide and regionally. This approach was chosen not only because the land use issues varied so greatly between the regions, but also because the plans and opportunities for open discussion of the issues would be more detailed. In the western parts of the County, because of their geographic isolation and resulting unique economic issues, a new regional planning commission was appointed jointly with the City of Forks and community councils in Joyce and Clallam Bay -Sekiu were established. These committees developed recommendations for the regional plans and land use maps of the Western and Straits Regions, respectively, which were forwarded to the Board of County Commissions for their consideration. The regional plans work in concert with the countywide Comprehensive Plan and addresses issues of land use, public facilities/services, transportation, affordable housing and economic development. 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. See CCC 31.01.500 and 31.02.260.

Clallam County adopted a Comprehensive Plan and Zoning Map in 1982. The Growth Management Act (GMA) was adopted in 1990 and codified primarily at Chapter 36.70A RCW. Clallam County adopted a new Comprehensive Plan and Zoning Map in 1995, after spending several years identifying resource lands and environmentally sensitive areas, and developing land use regulations, policies, and maps consistent with the goals of the Growth Management Act. With the adoption of the 1995 Comprehensive Plan and Zoning Map, Clallam County down-zoned extensive rural areas that had not yet developed at previously allowed higher densities.

The GMA was amended in 1997 (ESB 6094) to expand and clarify what is permitted in rural areas, and among other things, authorized "limited areas of more intensive rural development" (lamirds). This amendment recognized that rural areas already contained and, in some cases are appropriate to provide for new, limited areas of more intensive rural development, for purposes of providing additional opportunities for rural residents to live and work. There were 3 types of lamirds authorized by the 1997 amendment:

- 1) areas characterized by existing commercial, industrial, residential or mixed-use development and allowing for infill, development or redevelopment of same;
- 2) intensification or new development of small-scale recreation/tourism uses; and
- 3) intensification or new development of isolated cottage industry/small scale-businesses.

The GMA at RCW 36.70A.070(5)(d)(v) explains that "existing" means "in existence:

- (A) On July 1, 1990, in a county that was initially required to plan under all of the provisions of this chapter;
- (B) On the date the county adopted a resolution under RCW 36.70A.040(2), in a county that is planning under all of the provisions of this chapter under RCW 36.70A.040(2); or
- (C) On the date the office of financial management certifies the county's population as provided in RCW 36.70A.040(5), in a county that is planning under all of the provisions of this chapter pursuant to RCW 36.70A.040(5).

Clallam County had, in effect, already designated such areas with its adoption of the 1995 Comprehensive Plan and Zoning Map. However, Clallam County made these designations based on the circumstances in existence during the several years it was developing the Comprehensive Plan and Zoning Map that were adopted in 1995, and before the 1997 GMA amendments regarding rural lands. This report is intended to evaluate how the County's previously established 'more intensive' rural zones meet the goals and criteria for such areas, as later adopted by the 1997 GMA amendments.

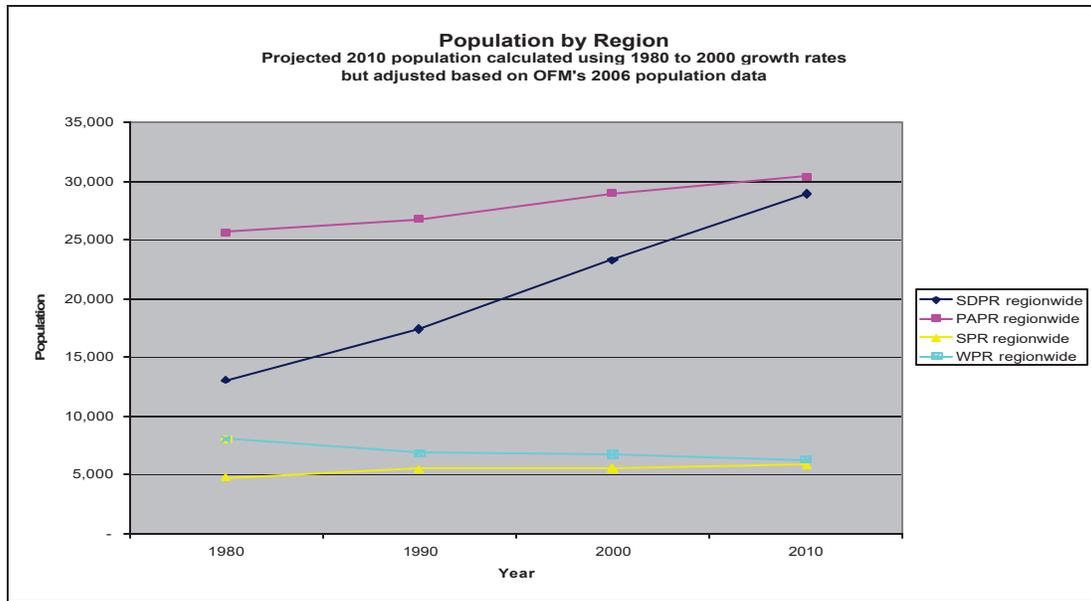
The County has operated in compliance with the 1995 Comprehensive Plan and Zoning Map for more than ten years now. During this time, more infill of these limited areas zoned for more intense development has occurred, and that development now forms a part of the well-established character of those neighborhoods and current local circumstances. Each lamird enjoys its own unique history and character, but all contribute to the variety of rural densities that are important to Clallam County's rural element. The lamirds make efficient use of existing infrastructure, for instance, small scale water services, but do not extend over large areas to create a need for urban services, such as sanitary and storm sewer systems. Infill in the lamirds accommodates a continued demand for rural lifestyles in the County, but shifts development pressures away from areas of less dense, larger rural lot zoning, which tend to be more environmentally sensitive and located further from existing infrastructure.

Most of Clallam County's areas of more intense rural densities date back to at least the 1982 Comprehensive Plan and Zoning Map, with parcels within these areas of more intense zoning densities sold and bought for almost 25 years now. Because the existing character of these areas is already well established, and because of the high percentage of build-out already experienced within these lamirds, downzoning would accomplish little to change the overall look, feel or physical intensity of development. On the other hand, however, downzoning could have a significant impact on many individual landowners. The County is concerned to safeguard a sense of fairness in implementing the GMA. The County seeks not to erode public support for the GMA by taking actions that would impact citizens without a demonstrated need and without significant anticipated beneficial return for the action taken. Down-zoning these areas after all these years would most assuredly provoke accusations of takings as well as sentiments of arbitrariness and discrimination among landowners, contrary to the goals of the GMA.

Population growth.

The County-wide Comprehensive Plan at CCC 31.02.610(1) reports that "[a]s of 2005, the Forecasting Division of the Washington State Office of Financial Management (OFM) estimated Clallam County's population (including incorporated areas) at 66,800, which is approximately a four (4) percent increase (one percent annualized rate) from the Census population of 64,179 in 2000 and approximately eighteen (18) percent increase (1.2 percent annualized rate) from the Census population of 56,464 in 1990. According to the OFM, the majority of population increase has been due to in-migration. In 2002, OFM projections estimated that Clallam County's resident population would increase to as much as 72,383 by 2010 and 81,894 by 2020."

This county-wide growth was distributed among the four Clallam County planning regions as shown in the following figure CC-figure-1.



CC-figure-1

As shown in CC-figure-1 above, the population growth in Clallam County varies widely among the county's four planning regions. The SDPR population more than doubled between 1970 and 1980 and again doubled between 1980 and 2006. In stark contrast, the WPR has actually lost, and continues to lose, population since 1980. During this period, the PAPER has seen a steady population growth, while the SPR has seen minimal growth, mostly concentrated in the eastern portion of the region. The policies contained in the respective Regional Plans reflect these varying growth rates, as discussed in more detail in the respective Regional Summaries, but highlighted here:

Planning for growth in the SDPR. Growth in the SDPR began well before 1990 and much of the transition from agricultural to rural lands in this region had already occurred by 1990. Much of this growth was due to in-migration of retirees moving from an urbanized environment and settling onto one-acre rural lots in the Sequim Dungeness valley, CCC 31.02.210, with many of them settling in this particular area "[d]ue to the outstanding views of Dungeness Bay," CCC 31.03.475. This area is primarily located north of and near the major transportation corridor of US 101. The County-wide Comprehensive Plan also recognized that "[w]hile there is a need for growth in Clallam County to be directed into urban areas, people moving here often prefer a more rural setting," CCC 31.02.210, at a "suburban/rural density... free from commercial and industrial developments" as provided by SPDR's residential lamirds.

In-filling these pre-existing neighborhoods relieves development pressures from the remaining larger lot rural areas which separate the lamirds. The rural areas that separate the lamirds are more likely to contain resource lands and critical areas, and further serve to augment the rural character lifestyle within the lamirds. Providing for a higher variety of rural densities within these more sought-after and easier accessible areas in the northern portion of the SDPR also relieves development pressures on the less accessible larger-lot rural and resource lands in the southern portion of the SDPR. As a result of these considerations, the SDPR Regional Plan at CCC 31.03.475 provides that in areas where residential rural development had already occurred and "where there are not physical or natural limitations, further rural development can occur at suburban-rural residential densities (one home per acre)." A number of the SDPR residential lamirds reflect this policy.

Indeed, SDPR's lamirds have seen significant infill during recent years, consistent with the Regional Plan. This rural growth, however, has not been to the detriment of growth in the Sequim UGA, as evidenced by the increase in the annualized rate of growth attributable to the Sequim UGA in recent years (annualized growth rate from 1980-2000 was 1.82 and annualized growth rate from 2000-2006 is 2.48, based on OFM

and census population data).

Planning for growth in the PAPER. Growth in the PAPER has been steady but considerably slower than in the SDPR. The PAPER lamirds reflect the policies of the PAPER Regional Plan at CCC 31.04.230 which provides that “[o]ne acre lot sizes will be allowed in the rural area in subdivisions ... developed at this density and in areas where these lot sizes ... already existent over large areas (greater than fifty (50) acres)” at the time of the Plan’s adoption in 1995, and at CCC 31.04.230 which provides that then-existing “commercial and industrial designated lands” and “rural neighborhood commercial designations” “should be allowed within the original area limits... subject to the [certain] standards.”

As in the SDPR, lamird designation has not been to the detriment of growth in the Port Angeles UGA, as evidenced by the increase in the annualized rate of growth attributable to the Port Angeles UGA in recent years (annualized growth rate from 1980-2000 was .3 and annualized growth rate from 2000-2006 is .51, based on OFM and census population data).

Planning for growth in the WPR. The County-wide Comprehensive Plan at CCC 31.02.610(6) indicates that the “amount of construction activity is an indicator of economic growth in the County.” The Clallam County Economic Development Council’s 2004 and 2005 Community Profiles indicate that there were no new housing starts in Forks from 1999 through 2002, 1 new housing start each in 2003 and 2004, and 2 new housing starts in 2005. The County-wide Comprehensive Plan at CCC 31.02.510 confirms that in the WPR “housing is difficult to obtain due to the lack of new construction,” which is both a reflection of the WPR’s stagnant economy and a major obstacle to economic redevelopment. Much of WPR’s existing housing is old and modest at best, and not at all comparable to the type of housing in demand by retirees who are settling in the SDPR. But because almost all WPR land is held as Commercial Forest or by public agencies, the “land base for private land use in this region is limited.” See WPR Regional Plan at CCC 31.06.090.

Not only are there no new houses available in the WPR, there is very little land available to build new housing. In fact, only 5% of this economically depressed, isolated, and vast region is available for Rural zoning. To deal with these limitations, the Rural Western (RW1) and Quillayute Residential (QR) zoning designations were developed to designate lamirds where “residential one acre lots in rural areas are either currently the predominant land use *or are proposed.*” See CCC 33.10.045 and 33.10.080 [emphasis added]. The WPR residential lamirds reflect these policies.

Lamird designation in the WPR has not been to the detriment of growth in the Forks UGA, as evidenced by the increase in the annualized rate of growth attributable to the Forks UGA in recent years (annualized growth rate from 1980-2000 was .1 and annualized growth rate from 2000-2006 is .24, based on OFM and census population data).

Planning for growth in the SPR. While the population in the SPR hasn’t actually decreased, growth has been minimal and occurring mostly in the region’s eastern portion. Similar to the WPR, only 5.2% of this economically depressed, isolated, and vast region is available for Rural zoning. And similar to the WPR, some of SPR’s lamirds reflect the policy that local limitations necessitate designating areas where more intense rural development is either currently the predominant land use *or is proposed.* No OFM population data for the SPR UGA of Sekiu/Clallam Bay is available for developing annualized growth rates.

Clallam County’s lamirds.

A number of Clallam County’s lamirds can be traced all the way back to the late 1800s, when they evolved along the shoreline and were served by the Mosquito fleet, as well as on low-lying, Indian-burnt prairies, connected by old Indian trails. Others date back to the early 1900s, when they evolved at whistle stops of the railroads that made logging of the vast and isolated west sections of the county possible. Businesses and neighborhoods developed near these early transportation routes, inhospitable miles away from the cities of Forks, Port Angeles and Sequim.

While the County's Comprehensive Plan directs growth primarily to UGAs, there are good reasons to provide for infill of lamirds. They developed along with the natural resource job base and related commercial developments that characterize this county, and they continue to meet the residential needs of local workers today. These pre-existing rural neighborhoods have tended to develop along with, and therefore tend to be located close to, main highways and county roads. The population base within these neighborhoods also helps support the rural commercial services that serve the rural areas at large. In fact, all lamirds are located either directly along or within 4.5 miles of US 101 or SR 112. Allowing infill of lamirds that meet the needs of the existing and projected rural population and where infrastructure already exists to support it meets the goals of the GMA.

Other lamirds date back to the period from 1970 to 1990, when a significant influx of retirees moved to the Sequim-Dungeness Valley seeking a rural suburban lifestyle. They settled on one-acre lots with omnipresent vistas of the Strait of Juan de Fuca and the Olympic Mountains, augmenting the rural character of these neighborhoods. These neighborhoods are bounded by logical outer boundaries, which include natural features. The development restrictions associated with these natural features both reinforce the logical outer boundaries as well as augment the rural character of these neighborhoods. In other cases, logical outer boundaries reflect historic plats, roads, or logical road extensions; sometimes they include additional land to avoid abnormally irregular boundaries. Allowing infill of these lamirds relieves development pressures from the remaining larger lot rural zones, most of which contain more environmentally sensitive areas and are located further away from existing infrastructure. Because of the reasons stated above, even at these higher densities, residents within these lamirds are provided with the rural character lifestyle they seek.

Ultimately, only 1.1% of Clallam County has been designated as lamirds. This 1.1% consists of less than 12,000 acres divided into 46 distinct lamird neighborhoods which are spread out over the 1,122,428 acres that make up Clallam County. With almost 90% of Clallam County consisting of designated resource, park, and tribal lands, there is in fact only 9.2% available for rural residential development. Allowing for infill of 1.1% of this rural land at higher densities relieves development pressures from the remaining lower density rural zoned 8.1%. See county-wide map CC-a.

The 1995 Comprehensive Plan identifies the following types of lamirds:

- Planned communities such as Sunland, Solmar, Mains Farm [Lotzgesell], and Diamond Point which date from 1970 to 1990 (See CCC 31.02.210, Urban growth and sprawl issues)
- Areas of one-acre tracts that developed before 1990 (See CCC 31.02.210, Urban growth and sprawl issues)
- Rural Centers such as Blyn, Diamond Point, Dungeness, Sappho, Sunland, Beaver/Lake Pleasant, and Three Rivers (See CCC 31.02.265, Existing rural centers)
- Small rural villages, such as Agnew, Dungeness, Carlsborg, and Beaver (See CCC 31.02.275, Commercial and industrial land uses)
- Uses that provide neighborhood convenience and tourist services (See CCC 31.02.270, Rural Land Policies, and 31.02.275, Commercial and industrial land uses)
- Types of commercial or industrial land uses that may be appropriately located outside of urban growth areas, including those uses that are objectionable due to nuisance characteristics, size or potential for danger (See CCC 31.02.275, Commercial and industrial land uses)

As to rural commercial and industrial land uses, the Comprehensive Plan at CCC 31.02.275 recognizes neighborhood and tourist convenience services (which are important in this vast, remote and relatively unpopulated county), pre-existing rural villages and centers, and pre-existing commercial uses.

The County-wide Comprehensive Plan at CCC 31.02.610(4) reports that "[t]hrough timber extraction, fishing, agriculture, mineral extraction, and other natural resource industries have declined in recent years, [t]he conversion of natural resources to product continues to be a substantial industry, providing living wage jobs to large segments of the County's population." At CCC 31.02.620(1)(j), the Plan identifies "adequate industrially-zoned land" as an important strategy to promoting economic vitality and diversity in the forestry, agriculture and mineral resource sector, and at CCC 31.02.610(7)(a) and Figure

31.02.610(F) specifies the “Clallam County economic development nodes where commercial, industrial and/or mixed use (C/I) zoning are supported by the land use elements of Clallam county....” These nodes include a number of lamirds.

The 1995 Comprehensive Plan acknowledges these pre-existing areas of more intense development and allows for their infill, while at the same time discourages increases in numbers and size. Because each lamird is subject to a zoning designation that does not extend beyond its boundaries, an increase in lamird number or size would involve an amendment to the Zoning Code, pursuant to Chapter 33.35 CCC, requiring the applicant to demonstrate “consistency with all goals, policies, and mapping criteria of the comprehensive plan.” Both the comprehensive plan and the various regional plans include policies that limit expansion of the various lamirds, which are discussed in more detail in the various Regional and Lamird Summaries.

Clallam County lamirds have not increased in number since 1995 and only minor adjustments in size have been made, specifically, involving three rezones, 6 parcels, and 13.51 acres total (see The Bluffs at PAPRLamird10, Beaver at WPRlamird6, and Maxfield at WPRlamird7). Any such rezones involve an amendment to the Zoning Map which also constitutes an amendment to the Comprehensive Plan, requiring the applicant to demonstrate consistency with the “spirit and intent” of the comprehensive plan, the Zoning Code, and all other land-use regulations, as well as that the amendment will not be detrimental to the public health, safety, and welfare and necessary due to changed conditions or circumstances.

Additional policies and regulations that protect the rural character of Clallam County include:

- Policies that limit extension of urban services to rural areas, and prohibit the argument that the availability of certain urban-type services in rural areas justifies an increase in rural densities (Title 31 CCC, Comprehensive Plan).
- A strong Critical Areas Ordinance (Chapter 27.12 CCC) as acknowledged by the WWGMHB in No. 00-2-0008, No. 01-2-0020 (Compliance Order, Oct. 26, 2001).
- Innovative rural zoning designations designed to preserve open land, sensitive natural areas, and rural community character that would be lost under conventional development while allowing developers to reduce road and utility costs (CCC 33.10.050, 060, 070).
- Innovative land use regulations that provide for clustering (Chapter 33.23 CCC) and transfer of development rights (Chapter 33.26 CCC).
- Landscaping Requirements that provide for “visual screens” and “visual “buffers” under certain circumstances (Chapter 33.53 CCC).
- An Open Space Code that provides certain tax incentives to owners who confer identified public benefits, such as entering into a conservation easement or by combining Agricultural Resource zoned parcels (Chapter 27.08 CCC).

The specific determinations as to where to draw the outer boundaries of the limited areas of more intense rural development included consideration of the following:

- built environment, infrastructure
- boundaries of existing subdivision plats
- historical use of the area
- natural barriers, roads, and critical areas
- contiguous ownerships
- avoiding small islands of divergent zoning
- section boundaries
- prior zoning designations

None of the lamird zoning designations allow major industrial development, and master planned resorts require at least 240 contiguous acres and must be separately approved under the zoning code at Chapter 33.25 CCC.

By providing for infill of the lamirds as identified in this Report, Clallam County is ensuring housing opportunities to all its economic segments (GMA goal 4), encouraging an improved economy (GMA goal 5), reducing the possibility of sprawl (GMA goal 2), reducing residential interference with its natural resource industries (GMA goal 8), and avoiding development pressures on more environmentally sensitive areas (GMA goal 10), among others.

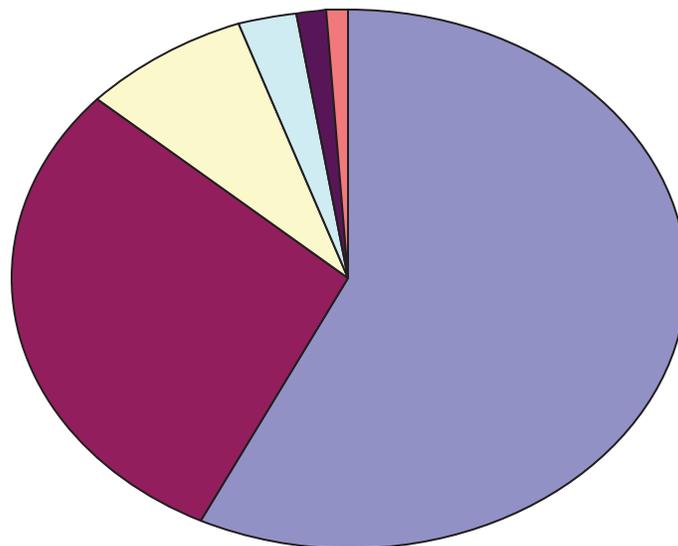
Statistics Section – Countywide

Planning Region	area-acres	area-sq.miles	% of county	lamird-acres	Lamird-% of county
Sequim-Dungeness	154,939	242	13.8	5,073	0.5
Port Angeles	67,865	105	6.0	2,339	0.2
Straits	299,217	467	26.7	501	0.04
Western	282,723	442	25.2	4,018	0.4
Olympic Nat'l Park	318,087	497	28.3	0	0
TOTAL	1,122,428	1,753	100.0	11,930	1.1

Land use designations – countywide

See also county-wide Map CC-a

Designated Agriculture & Forestry Resource lands	641,770	57.2%
Parks and lakes (Ozette and Pleasant)	330,335	29.4%
Rural lands (excluding LAMIRDs)	91,454	8.1%
Tribal lands	31,326	2.8%
UGAs	15,613	1.4%
LAMIRDs	11,930	1.1%
TOTAL	1,122,428	100%

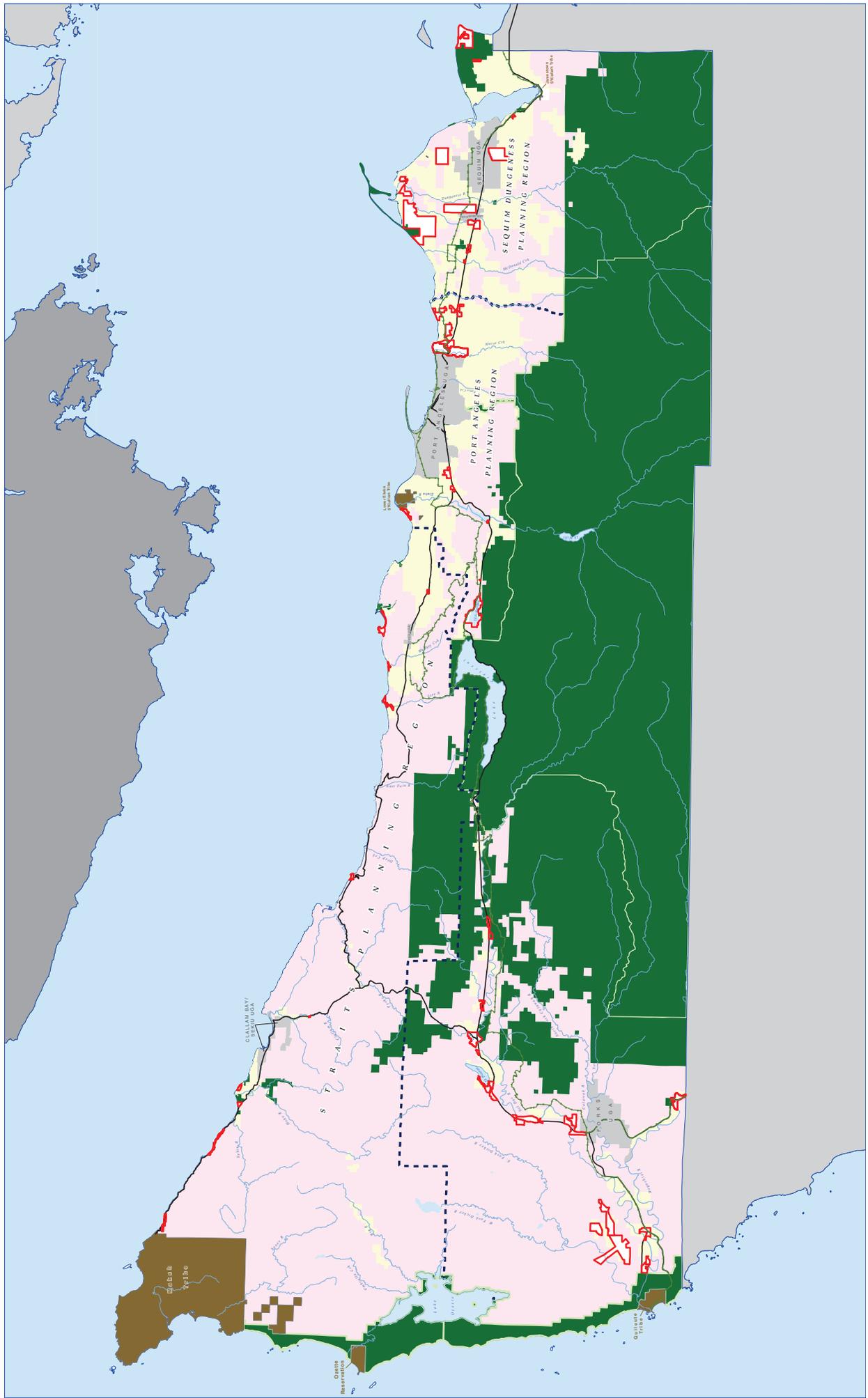


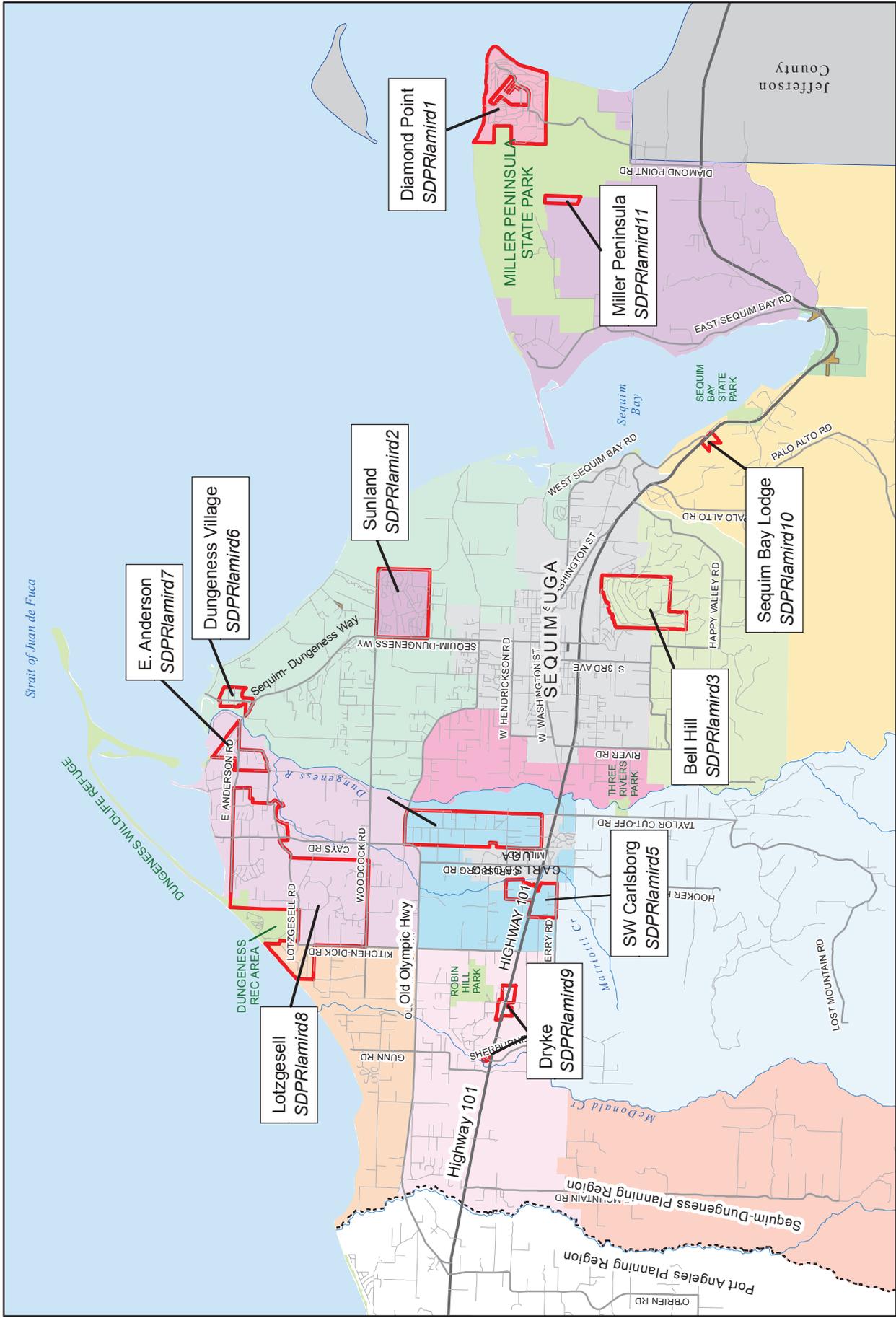
■ Designated Agr & Forestry Resource lands ■ Parks & lakes □ Rural lands □ Tribal lands ■ UGAs ■ LAMIRDs

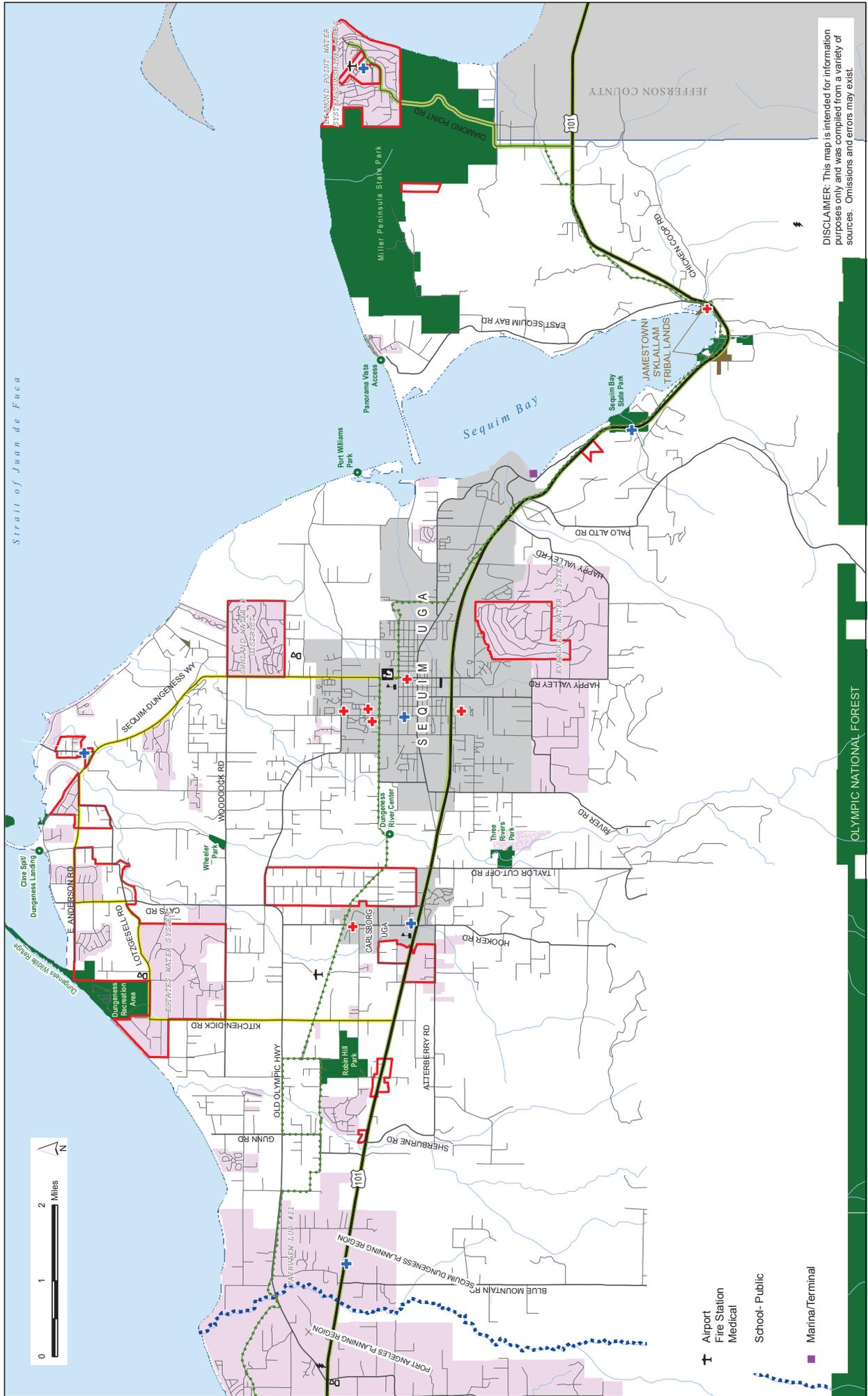
CC-figure-2

ZONING CODE	ZONING DESCRIPTION	AREA- ACRES	% OF COUNTY
UGAs			
Carlsborg		558	0.05
Clallam Bay/Sekiu		1,344	0.1
Forks	Includes Incorporated Area	5,027	0.4
Joyce		354	0.03
Port Angeles	Includes Incorporated Area	2,865	0.3
Sequim	Includes Incorporated Area	5,465	0.5
<i>TOTAL</i>		<i>15,613</i>	<i>1.4</i>
RURAL LANDS			
RLM	Rural Low/Mixed	6,888	0.6
R2	Rural Moderate	19,052	1.7
R5	Rural Low	28,443	2.5
R20	Rural Very Low	10,344	0.9
RCC3	Rural Character Conservation 3	9,486	0.8
RCC5	Rural Character Conservation 5	7,170	0.6
RW2	Rural Moderate- Western Regional	2,873	0.3
RW5	Rural Low- Western Regional	7,198	0.6
<i>TOTAL</i>		<i>91,454</i>	<i>8.1</i>
INTENSIVE RURAL LANDS			
CEN	Blyn Rural Center	425	0.04
DPA	Diamond Point Airport	75	0.01
GC	General Commercial	101	0.01
M	Industrial	35	0.003
R1	Rural	4,917	0.4
RW1	Rural- Western Regional	946	0.1
QR	Quillayute Residential	1,150	0.1
RC	Rural Commercial	84	0.01
RLC	Rural Limited Commercial	243	0.02
RNC	Rural Neighborhood Commercial	411	0.04
RSC	Rural Suburban Commercial	482	0.04
RV	Rural Village	69	0.01
TC	Tourist Commercial	233	0.02
URH	Urban Regional High	485	0.04
URL	Urban Regional Low	585	0.05
WRC	Western Regional Rural Center	1,688	0.2
<i>TOTAL</i>		<i>11,930</i>	<i>1.1</i>
RESOURCE LANDS			
AR	Agriculture Retention	6,193	0.6
CF	Commercial Forest	631,869	56.3
CFM5	Commercial Forest/Residential Mixed Use	2,184	0.2
CFM20	Commercial Forest/Residential Mixed Use	1,524	0.1
P	Public	4,328	0.4
ONP	Olympic National Park	318,087	28.3
<i>TOTAL</i>		<i>964,185</i>	<i>85.9</i>
OTHER LANDS			
Tribal Lands	Lands Under Tribal Jurisdiction	31,326	2.8
Lakes	Includes Lk. Ozette, Lk. Pleasant	7,920	0.7
<i>TOTAL</i>		<i>39,246</i>	<i>3.5</i>
TOTAL CLALLAM COUNTY		<i>1,122,428</i>	<i>100.0</i>

Stats generated from Zoning GIS layer, and include Olympic National Park. Stats include entire area within respective zoning designations, including roads.







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

SEQUIM-DUNGENESS PLANNING REGION

Map SDPR-e-i

1982 ZONING MAP (AS REVISED IN 1984)

Prepared by Clallam County Dept of Community Development,
EDITS: CTT, September 20, 2006

CLALLAM COUNTY ZONING ORDINANCE MAP

ZONE	DENSITY
FORESTRY RESIDENTIAL	1 HOME PER 20 ACRES
RURAL RESIDENTIAL 1	1 HOME PER 5 ACRES
RURAL RESIDENTIAL 2	1 HOME PER 2.4 ACRES
RURAL RESIDENTIAL 3	1 HOME PER 1/2 ACRE
DUNGENESS RESIDENTIAL	1 HOME PER 1/2 ACRE
URBAN RESIDENTIAL 1	1 HOME PER 3,000 SQUARE FEET
URBAN RESIDENTIAL 2	1 HOME PER 3,000 SQUARE FEET
URBAN RESIDENTIAL 3	1 HOME PER 3,000 SQUARE FEET
GENERAL COMMERCIAL	NO REQUIREMENT
RETAIL COMMERCIAL	NO REQUIREMENT
RECREATION COMMERCIAL	NO REQUIREMENT
MIXED CENTER	NO REQUIREMENT
INDUSTRIAL	NO REQUIREMENT
LIMITED INDUSTRIAL	NO REQUIREMENT
WORKED USE	NO REQUIREMENT
UNZONED	NO REQUIREMENT

8 HIGHER RESIDENTIAL DENSITIES ARE ALLOWED AS A PART OF PLANNED UNIT DEVELOPMENT.
95 DEVELOPERS ARE LIMITED BY STATE AND COUNTY SEWERAGE APPROVAL, WATER SUPPLY, AND FIRE PROTECTION REQUIREMENTS.

REVISED CLALLAM COUNTY ZONING ORDINANCE

APPROVED BY CLALLAM COUNTY BOARD OF COUNTY COMMISSIONERS ON Mar. 20 1984
PURSUANT TO ORDINANCE # 246 1984

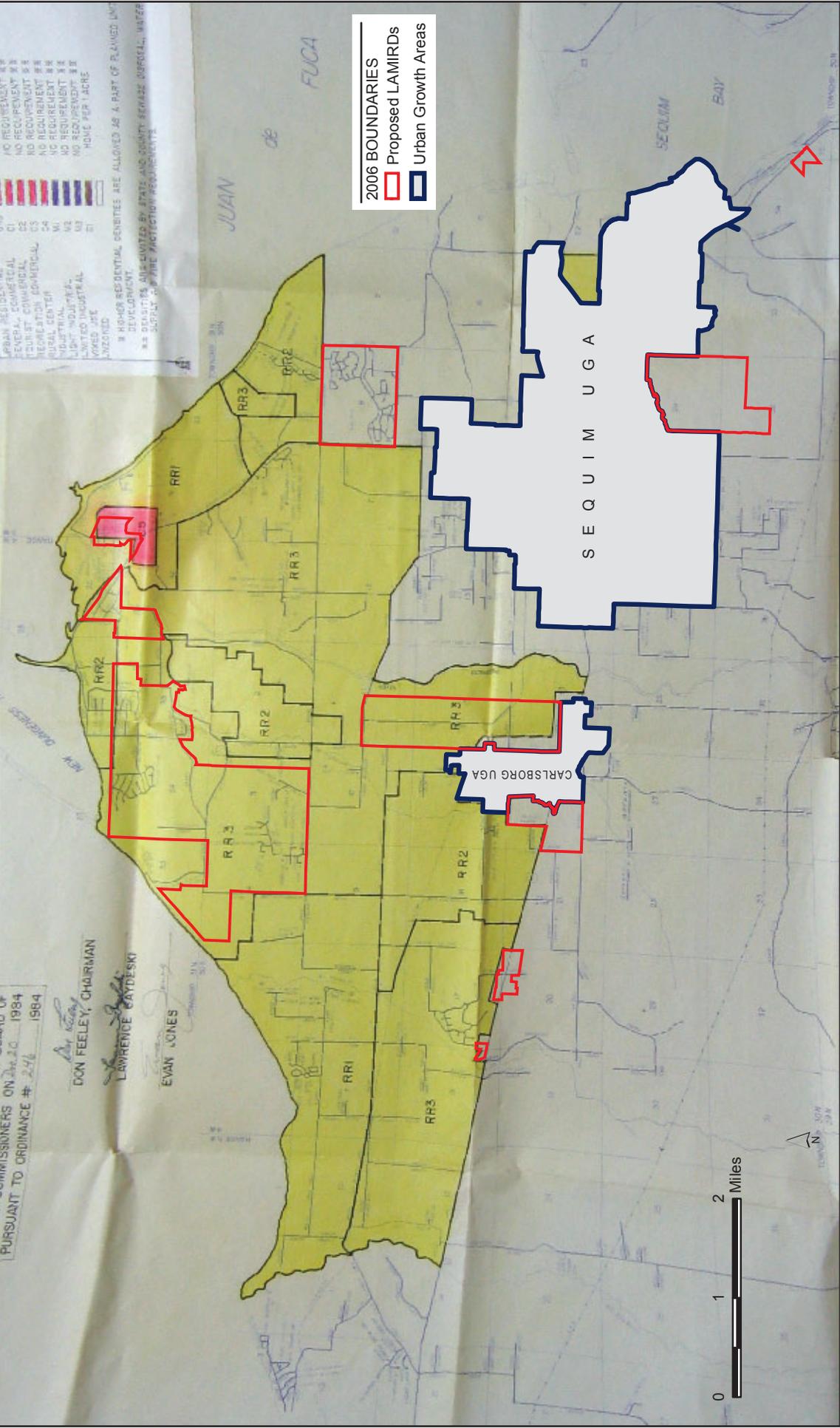
Don Feeley
DON FEELEY, CHAIRMAN

Lawrence Kaydeski
LAWRENCE KAYDESKI

Evan Jones
EVAN JONES

2006 BOUNDARIES

- Proposed LAMIRDS
- Urban Growth Areas



- 2006 BOUNDARIES
- Proposed LAMIRDs
- Urban Growth Areas



Sequim Dungeness Planning Region (SDPR) Summary

This Summary includes:

- Summary Section
- Lamird Criteria Section
- Statistics Section

Summary Section

The Sequim Dungeness Planning Region ("SDPR) with its 154,939 acres makes up 13.8% of Clallam County. The 2006 estimated SDPR population is approximately 26,600 persons, or 40% of the County's population base, and is the fastest growing area of the County. It is bounded between Jefferson County to the east, Strait of Juan de Fuca to the north, Siebert Creek (and the Port Angeles Planning Region) to the west, and Olympic National Forest and Olympic National Park to the south. US 101 transects the SDPR from east to west along a distance of about 20 miles.

Sixty-five percent of the SDPR is designated as natural resource lands. The majority of this is private, state and federal forest lands located south of US 101 totaling almost 95,000 acres. The SDPR also contains nearly 6,200 acres of designated agricultural resource lands of long-term significance located north of US 101.

The Sequim and Carlsborg Urban Growth Areas located along US 101 total approximately 6,000 acres, or 3.9% of the SDPR. The Dungeness River corridor separates these two UGA's. Located between and/or around these resource lands and two UGAs is approximately 45,000 acres of designated rural lands, or 28.6% of the SDPR. These rural lands include the Jamestown S'Klallam Reservation located at the south-end of Sequim Bay within the 425-acre Blyn Rural Center, and approximately 4,700 acres (3.3% of the SDPR) of lamirds, located along US 101 or in the low elevation, flat, and easily accessible Sequim-Dungeness Valley. See regional maps SDPR-a and SDPR-b.

Other notable SDPR features include the Dungeness Wildlife Refuge and more than 3,000 acres of regional county and state park lands that border designated rural lands. The Olympic Discovery Trail crosses the SDPR and currently connects eastern Clallam County communities of Sequim, Carlsborg, Blyn, and Port Angeles, with other trail segments completed or planned both east and west of the SDPR.

Historically, the Sequim-Dungeness Valley consisted of prairies as well as forests which were logged in the mid- to late 1800s. The low elevation Dungeness Valley contains good soils and features a temperate climate, but due to the rain shadow effect, annual precipitation in the Sequim Valley is less than 20 inches, making the Sequim-Dungeness Valley actually too dry to farm. This changed starting in 1896 with the construction of an extensive network of irrigation ditches and related infrastructure to irrigate the Sequim-Dungeness Valley with water diverted from the Dungeness River. Conversion of remaining forest lands and other natural areas to agricultural land followed the expansion of the irrigation network. At its peak in 1950, the SDPR was a major producer of a wide variety of agricultural products such as milk and butter, potatoes, apples, and vegetables.

Since 1950, the Sequim-Dungeness Valley's low elevation and flat land with its rain shadow and temperate climate began attracting a significant and steady influx of retirees and others. Indeed, the County's population nearly doubled between 1950 and 1990, with much of this pre-1990 growth concentrated in the SDPR. Outside of the City of Sequim and the unincorporated community of Carlsborg much of this SDPR growth occurred in planned rural residential communities and rural subdivisions on lot sizes of 1-acre or less. During this period, many of the people moving into the SDPR were looking for a more rural lifestyle, but not necessarily tied to farming or forestry. The SDPR's close proximity to significant natural amenities, small urban centers, and rural open spaces were a perfect fit. As a result,

many of the SDPR larger tracts of agricultural lands were divided into smaller tracts of one to five acres, with many pockets of higher rural residential subdivisions, between 1950 and 1990.

The transition from primarily agricultural lands to rural residential and urban lands started well before 1990. The SDPR population more than doubled between 1970 and 1980, most of which due to in-migration of retirees moving from an urbanized environment and settling onto one-acre rural lots, mostly in the area primarily located north of and near the major transportation corridor of US 101. This trend of in-migrants had not in the least diminished by 1990. To plan for this projected continued in-migration while meeting the GMA goals of reducing sprawl, preserving rural character, and protecting resource lands, the current SDPR Regional Plan designated two urban growth areas and certain land areas for more intense rural infill development. In terms of the latter, the SDPR Regional Plan considered already existing rural neighborhood characteristics, parcel densities, infrastructure, and previous zoning designations. As a result, in-fill development was planned for pre-1990 neighborhoods which had already developed in the low elevation and flat Dungeness Valley near US 101 and existing services. CCC 31.03.260(7). These neighborhoods were interspersed with remaining agricultural lands and critical areas, which, together with the spectacular views of the Straits to the north and the Olympic Mountains to the south, provide residents with the rural character lifestyle they covet.

In-filling these pre-existing neighborhoods relieve development pressures from the remaining larger lot rural areas which separate the lamirds. The rural areas that separate the lamirds are more likely to contain resource lands and critical areas, and further serve to augment the rural character lifestyle within the lamirds. Providing for a variety of rural densities within these more sought-after and easier accessible areas in the northern portion of the SDPR also relieves development pressures on the less accessible larger-lot rural and resource lands in the southern portion of the SDPR. As a result of these considerations, the SDPR Regional Plan at CCC 31.03.475 provides that in areas where residential rural development had already occurred and “where there are not physical or natural limitations, further rural development can occur at suburban-rural residential densities (one home per acre).”

Most of SDPR’s areas of more intense rural densities date back to at least the 1982 Comprehensive Plan and Zoning Map, with parcels within these areas of more intense zoning densities sold and bought for almost 25 years now. With the adoption of the 1995 Comprehensive Plan and Zoning Map, large areas zoned for 1 dwelling unit per acre or higher densities in the SDPR were downzoned along logical outer boundaries such as natural features, historic plats, roads, or logical road extensions. In other cases, logical outer boundaries include additional land to avoid abnormally irregular boundaries. The development restrictions associated with these natural features both reinforce the logical outer boundaries as well as augment the rural character of these neighborhoods.

Because the existing character of these areas is already well established, and because of the high percentage of build-out already experienced within these lamirds, downzoning would accomplish little to change the overall look, feel or physical intensity of development. On the other hand, however, downzoning could have a significant impact on many individual landowners. The County is concerned to safeguard a sense of fairness in implementing the GMA. The County seeks not to erode public support for the GMA by taking actions that would impact citizens without a demonstrated need and without significant anticipated beneficial return for the action taken. Down-zoning these areas after all these years would most assuredly provoke accusations of takings as well as sentiments of arbitrariness and discrimination among landowners, contrary to the goals of the GMA.

The SDPR lamirds are summarized as follows and described in more detail in each respective lamird section:

- **Rural densities of one dwelling per acre:** “Regional subarea comprehensive plans shall identify a range of rural densities appropriate for that region.” CCC 31.02.260 “The proposed rural land use categories offer a range of rural residential densities (from one dwelling per acre to one dwelling per twenty (20) acres) and a variety of nonresidential rural land use categories.” CCC 31.03.260.

- **Lotzgesell & E. Anderson (zoned Rural (R1)):** The Sequim-Dungeness Valley with its outstanding views, temperate climate, and rainshadow effect attracted the many in-migrants that settled in this area well before 1990. “As a result, where there are not physical or natural limitations, further rural development can occur at suburban-rural residential densities (one home per acre).” CCC 31.03.475
- **Bell Hill (zoned Rural Suburban Community (RSC)):** “Lands that are currently more than eighty (80) percent developed at densities of one home per acre covering areas in excess of fifty (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.” At CCC 31.03.270
- **SW and NE Carlsborg (zoned Rural (R1)).** “In the Dungeness Valley... lots tend to be between one and five (5) acres in area and are compatible for the community in this subregion.” CCC 31.03.260(7).
- **Rural Villages and Centers:** “Residential density ... exceeding one unit per acre shall be considered urban in nature and not allowed, with the following exceptions: (a) Development within designated rural villages or rural centers...” CCC 31.02.260. Rural centers “have some characteristics of urban growth, but are not spread over wide areas requiring urban governmental services. These areas, which include ... Diamond Point, Dungeness [Village], ... [and] Sunland ... should continue within the context of rural areas, although residential densities should generally be rural in nature, and commercial uses should be focused on serving the local community or the traveling public.” CCC 31.02.265.
 - **Diamond Point (zoned Diamond Point Airport (DPA) and Urban Residential Low (URL)):** Diamond Point and Sunshine Acres are private developments platted prior to County zoning ordinances being adopted. As a result, several areas are designated for commercial, industrial, and urban residential uses. The use of those areas for their original intent should be continued through this plan implementation. Commercial/ industrial development shall be contained within the boundaries of the general commercial designation. Urban residential designations in this rural center are reserved for noncommercial land use.” CCC 31.03.320
 - **Sunland (zoned Urban Residential High Density (URH)):** “Development within the Sunland planned urban residential community should continue consistent with the [pre-1990] master plan for the development. A mixture of residential densities is appropriate, and roads should be built to urban residential standards.” CCC 31.03.330
 - **Dungeness Village (zoned Rural Village (RV)):** “Small rural villages, such as ... Dungeness [Village]... should continue to be encouraged where convenient services, such as gas, food, taverns, restaurants, lodging and stores would be located. The size, location and distribution of these rural villages should be determined through regional or subarea comprehensive plans. Significant historical sites should be protected within these rural villages.” CCC 31.02.275.
- **Rural Commercial:** “Commercial and industrial land uses in Clallam County should generally be focused into the designated urban growth areas.... Some types of commercial or industrial land uses may be appropriately located outside of urban growth areas.” CCC 31.02.275. “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 are subject to the [enumerated] standards.” CCC 31.03.270(3). “Expansion of these existing commercial areas should be limited, and the types of uses allowed in these areas should be restricted to those that do not cause increased need for publication expenditures, such as roads and fire protection.” CCC

31.03.260(5).

- **Dryke (zoned Rural Commercial (RC)):** “Commercial development along Highway 101 in this area shall be discouraged except for neighborhood services near R Corner, rural commercial development near the Dryke-101-Pierce Road area [east-Dryke], and the developed commercial area north of Highway 101 and east of McDonnell Creek [west-Dryke].” CCC 31.03.520.
 - **Sequim Bay Lodge (zoned Rural Commercial (RC)).** 3 parcels totaling 17.9 acres. See Sequim Lodge Summary at SDPRlamird10.
- **Industrial:** “Campus-like research firms, high-tech industries or light manufacturing may be located outside urban growth areas provided that such development does not encourage adjacent urban development, is compatible with adjacent rural or resource lands, is consistent with regional or subarea plans and is served by adequate public facilities and services.” CCC 31.02.275. “Allow campus-style light manufacturing, research facilities or corporate offices to locate outside urban growth areas or rural centers when meeting the [enumerated] standards.” CCC 31.03.270(6).
 - **Miller Peninsula:** 1 parcel totaling 34.5 acres. See Miller Peninsula Summary at SDPRlamird11.

Lamird Criteria Section

Type 1 LAMIRDS: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Usage RCW 36.70A.070 (5)(d)(i)	Existing Commercial, Industrial, Residential, or Mixed-use areas	See Summary Section above. See the applicable Lamird Summaries for detailed usage descriptions of each respective Lamird. See also the County-wide and applicable Lamird Summaries for additional or more specific information on regulations and policies referenced herein. The highway commercial, residential, and mixed uses supported by the 11 proposed lamird designations are consistent with current usage as shown on the Regional Map SDPR-b. The outer boundaries of most of the SDPR lamirds are either substantially similar to, or substantially smaller than the outer boundaries of the more intense rural density zoned areas of which they were part on the 1982 Zoning Map (See regional maps SDPR-e-i and SDPR-e-ii).
Location and Boundary RCW 36.70A.070 (5)(d)(iv)	Outside designated UGAs, and agricultural, forest, and mineral resource lands	All the lamirds are located outside of designated UGAs, agricultural, and forest resource lands. Some do border on designated agricultural resource lands which contribute to the rural character of the lamirds. The R1 and RSC zoning designation provides for expanded setbacks from resource zones. CCC 33.10.040 and 33.10.045A. . There are extensive mineral resource lands located throughout the SDPR and mineral extraction is an allowed use under the Commercial Forestry zoning designations where the great majority of mineral resources in the SDPR area are located.
	Area clearly identified and contained with a logical outer boundary (LOB) delineated primarily by the built environment as of July 1, 1990	Thousands of acres of outlying areas that were zoned for more intense use under the 1982 Comprehensive Plan and Zoning Map and which had not yet developed at these densities and uses, were downzoned to less intense rural uses under the 1995 Comprehensive Plan and Zoning Map. Certain areas were retained however, to provide for anticipated infill development. According to the SDPR Regional Plat at CCC 31.03.270, “[i]n establishing the rural densities for the twenty (20) year planning period, consideration should be given to existing neighborhood characteristics, parcel densities and previous zoning designations.

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas

Criteria		
		<p>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."</p>
	<p>LOB creation addresses neighborhood character</p>	<p>The pre-existing neighborhoods of Lotzgesell, E. Anderson, NE Carlsborg, SW Carlsborg, and most of Bell Hill, were all designated Rural Residential 3 (RR3) under the 1982 Zoning Map, designed "for citizens to enjoy a rural lifestyle" at a density of one dwelling per acre. The purposes of the current R1 and RSC designations are "to provide areas having a suburban/rural density setting free from commercial and industrial developments" and "to allow very limited, residential infill development at one acre densities in rural areas that were almost fully developed at these densities prior to the passage of the Growth Management Act," respectively, both allowing infill at one dwelling per acre. CCC 33.10.040 and 33.10.045A.</p> <p>The residential lamirds of Sunland and Diamond Point were designated with the various levels of Urban Residential (UR) under the 1982 Zoning Map, designed to provide various density "residential areas." The purposes of the current URH and URL designations are "to provide areas of high-density multiple-family residential development free from encroachment of commercial and industrial activities," and "to provide areas of urban density, multiple-family residential development free from encroachment of commercial and industrial activities," respectively, at densities of about 3.5 and 2 dwellings per acre, respectively. CCC 33.13.010 and 33.13.020. The various residential lamirds were designated with the specific designation that most accurately addressed their pre-existing character.</p> <p>The non-residential lamirds of Sequim Lodge, Dryke (both zoned RC), Dungeness Village (zoned RV), part of Diamond Point (zoned DPA), and Miller Peninsula (zoned M) were all designated either Commercial or Industrial under the 1982 Zoning Map (or shortly thereafter). The respective purposes of the current RC, RV, DPA, and M zoning designations are "to provide limited, low-impact, neighborhood commercial activities in rural areas," "to provide a variety of low-intensity, tourist-related, commercial and residential activities," "to allow for appropriately scaled private airport and limited commercial and industrial uses within the Diamond Point/Sunshine Acres Rural Center... consistent with the use of the Diamond Point Airport as a private use airport ...", and "to reserve areas primarily for industrial uses," respectively. CCC 33.15.010, 33.15.020, 33.15.035, and 33.17.010. The various commercial lamirds were designated with the specific designation that most accurately addressed their pre-existing character.</p>
	<p>LOB creation addresses physical boundaries</p>	<p>The boundaries of the lamirds were drawn considering a variety of circumstances, including physical boundaries such as roads, cliffs, canyons, waterfront, and critical areas.</p>
	<p>LOB creation addresses prevention of irregular</p>	<p>The boundaries of the lamirds were drawn considering a variety of circumstances, including the desire to avoid small islands of divergent zoning and jagged irregular boundary lines.</p>

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
	boundaries	
	LOB creation addresses ability to provide appropriate services	<p>All the SDPR lamirds are pre-existing and well-established neighborhoods, generally located near US 101, and all adequately served by well-established county and private road networks, as well as fire protection. Most of them are served by Class A Water Systems. PUD#1 of Clallam county operates the Evergreen, Carlsborg, and Deer Park/O'Brien Road/Agnew water systems. The PUD finances construction of these systems through local utility districts. Sunland has a water district that provides water service to that community. There are numerous private water purveyors within the area. CCC 31.03.110.</p> <p>Sanitary sewer exists within the City of Sequim and at Sunland. The PUD is authorized to provide sewage disposal services through the PUD service area. A community drainfield in Sunshine Acres (Diamond Point lamird) is now operated by the PUD. CCC 31.03.110.</p> <p>Fire protection for the Sequim-Dungeness Valley is provided by Clallam County Fire Protection District Number 3. The main station for the Fire District is within the City of Sequim, with other stations located at Carlsborg, Blyn, Diamond Point, Dungeness, Lost Mountain and R Corner. CCC 31.03.110.</p> <p>Any further infill is subject to the Clallam County Subdivision Code (CCC Title 29) and the Clallam County Building Code (CCC Title 21), both of which require evidence of adequate water and sewage disposal.</p>
<p>Development Infill/ Development/ Redevelopment</p> <p>RCW 36.70A.070 (5)(d)(i):(iv)</p>	Principally designed to serve the existing and projected rural population	<p>The R1, RSC, URH, and URL zoning designations all have as their purpose to provide for residential zoning for rural populations. CCC 33.10.040, 33.10.045A, 33.13.010, 33.13.020. The RC and RV zonings are designed to provide for low intensity "neighborhood" and "tourist" commercial activities in rural areas which benefit the rural population. CCC. 33.15.010 and CCC 33.15.020.</p> <p>The job opportunities created under these and the DPA and M designations benefit the existing and projected rural population. CCC 33.15.035, 33.17.010.</p>
	Development is consistent with the area's existing character	<p>The zoning code at Title 33 CCC prescribes allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, building sizes, and development restrictions for each zoning designation that are consistent with that zoning designation's stated purpose. Each of the zoning designations provides that conditional uses are subject to a "determination that the proposed use is consistent with applicable land use regulations and the character of the neighborhood."</p> <p>The residential zoning designations (R1, RSC, URH, URL) have as their purpose to provide residential areas free from commercial and industrial uses. CCC 33.10.040, 33.10.045A, 33.13.010, 33.13.020. The commercial zoning designations of RC and RV limit commercial activities to "limited, low-impact, neighborhood commercial activities " and "low-intensity, tourist-related, commercial and residential activities," respectively. CCC. 33.15.010 and CCC 33.15.020.</p> <p>The DPA designation was crafted very specifically, to allow for "appropriately scaled private airport and limited commercial and industrial uses within the Diamond Point/Sunshine Acres Rural</p>

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
		Center... consistent with the use of the Diamond Point Airport as a private use airport." Only the M designation allows for "industrial uses" but it is limited to only one parcel where industrial use predates 1990. CCC 33.15.035, 33.17.010. Per Chapter 33.25 CCC, a master planned resort must be separately approved under County zoning code, and is not likely to occur within any of the SDRP lamirds as it requires at least 240 contiguous acres.
	Area not permitted to extend beyond LOB	The various zoning designations that apply to the respective lamirds do not extend beyond the boundaries of the lamirds. Extending the lamird boundaries would involve an amendment to the Zoning Map, pursuant to Chapter 33.35 CCC requiring the applicant to demonstrate "consistency with all goals, policies, and mapping criteria of the comprehensive plan." An amendment to the comprehensive plan would require the applicant to demonstrate both consistency with the "spirit and intent" of the comprehensive plan, the Zoning Code, and all other land-use regulations, as well as that the amendment would not be detrimental to the public health, safety, and welfare and is necessary due to changed conditions or circumstances. Indeed, the SDPR lamirds have not increased in number or size between 1995 and the present.
Development Regulations RCW 36.70A.070 (5)(d)(iv);(e)	Measures minimize and contain existing areas	The lamirds are subject to higher density zoning that does not extend beyond their boundaries. Zoning densities beyond the lamird boundaries are lower. The SDPR Regional Plan at CCC 31.03.270 provides that "[e]xtension or existence of public water service in designated rural lands shall not be justification for higher density than established by the Sequim-Dungeness Regional Plan" The SDPR Regional Plan at CCC 31.03.270(2) recognizes the various pre-existing rural centers and residential developments with the caveat that 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. Indeed, the SDPR lamirds have not increased in number or size between 1995 and the present.
	Measures minimize and contain existing uses	The SDPR lamird zoning designations are applied only to areas within lamirds, and include allowed, conditional, and prohibited land uses. Each lamird was designated with a zoning designation that most accurately described the then-existing uses, minimizing and containing the lamird to the then-existing uses.
	Measures protect critical areas	Environmentally sensitive areas were specifically identified in the SDPR Regional Plan neighborhood sections, and designated with lower density zoning. These serve as both logical outer boundaries for lamirds as well as to maintain the rural character of the lamirds. Any development and redevelopment that may occur near streams, wetlands, and landslide areas is subject to buffers and other protective development permit conditions according to Chapter 35.01 CCC, Shoreline Management Act (SMA) and the Clallam County Shoreline Master Program (SMP), as well as Chapter 27.12 CCC, Critical Areas Code (CAC).

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
		Further land divisions within critical aquifer recharge areas to densities exceeding 1 dwelling per 2.4 acre or involving Type 1 soils are conditioned on enhanced on-site sewage treatment that achieves >30% nitrate reduction, according to policies drafted by Clallam County Department of Health & Human Services under the authority of CCC 27.12.615 (3)(b).
	Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	<p>The residential lamirds' R1 and RSC zoning provide for expanded setbacks from natural resource zones.</p> <p>There are extensive Agricultural Retention lands in the SDPR which qualify for as "sending areas" under Chapter 33.26 CCC, Transfer of Development Rights (which allows owners of such lands to realize the equity in the land's development potential without conversion to non-agricultural or nonforestry related uses) and which may qualify them for open space taxation.</p> <p>Chapter 27.10 CCC, Right to Practice Forestry, Mining and Agriculture, contains notice provisions designed to avoid conflicts, providing for general notice with their tax bill to "all owners of real property in Clallam County" and for specific disclosure "[p]rior to recording the transfer" or "[u]pon the issuance of a development permit" of land within 600 feet of agricultural, forest, and mineral resource lands, which notice/ disclosure must read in pertinent part as follows: "Clallam County has determined that the use of real property for forestry, mining or agricultural operations is a high priority and favored use to the County and will not consider to be a nuisance those inconveniences or discomforts arising from forestry, mining or agricultural operations, if such operations are consistent with commonly accepted best management practices and comply with local, State and Federal laws."</p> <p>There are extensive Commercial Forest lands in the SDPR and the SDPR Regional Plan at CCC 31.03.250 states that "these designated commercial forest lands shall remain in this classification throughout the life of the plan (twenty (20) years) unless certain criteria are met.</p>

Statistics Section – SDPR

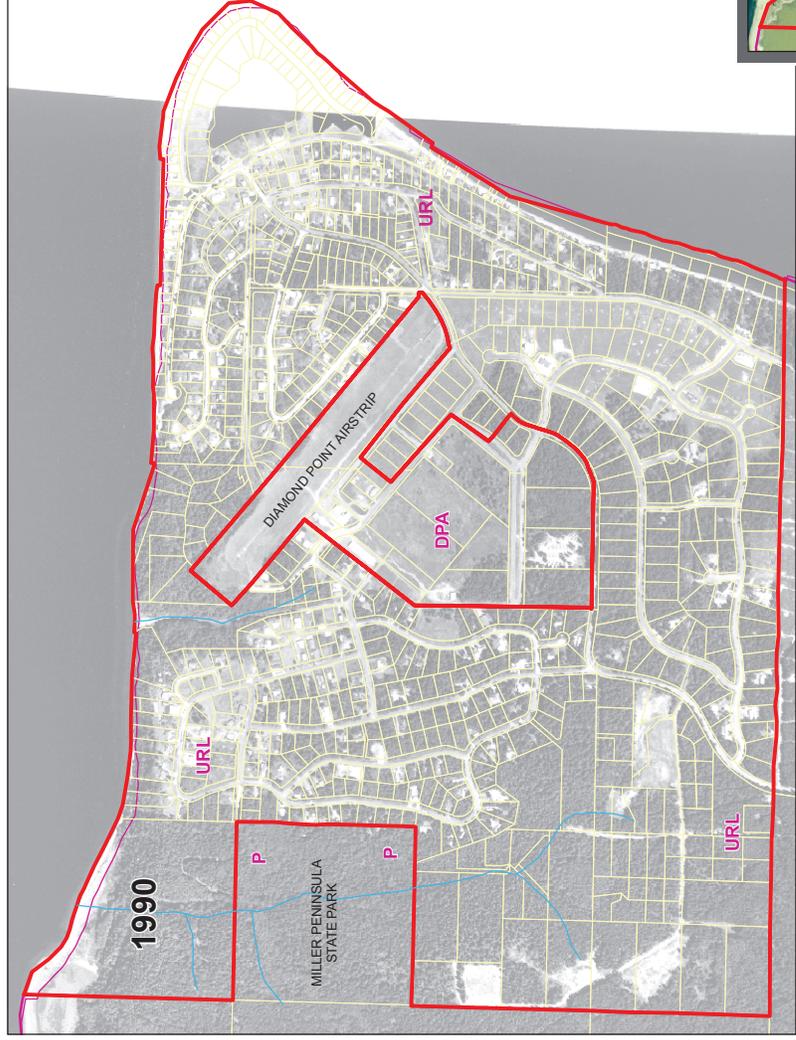
ZONING CODE	ZONING DESCRIPTION	AREA- ACRES	% OF SDPR
UGAs			
Carlsborg		558	0.4
UGAs			
Carlsborg		558	0.4
Sequim	Includes Incorporated Area	5,465	3.5
<i>TOTAL</i>		6,023	3.9
RURAL LANDS			
R2	Rural Moderate	13,729	8.9
R5	Rural Low	17,646	11.4
R20	Rural Very Low	7,871	5.1
<i>TOTAL</i>		39,245	25.3
INTENSIVE RURAL LANDS			
R1	Rural	2,832	1.8
CEN	Blyn Rural Center	425	0.3
DPA	Diamond Point Airport	75	0.05
RC	Rural Commercial	84	0.1
RSC	Rural Suburban Commercial	482	0.3
RV	Rural Village	69	0.04
URH	Urban Regional High	485	0.3
URL	Urban Regional Low	585	0.4
M	Industrial	35	.02
<i>TOTAL</i>		5,073	3.3
RESOURCE LANDS			
AR	Agriculture Retention	6,193	4.0
CF	Commercial Forest	94,787	61.2
P	Public	3,584	2.3
<i>TOTAL</i>		104,564	67.5
OTHER LANDS			
Tribal Lands	Lands Under Tribal Jurisdiction	34	.02
<i>TOTAL</i>		34	.02
<i>TOTAL PLANNING REGION</i>		154,939	100.0

Stats generated from Zoning GIS layer, but exclude Olympic National Park. Stats include entire area within respective zoning designations, including roads.

DIAMOND POINT 1990 AND 2005 BUILT ENVIRONMENT

Prepared by Clallam County Dept of Community Development, Edits: CTT, June 26, 2006

- Legend**
- LAMIRD Boundaries
 - Urban Growth Areas
 - Zoning Boundaries
 - 2006 Parcel Boundaries



SDPRLamird1-Diamond Point

Lamird Report

This report provides the written record of local circumstances that explains how the Diamond Point-Sunshine Acres LAMIRD (“this lamird”) fits within the rural element goals of the Growth Management Act (“GMA”), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 1, as described at RCW 36.70A.070(5)(d)(i). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

This report refers to the Sequim Dungeness Planning Region (“SDPR”) regional maps which are located in section D.0, SDPR Summary and Basemaps, and which are designated with the prefix “SDPR”. This report also refers to lamird-specific maps which are located in section D.1, SDPR Lamird 1 Diamond Point and which are designated with the prefix “SDPRLamird1”.

Summary Section

Lamird Description

This lamird consists of 499.8 acres of Urban Residential Low (URL) (CCC 33.13.020) and 67.3 acres of Diamond Point Airport (CCC 33.15.035) zoning located in the Diamond Point neighborhood (CCC 31.03.320) in SDPR’s most northeast section (see regional map SDPR-a). According to the County-wide Comprehensive Plan at CCC 31.02.210, Diamond Point was one of a number of planned communities that accommodated and concentrated the rather extensive growth that the SDPR experienced from 1970 to 1990, and the Diamond Point neighborhood section of the SDPR Regional Plan at CCC 31.03.320, characterizes this lamird as consisting of “private developments platted prior to county zoning ordinances being adopted,” primarily dating back to the 1960s and 1970s. Included among them is the 50-acre Sunshine Acres Aero-Industrial Park with a 2,200 foot runway private airfield.

The County-wide comprehensive Plan at CCC 31.02.220 recognizes this lamird as one of only a few unincorporated communities that offered the “appropriate services and facilities for light industrial activities,” in a region where maintaining or increasing the industrial land base is considered a “difficult challenge. CCC 31.03.170. As a result, Diamond Point was designated as a “rural center” (see CCC 31.02.265 and CCC 31.03.270) but with the caveats that “[c]ommercial/ industrial development ... be contained within the boundaries of the general commercial designation,” CCC 31.03.320(6)(a), that the types of uses allowed in these areas “be restricted to those that do not cause increased need for public expenditures, such as roads and fire protection,” CCC 31.03.260(5) and 31.03.320(6)(a), and that any uses are “appropriately scaled” and “consistent with the use of the Diamond Point Airport as a private use airport primarily serving the surrounding diamond Point and Sunshine Acres Developments, CCC 33.15.035.

Regional map SDPR-b shows how this lamird is surrounded and bounded by the Strait of Juan de Fuca to the north and east and Miller Peninsula State Park to the south and west which serve as logical outer boundaries. Regional map SDPR-c shows that sections of this lamird, mostly associated with the logical outer boundaries, are subject to shoreline, wetlands, and landslide buffers as well as critical aquifer protections under the Clallam County Critical Areas Code (“CAC”) and the Clallam County Shoreline Master Program (“SMP”). Development restrictions associated with the logical outer boundaries augment both the logical outer boundaries as well as the rural character of this lamird.

Regional map SDPR-d shows that this lamird is served by a variety of rural infrastructure, including a Class A Water System, fire station, airport, and adequate access via a number of county roads, allowing for appropriate infill that will serve the projected increase in rural population.

The current average parcel size within the URL zoned portion of this lamird is .6 acre. Even at full build-out, the lamird's location along the Strait of Juan de Fuca and isolation on the forested Miller Peninsula will provide residents with a rural character lifestyle.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map SDPRLamird1-a) reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding lower density rural areas have retained their character. A review of the Auditor's and Assessor's records indicates that the great majority of the subdivisions and shortplats that make up this area had already occurred by 1990 and the 1990 aerial photo (see lamird map SDPRLamird 1-a) clearly shows the then-existing infrastructure. The 1982 Zoning Map (see regional map SDPR-e-ii) shows this area zoned UR1, UR2 (1 home per 1/2 acre and 1 home per 9,000 square feet, respectively) and M (Industrial) within boundaries that were actually reduced to include only the then-existing built environment as contained within logical outer boundaries. This lamird has remained within the boundaries established on the 1995 Comprehensive Plan and Zoning Map.

Local Circumstances

This lamird is recognized as one of the "Clallam County economic development nodes where commercial, industrial and/or mixed use (C/I) zoning are supported by the land use elements of Clallam county..." CCC 31.02.610(7)(a); Figure 31.02.610(F). According to the statistics included in the Statistics Section below and as confirmed by lamird map SDPRLamird1-b (which simply puts a dot in the center of each improved lot regardless of where on the lot the improvement occurs), this area is already mostly developed at the maximum allowed density, as was already the case in 1990. 92% of all URL-zoned parcels are less than .988 acre and therefore not able to subdivide further.

This is a pre-existing residential neighborhood within well-identified logical outer boundaries, and infill development consistent with the neighborhood character and all other development regulations is appropriate. Of the parcels that remain of sufficient size to subdivide, however, those already containing a home are not likely to subdivide further, and those located along the logical outer boundaries are subject to the Critical Area and Shoreline Management Act regulations associated with the logical outer boundaries, also limiting further subdivision. Downzoning at this point would not make sense.

LAMIRD Criteria Section

Type 1 LAMIRDS: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Usage RCW 36.70A.070 (5)(d)(i)	Existing Commercial, Industrial, Residential, or Mixed-use areas	This lamird is recognized as one of the "Clallam County economic development nodes where commercial, industrial and/or mixed use (C/I) zoning are supported by the land use elements of Clallam county..." CCC 31.02.610(7)(a); Figure 31.02.610(F). The percentage of industrial land base in the SDPR is well below the national average, and maintaining or increasing the industrial land base for future economic growth will be a difficult challenge, per CCC 31.01.170. While the "first priority for location of new industrial land is within the City of Sequim urban growth area," "[e]xisting areas designated for industrial development and/or manufacturing, including land withinSunshine Acres, must be assured...." CCC 31.03.180. See also Summary Section above, as well as the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.

Type 1 LAMIRs: Existing Commercial, Industrial, Residential, or Mixed-use areas

Type 1 LAMIRs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
<p align="center">Location and Boundary</p> <p align="center">RCW 36.70A.070 (5)(d)(iv)</p>	Outside designated UGAs, and agricultural, forest, and mineral resource lands	This lamird is located almost 10 miles from the Sequim UGA, which is the closest UGA. No designated resource lands are located in or adjacent to this area.
	Area clearly identified and contained with a logical outer boundary (LOB) delineated primarily by the built environment as of July 1, 1990	See lamird map SDPRLamird1-a for 1990 aerial that shows the 1990 built environment and see Summary Section above for description. The land use pattern for this lamird was predominantly established before 1990 through the various phases of the Diamond Point plats which date back to the 1960s and 1970s. By 1990, an extensive public and private road network to serve the various developments and other ownerships had already been constructed. Some additional areas were retained within the logical outer boundaries to serve the projected rural population through infill development. Changing the zoning of these small pockets of land will create small islands of disparate zoning.
	LOB creation addresses neighborhood character	The LOB creation identified a cohesive and established neighborhood that existed as of July 1990. The area's LOB helps maintain this area's neighborhood character. The County selected a residential designation (URL) consistent with original platted community and provided for limited light commercial and industrial to accommodate the pre-existing community and private airport (DPA).
	LOB creation addresses physical boundaries	This lamird is bounded to the north by the Strait of Juan de Fuca, to the east by Discovery Bay, and to the south and west by Miller Peninsula State Park. See 31.03.320(1).
	LOB creation addresses prevention of irregular boundaries	The boundaries were drawn along salt water and State Park with additional residential development allowed to fill in the limited area "along the bluff between the State Park and Sunshine Acres, and some lands to the west of the RV Park." See CCC 31.03.320.
	LOB creation addresses ability to provide appropriate services	Water service to this lamird is provided by 2 private companies and their service areas almost delineate the entire lamird area. Sewer service is not available but the PUD manages at least one community drainfield. See CCC 31.03.320. Any further infill is subject to the Clallam County Subdivision Code (CCC Title 29) and the Clallam County Building Code (CCC Title 21), both of which require evidence of adequate water and sewage disposal.
	<p align="center">Development Infill/ Development/ Redevelopment</p> <p align="center">RCW 36.70A.070 (5)(d)(i);(iv)</p>	Principally designed to serve the existing and projected rural population
Development is consistent with the area's		The URL and DPA zoning designations specify allowed, conditional and prohibited uses consistent with their

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
	existing character	respective purposes which are “to provide areas of urban density, multiple-family residential development free from encroachment of commercial and industrial activities” and “to allow for appropriately scaled private airport and limited commercial and industrial uses within the Diamond Point/Sunshine Acres Rural Center... consistent with the use of the Diamond Point Airport as a private use airport ...” and imposes minimum and maximum lot sizes, width-to-depth ratios, setbacks, and other building restrictions on residential developments that are consistent with the characteristics of the previously existing built environment.
	Area not permitted to extend beyond LOB	All of the 1990 built environment is contained within the LOB. The lamird’s URL and DPA zoning designations are limited to the area within the LOB. Lamird development is not allowed beyond the LOB. This lamird has not expanded in size since its adoption in 1995.
Development Regulations RCW 36.70A.070 (5)(d)(iv);(e)	Measures minimize and contain existing areas	<p>The URL and DPA zoning designation are limited to the area within the lamird boundaries. The zoning boundaries coincide with the lamird’s boundaries. Extending the lamird boundaries would involve an amendment to the Zoning Code, pursuant to Chapter 33.35 CCC and would require the applicant to demonstrate “consistency with all goals, policies, and mapping criteria of the comprehensive plan.” An amendment to the comprehensive plan would require the applicant to demonstrate both consistency with the “spirit and intent” of the comprehensive plan, the Zoning Code, and all other land-use regulations, as well as that the amendment would not be detrimental to the public health, safety, and welfare and is necessary due to changed conditions or circumstances.</p> <p>The SDPR Regional Plan at CCC 31.03.290 recognizes this lamird as an area that “may permit components of urban type growth but not be allowed to spread over wide areas requiring urban governmental services” and at CCC 31.03.270 confirms that 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.”</p> <p>Furthermore, the relevant neighborhood section in the SDPR Regional Plan at CCC 31.03.320 states that “[c]ommercial/industrial development shall be contained within the boundaries of the general commercial designation.”</p> <p>Indeed, this lamird has not increased in size since the adoption of the 1995 Comprehensive Plan and Zoning Map and lamird map SDPRLamird1-a confirms that the surrounding areas have retained their character between 1990 and 2005.</p>

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Measures minimize and contain existing uses		The URL and DPA zoning designations specify allowed, conditional and prohibited uses consistent with their respective purposes which are “to provide areas of urban density, multiple-family residential development free from encroachment of commercial and industrial activities” and “to allow for appropriately scaled private airport and limited commercial and industrial uses within the Diamond Point/Sunshine Acres Rural Center... consistent with the use of the Diamond Point Airport as a private use airport ...”. These zoning designations do not extend beyond the boundaries of this lamird.
Measures protect critical areas		Any development and redevelopment that may occur near streams, wetlands, and landslide areas is subject to buffers and other protective development permit conditions according to Chapter 35.01 CCC, Shoreline Management Act (SMA) and the Clallam County Shoreline Master Program (SMP), as well as Chapter 27.12 CCC, Critical Areas Code (CAC). This lamird’s critical areas are mostly associated with the lamird’s logical outer boundaries, and the relevant development restrictions augment both the logical outer boundaries as well as the rural character of this lamird. Further land divisions within critical aquifer recharge areas to densities exceeding 1 dwelling per 2.4 acre or involving Type 1 soils are conditioned on enhanced on-site sewage treatment that achieves >30% nitrate reduction, according to policies drafted by Clallam County Department of Health & Human Services under the authority of CCC 27.12.615 (3)(b). A comparison of the 1990 and 2005 aerial photos on lamird map SDPRLamird1-a shows that the identified environmentally sensitive areas in his lamird have remained relatively undeveloped within this time period, confirming the effectiveness of the above regulations.
Measures protect against conflicts with use of agricultural, forest, and mineral resource lands		Chapter 27.10 CCC, Right to Practice Forestry, Mining and Agriculture, contains notice provisions designed to avoid conflicts.

Statistics Section

Current parcels and acres per zone

Zone	Parcels	Acres	Percent Area
URL	822	553	89.2
DPA	24	67	10.8

Current parcel size groupings

DPA	PARCEL SIZE- ACRES				ROW TOTAL
	0 - .494	.495 - .988	.989 – 4.999	>5.000	
# of parcels	3	7	10	4	24
Sum of acres	1.2	4.2	27.5	34.5	67.3
Average acres	0.4	0.6	2.7	8.6	2.8
% of acres	1.7%	6.2%	40.8%	51.3%	100.0%
% of parcels	12.5%	29.2%	41.7%	16.7%	100.0%

URL	PARCEL SIZE- ACRES				ROW TOTAL
	0 - .494	.495 - .988	.989 – 4.999	>5.000	
# of parcels	525	230	50	15	820
Sum of acres	164.4	155.9	69.7	109.8	499.8
Average acres	0.3	0.7	1.4	7.3	0.6
% of acres	32.9%	31.2%	13.9%	22.0%	100.0%
% of parcels	64.0%	28.0%	6.1%	1.8%	100.0%

Build-out potential

DPA	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Total
	Resid	vacant	Resid	vacant						
# of parcels	1	5		7	11	0	0	1	0	24
Acres sum	0.6	2.3		22.6	41.8	0	0	0.6	0	67.3
% of acres	0.8%	3.4%	0.0%	33.6%	62.2%	0.0%	0.0%	0.8%	0.0%	100.0%
% of parcels	4.2%	20.8%	0.0%	29.2%	45.8%	0.0%	0.0%	4.2%	0.0%	100.0%
Average size	0.6	0.5		3.2	3.8	0	0	0.6	0	2.8
Sum dwelling units	1	0		0	0	0	0	1	0	1
Sum development rights	1	5		43	79	0	0	1	0	128

URL	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Total
	Resid	vacant	Resid	vacant						
# of parcels	472	273	21	32	14	0	1	472	0	819
Acres sum	198.8	119.4	58.2	94.1	14.7	0	0.3	198.8	0	499.7
% of acres	39.8%	23.9%	11.6%	18.8%	3.0%	0.0%	0.1%	39.8%	0.0%	100.0%
% of parcels	57.6%	33.3%	2.6%	3.9%	1.7%	0.0%	0.1%	57.6%	0.0%	100.0%
Average size	0.4	0.4	2.8	2.9	1.1	0	0.3	0.4	0	0.6
Sum dwelling units	473	0	21	0	0	0	0	473	0	494
Sum development rights	473	273	109	179	31	0	1	473	0	1092

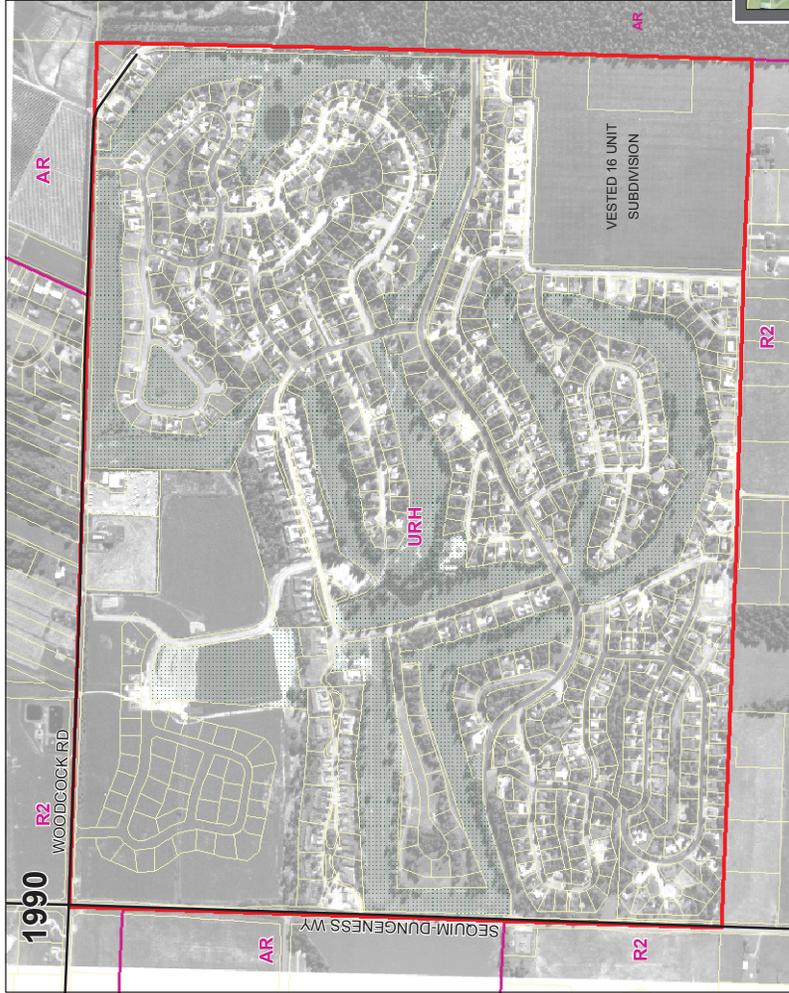
Stats generated from Parcel GIS layer, and consist of areas within respective parcel boundaries, and thus exclude roads.

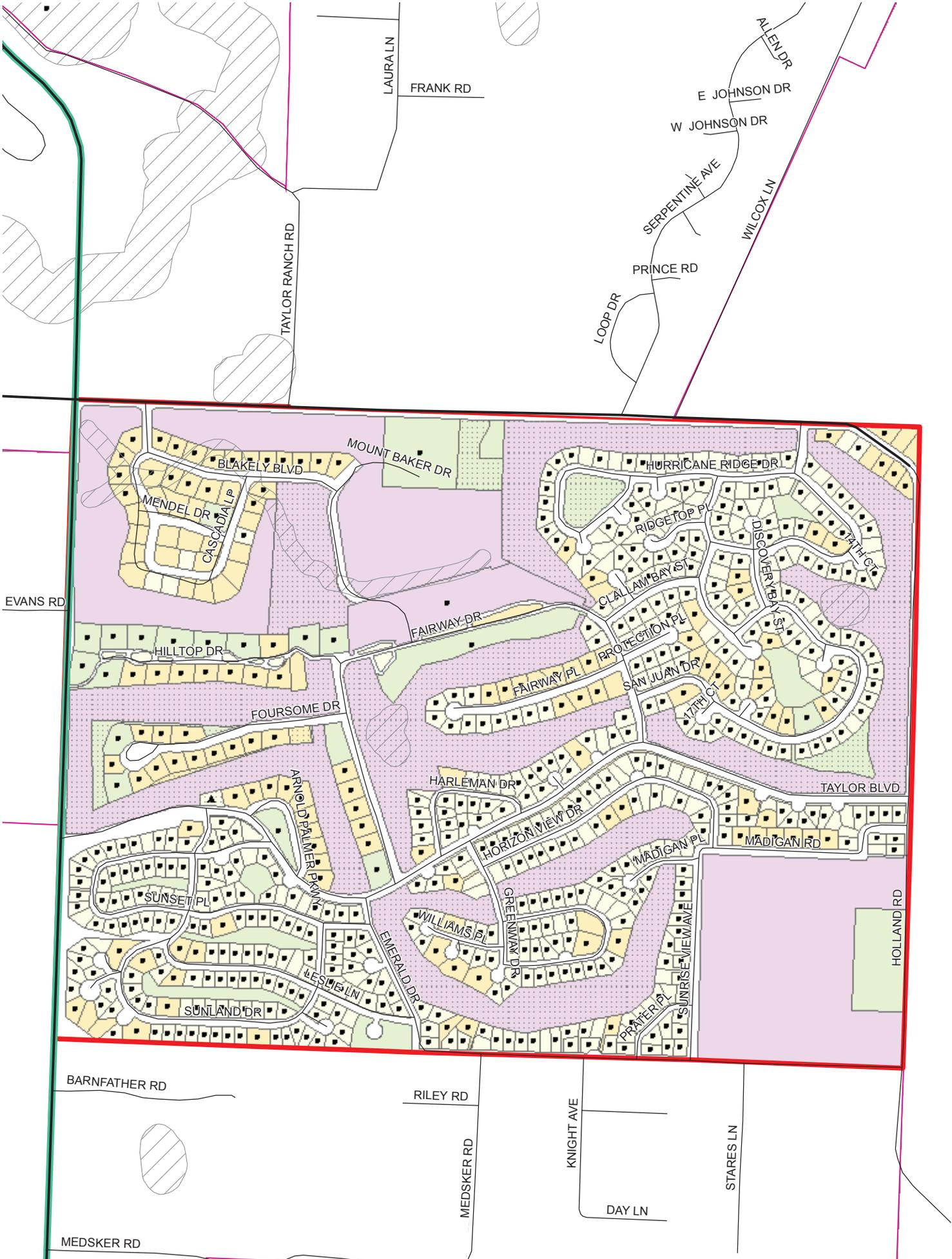
Map SDRPrIamird2-a SUNLAND

1990 AND 2005 BUILT ENVIRONMENT

Prepared by Clallam County Dept of Community Development, Edits: CTT, June 19, 2006

- Legend**
- LAMIRD Boundaries
 - Urban Growth Areas
 - Zoning Boundaries
 - 2006 Parcel Boundaries
 - Parcels Owned by Sunland Golf & Country Club





SDPRLamird2-Sunland

Lamird Report

This report provides the written record of local circumstances that explains how the Sunland LAMIRD (“this lamird”) fits within the rural element goals of the Growth Management Act (“GMA”), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 1, as described at RCW 36.70A.070(5)(d)(i). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

This report refers to the Sequim Dungeness Planning Region (“SDPR”) regional maps which are located in section D.0, SDPR Summary and Basemaps, and which are designated with the prefix “SDPR”. This report also refers to lamird-specific maps which are located in section D.2, SDPR Lamird 2 Sunland, and which are designated with the prefix “SDPRLamird2”.

Summary Section

Lamird Description

This lamird consists of 404.5 acres of Urban Residential High Density zoning (URH) (CCC 33.13.010) located in the Sunland neighborhood (CCC 31.03.330) in the SDPR’s northeast section (see regional map SDPR-a). This lamird contains single-family and multi-family residential units, an 18-hole golf course, clubhouse, and common open lands. Almost 110 acres within this lamird are held by the Golf and Country Club. The County-wide Comprehensive Plan CCC 31.02.265 recognized Sunland as an “existing rural center” which “some characteristics of urban growth, but ... not spread over wide areas requiring urban governmental services.” According to the SDPR Regional Plat at CCC 31.03.330, “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.” The SDPR Regional Plan at CCC 31.03.330 concluded that “[d]evelopment within the Sunland planned urban residential community should continue consistent with the master plan for the development.” The current average parcel size within this lamird is .5 acre. Even at full build-out, the lamird’s development pattern of high-end homes and condominiums located along the open spaces of a golf course will provide residents with a rural character lifestyle.

Regional map SDPR-b shows how this lamird is surrounded by Agricultural Retention (AR) and Rural Moderate (R2) zoning. Regional map SDPR-c shows that this lamird is subject only to critical aquifer protections under the Clallam County Critical Areas Code (“CAC”). Regional map SDPR-d shows that this lamird is served by a variety of rural infrastructure, including a Class A Water System, Type A Quality Community Sewage System, a private golf course, paved private roads, as well as adequate access via county roads that surround and bound it on all sides, which will allow for appropriate infill that will serve the projected increase in rural population.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map SDPRLamird2-a) reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding lower density rural areas have retained their character. A review of the Auditor’s and Assessor’s records indicates that of the 17 subdivisions that make up Sunland, 15 were platted before 1990. Sunland Division No. 16 was approved in April of 1994 and the first phase of Sunland Division No. 17, located in the northwest corner of Sunland, was approved in 1998. The 1982 Zoning Map (see regional map SDPR-e-ii) shows the majority of this area zoned Urban Residential 3 (apartments and condominiums allowed) and the southeast portion zoned Urban Residential 2 (1 home per 9,000 square feet). This lamird has remained within the boundaries established on the 1995 Comprehensive Plan and Zoning Map.

Local Circumstances

According to the statistics included in the Statistics Section below and as confirmed by lamird map SDPRLamird2-b (which simply puts a dot in the center of each improved lot regardless of where on the lot the improvement occurs), this area is already mostly developed at the maximum allowed density, as was already the case in 1990. Excepting the golf course lands, 96% of all parcels are residential parcels that are less than .574 acre and therefore not able to subdivide further. The 33.2 acre parcel in the southeast of the lamird is not part of the Sunland divisions but a 16-lot subdivision has preliminarily been approved. Downzoning at this point would not make sense.

LAMIRD Criteria Section

Type 1 LAMIRDS: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Usage RCW 36.70A.070 (5)(d)(i)	Existing Commercial, Industrial, Residential, or Mixed-use areas	According to the SDPR Regional Plan at CCC 31.03.330, "Development within the Sunland planned urban residential community should continue consistent with the [pre-1990] master plan for the development. A mixture of residential densities is appropriate, and roads should be built to urban residential standards." See also Summary Section above, as well as the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.
Location and Boundary RCW 36.70A.070 (5)(d)(iv)	Outside designated UGAs, and agricultural, forest, and mineral resource lands	The southern boundary of this lamird is located .25 miles from the northern boundary of the Sequim UGA. It does not contain any agricultural or forest resource lands. Sand and gravel resources have been identified in the southern portion of this lamird but extensive similar resources exist throughout the planning region. Agricultural resource lands are located on the east and west of this lamird and CCC 31.03.330 states that this lamird "should not encroach on these..."
	Area clearly identified and contained with a logical outer boundary (LOB) delineated primarily by the built environment as of July 1, 1990	See lamird map SDPRLamird2-a for 1990 aerial that shows the 1990 built environment and see Summary Section above for description. By 1990, Of the 17 subdivisions that make up this lamird, 15 were platted before 1990. The SDPR Regional Plan at CCC 31.03.330 provides that "[d]evelopment within the Sunland planned urban residential community should continue consistent with the master plan for the development." The boundaries created an area that included all of the existing subdivisions and neighboring area within the service area and capacity of the Land Water District. Although the southeast 40 acre parcel is not associated with the Sunland Division, it was included because it falls within the logical outer boundaries, within the service area and capacity of the Sunland Water District, and will serve the projected rural population through infill development. Changing the zoning of these small pockets of land will create small islands of disparate zoning.
	LOB creation addresses neighborhood character	The LOB creation identified a cohesive and established neighborhood that existed prior to July 1990 and the

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas

Criteria		
		LOB helps maintain this neighborhood character. The County-wide Comprehensive Plan at CCC 31.02.265 recognizes Sunland as an “existing rural center” which “some characteristics of urban growth, but ... not spread over wide areas requiring urban governmental services.” The purpose of the Urban Residential High (“URH”) “[d]ensity zoning district is to provide areas of high-density multiple-family residential development free from encroachment of commercial and industrial activities.” Including the Sunland Divisions within the boundaries of this URH zoned lamird accurately addresses the neighborhood character.
	LOB creation addresses physical boundaries	According to the SDPR Regional Plan at CCC 31.03.330, the “Sunland development is bounded by Sequim-Dungeness Way on the west, Woodcock Road on the north and Holland Road on the east.” On the south, this lamird is bounded by Medsker Road. CCC 31.03.330 found that both “Sequim-Dungeness Way and Woodcock Road ... have potential for large increases in traffic caused by growth within the area.”
	LOB creation addresses prevention of irregular boundaries	The SDPR Regional Plan at CCC 31.03.330 concluded that “[d]evelopment within the Sunland planned urban residential community should continue consistent with the master plan for the development.”
	LOB creation addresses ability to provide appropriate services	“Sewer and water is provided in the Sunland development through a water and sewer district with adequate capacity to be available in the future.” See CCC 31.03.330. Sunland has a Class A Water System and Type A Quality Community Sewage System and paved roads. Any further infill is subject to the Clallam County Subdivision Code (CCC Title 29) and the Clallam County Building Code (CCC Title 21), both of which require evidence of adequate water and sewage disposal.
Development Infill/ Development/ Redevelopment RCW 36.70A.070 (5)(d)(i);(iv)	Principally designed to serve the existing and projected rural population	Yes, Sunland was one of a number of planned communities that accommodated and concentrated the rather extensive residential growth that the SDPR experienced from 1970 to 1990. See CCC 31.02.210. The purpose of the URH zoning designation is to provide for residential zoning for rural populations. CCC 33.13.010.
	Development is consistent with the area’s existing character	Yes, CCC 33.13.010 provides that the purpose of the Urban Residential High (“URH”) “[d]ensity zoning district is to provide areas of high-density multiple-family residential development free from encroachment of commercial and industrial activities” and imposes minimum and maximum lot sizes, width-to-depth ratios, setbacks, and other building restrictions on residential developments that are consistent with the characteristics of the Sunland Divisions that were already in place.
	Area not permitted to extend beyond LOB	All of the 1990 built environment is contained within the LOB. The lamird’s URH zoning designation is limited to the area within the LOB. Lamird development is not

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas

Criteria		
		allowed beyond the LOB. This lamird has not expanded in size since its adoption in 1995.
Development Regulations RCW 36.70A.070 (5)(d)(iv);(e)	Measures minimize and contain existing areas	The URH zoning designation is limited to the area within the lamird boundaries. The zoning boundaries coincide with the lamird's boundaries. Extending the lamird boundaries would involve an amendment to the Zoning Code, pursuant to Chapter 33.35 CCC and would require the applicant to demonstrate "consistency with all goals, policies, and mapping criteria of the comprehensive plan." This lamird has not increased in size since the adoption of the 1995 Comprehensive Plan and Zoning Map and lamird map SDPRLamird2-a confirms that the surrounding areas have retained their character between 1990 and 2005.
	Measures minimize and contain existing uses	The URH zoning designation specifies allowed, conditional and prohibited uses consistent with its purpose which is "to provide areas of high-density multiple-family residential development free from encroachment of commercial and industrial activities." This zoning designation does not extend beyond the boundaries of this lamird.
	Measures protect critical areas	See regional map SDPR-c and lamird map SDPRLamird2-b for critical areas within or near this lamird. Any development and redevelopment that may occur near streams, wetlands, and landslide areas is subject to buffers and other protective development permit conditions according to Chapter 35.01 CCC, Shoreline Management Act (SMA) and the Clallam County Shoreline Master Program (SMP), as well as Chapter 27.12 CCC, Critical Areas Code (CAC). Further land divisions within critical aquifer recharge areas to densities exceeding 1 dwelling per 2.4 acre or involving Type 1 soils are conditioned on enhanced on-site sewage treatment that achieves >30% nitrate reduction, according to policies drafted by Clallam County Department of Health & Human Services under the authority of CCC 27.12.615 (3)(b). The SDPR Regional Plan at CCC 31.03.330 indicates that a "significant wildlife habitat corridor has been designated to the east of Sunland [Graymarsh]. Growth should not significantly impact this corridor." A comparison of the 1990 and 2005 aerial photos on lamird map SDPRLamird2-a shows that the identified environmentally sensitive areas in his lamird have remained relatively undeveloped within this time period, confirming the effectiveness of the above regulations.
	Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	Chapter 27.10 CCC, Right to Practice Forestry, Mining and Agriculture, contains notice provisions designed to avoid conflicts.

Statistics Section

Current parcel size groupings, without Sunland Golf Course (16 parcels, 109.9 acres) and vested 16-unit development (1 parcel, 33.2 acres)

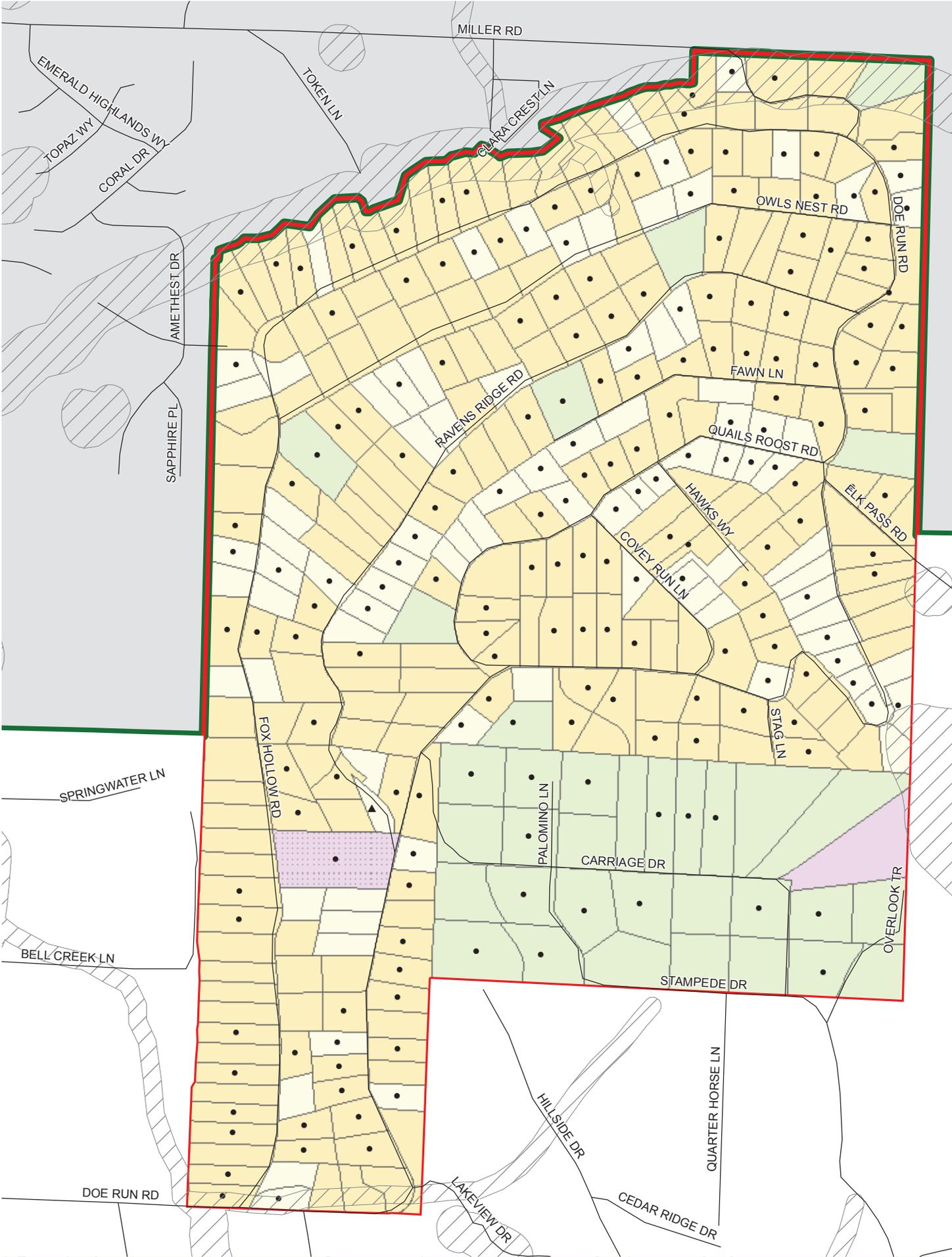
	Parcel size – acres				Row total
	0 - .287	.288 - .574	.575 – 4.799	>4.800	
# of parcels	578	156	28	3	765
Sum of acres	125.3	56.3	34.3	45.5	261.5
Average acres	0.2	0.4	1.2	15.2	0.3
% of acres	47.9%	21.5%	13.1%	17.4%	100.0%
% of parcels	75.6%	20.4%	3.7%	0.4%	100.0%

Build-out potential with Sunland Golf Course, 16 parcels, 109.9 acres, counted within Private Open Lands, and vested 16 unit development (1 parcel, 33.2 acres) included with Subdivision Unlikely, Residential:

	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	623	105	6	1	1	0	0	46	0	782
Acres sum	193.5	27.8	19.1	4.8	0.7	0	0	158.6	0	404.5
% of acres	47.8%	6.9%	4.7%	1.2%	0.2%	0.0%	0.0%	39.2%	0.0%	100.0%
% of parcels	79.7%	13.4%	0.8%	0.1%	0.1%	0.0%	0.0%	5.9%	0.0%	100.0%
Average size	0.3	0.3	3.2	4.8	0.7	0	0	3.4	0	0.5
Sum dwelling units	800	0	8	0	0	0	0	0	0	808
Sum development rights	850	105	40	9	1	0	0	301	0	1306

Stats generated from Parcel GIS layer, and consist of areas within respective parcel boundaries, and thus exclude roads.





SDPRlamird3-Bell Hill

Lamird Report

This report provides the written record of local circumstances that explains how the Bell Hill LAMIRD (“this lamird”) fits within the rural element goals of the Growth Management Act (“GMA”), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 1, as described at RCW 36.70A.070(5)(d)(i). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

This report refers to the Sequim Dungeness Planning Region (“SDPR”) regional maps which are located in section D.0, SDPR Summary and Basemaps, and which are designated with the prefix “SDPR”. This report also refers to lamird-specific maps which are located in section D.3, SDPR Lamird 3 Bell Hill, and which are designated with the prefix “SDPRlamird3”.

Summary Section

Lamird Description

This lamird consists of 485 acres of Rural Suburban Community zoning (RSC) (CCC 33.10.045A) located in the Happy Valley-Bell Hill neighborhood (CCC 31.03.445) in SDPR’s southeast section (see regional map SDPR-a). This lamird is made up of some of Clallam County’s most luxurious homes, situated on large suburban lots. It is located on a hill that rises from an elevation of 500 feet at the bottom to 1000 feet at the top. At the bottom of the hill on the north side is a Highland irrigation ditch which serves as the northern boundary of this lamird. The southern boundary of this lamird is located just beyond the top of Bell Hill. The lamird includes all parcels that can be accessed off the east-west roads that connect to Doe Run Road, which is the road that provides primary access to and through this lamird. The northern half of this lamird is surrounded by Sequim UGA. The southern half of this lamird is surrounded by rural Happy Valley area. The current average parcel size within this lamird is 1.3 acre. Even at full build-out, the lamird’s elevated setting and spectacular views of Sequim Bay will provide residents with a rural character lifestyle.

Regional map SDPR-b shows how this lamird is surrounded and bounded by Rural Moderate (R2) zoning to the south and Sequim UGA to the north. Regional map SDPR-c shows that Critical Areas Code development restrictions affecting this lamird are limited to some stream and landslide buffers associated with the logical outer boundaries of this lamird, further augmenting both the logical outer boundaries as well as the rural character of this lamird. Regional map SDPR-d shows that this lamird is served by a variety of rural infrastructure, including a Class A Water System, sewer, as well as easy access to nearby Hwy 101 via county roads, all of which will allow for appropriate infill that will serve the projected increase in rural population.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map SDPRlamird3-a) reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding lower density rural areas have retained their character. A review of the Auditor’s and Assessor’s records shows that much of this lamird was short-platted in the mid to late 1980s to early 1990s (1985-1993) under the then-existing UR1 (one dwelling per half acre), RR3 (one dwelling per acre) and RR2 (one dwelling per 2.5 acres) that existing within this lamird. The 1982 Zoning Map (see regional map SDPR-e-ii) show these higher density areas (in particular the RR3 zone) with boundaries that extended well beyond the current lamird boundaries. This lamird was significantly reduced in size with the adoption of the 1995 Comprehensive Plan and Zoning Map, to include only the then-existing built and vested environment, including all parcels accessed via the east-west roads that connect to Doe Run Road, as they share the neighborhood character, and excluding those parcels to the south as they more

consistently share the less-dense rural character that they are now zoned. The lamird has remained within its boundaries.

Local Circumstances

According to the statistics included in the Statistics Section below and as confirmed by lamird map SDPRLamird3-b (which simply puts a dot in the center of each improved lot regardless of where on the lot the improvement occurs), this area is already mostly developed at the maximum allowed density of one dwelling per acre with a pattern of development that was already firmly in place by 1990. The average parcel size is currently 1.3 acres, with 90.2 % of all parcels at less than 2 acres in size. Less than 10% of all parcels remain of sufficient size to potentially subdivide, and these parcels average 2.8 acres in size. More than half of these already contain a dwelling, many of them quite large and luxurious with extensively landscaped grounds, suggesting that subdivision of these parcels is unlikely. Downzoning at this point would create small and awkward islands of divergent densities which would not make sense.

LAMIRD Criteria Section

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Usage RCW 36.70A.070 (5)(d)(i)	Existing Commercial, Industrial, Residential, or Mixed-use areas	According to the SDPR Regional Plan at CCC 31.03.270, "Lands that are currently more than eighty (80) percent developed at densities of one home per acre covering areas in excess of fifty (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. " See also Summary Section above, as well as the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.
Location and Boundary RCW 36.70A.070 (5)(d)(iv)	Outside designated UGAs, and agricultural, forest, and mineral resource lands	The Sequim UGA is located to the north. No designated resource lands are located in or adjacent to this area. The SDPR Regional Plat at CCC 31.03.315 explains that the "Bell Hill neighborhood, which is located within the unincorporated County southerly and immediately adjacent to the City limits, expressed focused opposition to inclusion within the UGA to the Clallam County Board of Commissioners. Neighborhood residents argued that this area was largely "built-out (at one acre lot sizes)," and that they had little desire to be subject to City regulation. Although currently served by City of Sequim sewer and water services, this area has been excluded from the Urban Growth Area in accordance with neighborhood desires. The County has established a new comprehensive plan and zoning land use designation called Rural Suburban Community which allows remaining lots in the Bell Hill area to develop consistent with the established neighborhood pattern, without being included within the Urban Growth Area."
	Area clearly identified and contained with a logical outer boundary (LOB) delineated primarily by the built environment as of July 1, 1990	See lamird map SDPRLamird3-a for 1990 aerial that shows the 1990 built environment and see Summary Section above for description. The 1990 aerial shows the extensive public and private road network that then already existed to serve the various existing developments. The SDPR Regional Plat at CCC 31.03.270 indicates that this area was "more than eighty (80) percent developed at these densities prior to the passage of the Growth Management Act" and already had "services in

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas

Criteria		
		place to support this level of development.”
	LOB creation addresses neighborhood character	The County Zoning code at CCC 33.10.045A states that the “purpose of the Rural Suburban Community zone is to allow very limited, residential infill development at one acre densities in rural areas that were almost fully developed at these densities prior to the passage of the Growth Management Act.” Only this lamird fit this description and it was specifically applied to this lamird to address its neighborhood character.
	LOB creation addresses physical boundaries	Highland ditch, which is located at the bottom of the northside of the hill, separates this lamird from the Sequim UGA to the north. This boundaries of this lamird are defined by Doe Run Road, which provides access to this lamird and to all the north-facing east-west roads that make up this lamird.
	LOB creation addresses prevention of irregular boundaries	See lamird map SDPRlamird3-b. This lamird was developed according to a plan with Doe Run Road providing access to the lamird and to all the east-west roads that provide access to the individual lots on the northside of Bell Hill. All these parcels were included in the lamird, even the larger parcels in the northeastern portion of the lamird. These larger parcels are located on the top of Bell Hill, with the best views and the most luxurious homes. It is very unlikely that these parcels will be further subdivided, and they are most definitely part of the neighborhood character that defines this lamird. The parcels that were excluded to the south are on the other side, the south-facing side of Bell Hill, do not have the water views that define the north-facing side of Bell Hill, and do not share the neighborhood character that defines this lamird.
	LOB creation addresses ability to provide appropriate services	See regional map SDPR-d. This lamird is about 1 mile from US 101, served by Sequim city sewer, and a Class A Water System (24181). Any further infill is subject to the Clallam County Subdivision Code (CCC Title 29) and the Clallam County Building Code (CCC Title 21), both of which require evidence of adequate water and sewage disposal.
Development Infill/ Development/ Redevelopment	Principally designed to serve the existing and projected rural population	The RSC zoning provides for residential use that serves the existing and projected rural population. The community that makes up this lamird has expressed a clear preference for remaining a rural community.
RCW 36.70A.070 (5)(d)(i);(iv)	Development is consistent with the area’s existing character	The RSC zoning designation prescribes allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions which are consistent with the RSC zoning designation’s stated purpose. For instance, the RSC zoning allows for residential infill at 1 dwelling per acre which is consistent with the lamird’s average parcel size of 1.3 acres.
	Area not permitted to extend beyond LOB	Per CCC 31.03.270(7), “Rural suburban community designations shall not be expanded beyond these initial size limits...” This lamird has not expanded in size.
Development Regulations RCW 36.70A.070 (5)(d)(iv);(e)	Measures minimize and contain existing areas	The SDPR Regional Plan at CCC 31.03.270 specifically states that only this lamird qualifies for the RSC designation and goes on to state that the RSC designation “shall not be expanded beyond these initial size limits nor shall this designation be established in other areas in order to ensure than suburban

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
		density development in rural areas and outside of rural centers does not go beyond the limited infill development allowed in this designation.”
	Measures minimize and contain existing uses	The RSC zoning designation specifies allowed, conditional and prohibited uses consistent with its purpose which is “to allow very limited, residential infill development....” This zoning designation does not extend beyond the boundaries of this lamird.
	Measures protect critical areas	See regional map SDPR-c and lamird map SDPRlamird3-b for critical areas within or near this lamird. This lamird is subject to some landslide hazards and buffers associated with the logical outer boundaries that define this lamird. Development and redevelopment of the areas within the lamird are subject to limitations under various County and State regulations, including Critical Areas regulations. A comparison of the 1990 and 2005 aerial photos on lamird map SDPRlamird3-a shows that the identified environmentally sensitive areas in his lamird have remained relatively undeveloped within this time period, confirming the effectiveness of the above regulations.
	Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	The RSC zone provides for extended setbacks from resource zones. Chapter 27.10 CCC, Right to Practice Forestry, Mining and Agriculture, contains notice provisions designed to avoid conflicts.

Statistics Section

Bell Hill: Current parcel size groupings

	Parcel size - acres				Row total
	0 - .99	1.00 – 1.99	2.00 – 4.99	>5.00	
# of parcels	90	244	34	2	370
Sum of acres	82.6	300.6	92.0	10.0	485.2
Average acres	0.9	1.2	2.7	5.0	1.3
% of acres	17.0%	62.0%	19.0%	2.1%	100.0%
% of parcels	24.3%	65.9%	9.2%	0.5%	100.0%

Bell Hill: Build-out potential

	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	183	150	19	17	1	0	0	0	0	370
Acres sum	209.0	173.5	52.3	49.7	0.7	0	0	0	0	485.2
% of acres	43.1%	35.8%	10.8%	10.3%	0.1%	0.0%	0.0%	0.0%	0.0%	100.0%
% of parcels	49.5%	40.5%	5.1%	4.6%	0.3%	0.0%	0.0%	0.0%	0.0%	100.0%
Average size	1.1	1.2	2.8	2.9	0.7	0	0	0	0	1.3
Sum dwelling units	183	0	19	0	0	0	0	0	0	202
Sum development rights	183	150	42	42	1	0	0	0	0	418

Stats generated from Parcel GIS layer, and consist of areas within respective parcel boundaries, and thus exclude roads.

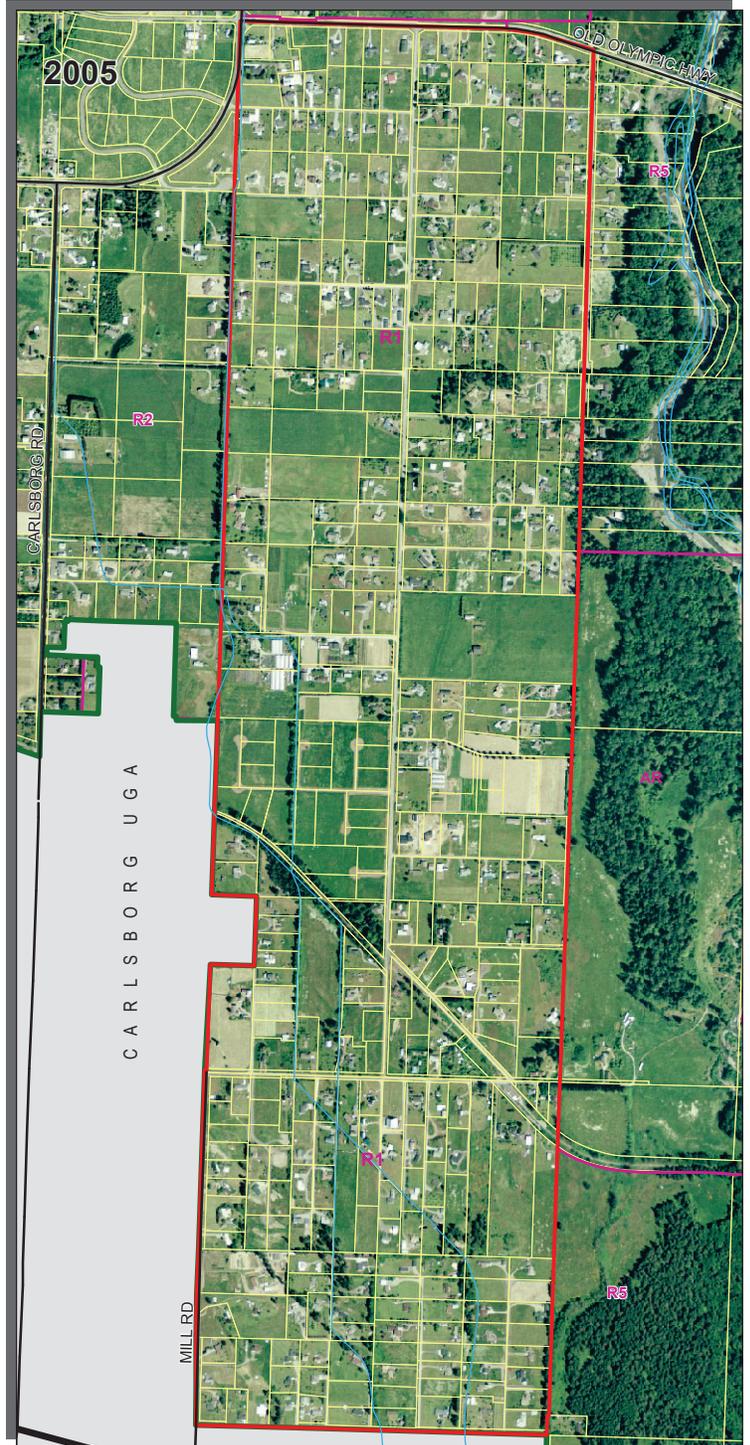
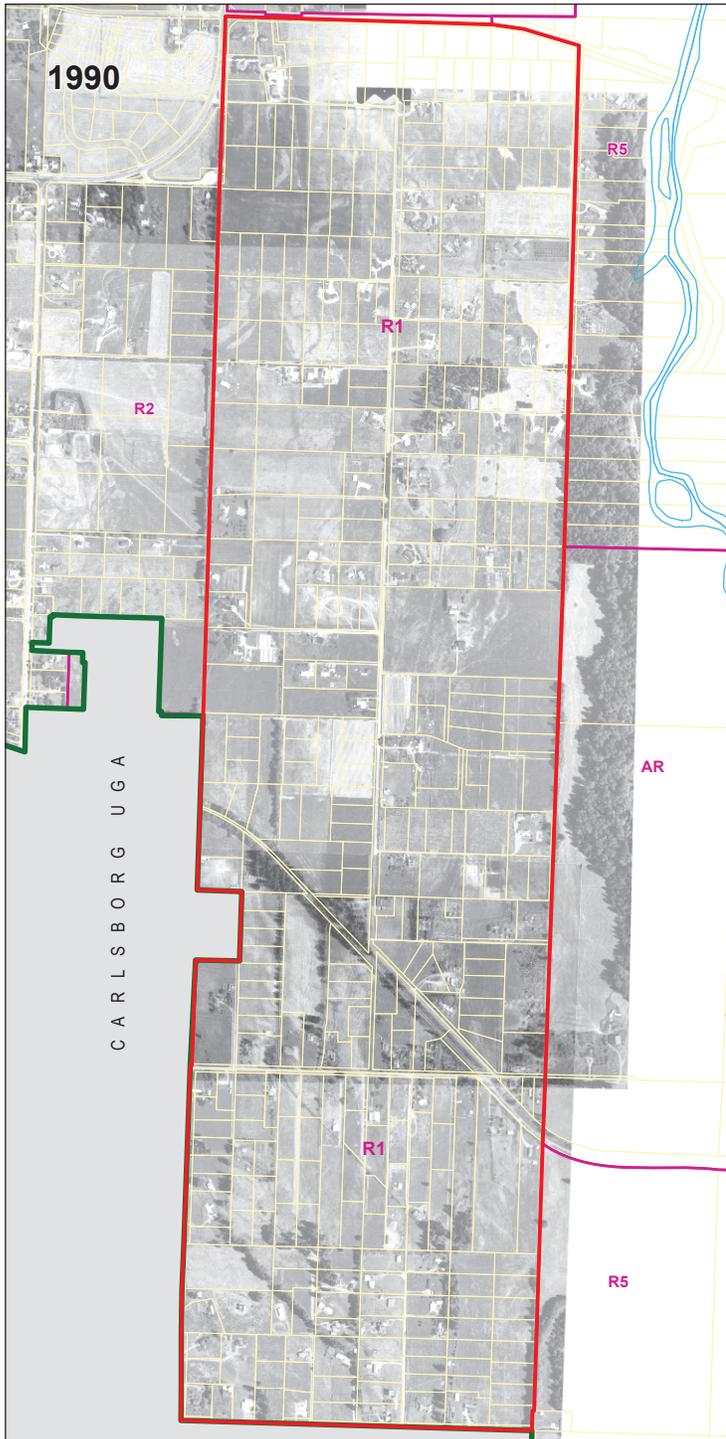
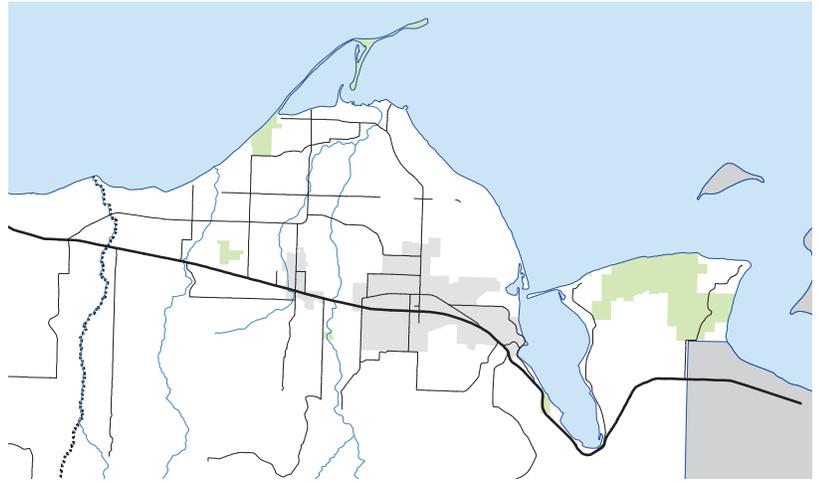
NORTHEAST CARLSBORG 1990 AND 2005 BUILT ENVIRONMENT

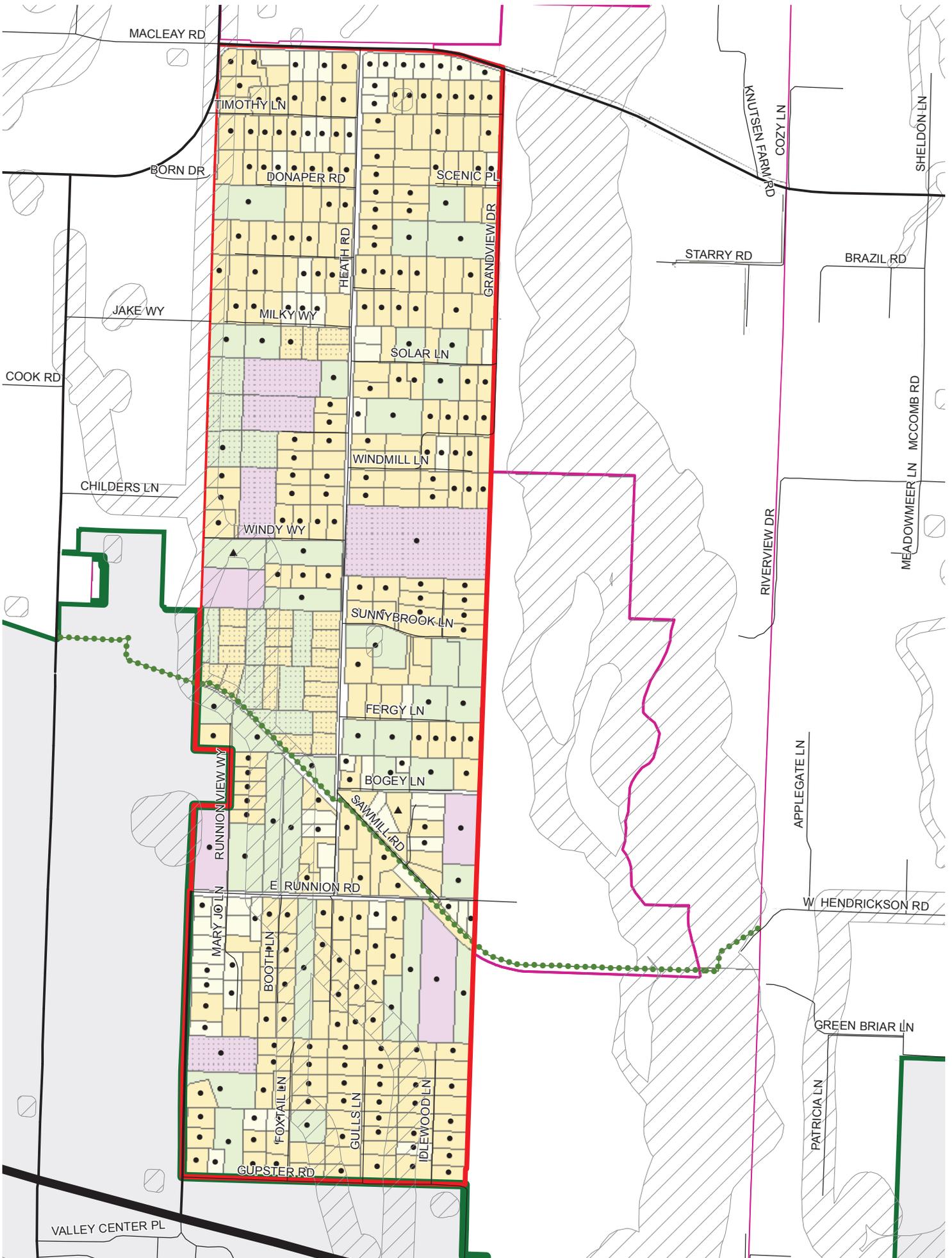
Prepared by Clallam County Dep't of Community
Development, Edits: CTT, June 19, 2006

Legend

- ▭ LAMIRD Boundaries
- ▭ Urban Growth Areas
- ▭ Zoning Boundaries
- ▭ 2006 Parcel Boundaries

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Feet





SDPRLamird4-NE Carlsborg

Lamird Report

This report provides the written record of local circumstances that explains how the NE Carlsborg LAMIRD (“this lamird”) fits within the rural element goals of the Growth Management Act (“GMA”), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 1, as described at RCW 36.70A.070(5)(d)(i). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

This report refers to the Sequim Dungeness Planning Region (“SDPR”) regional maps which are located in section D.0, SDPR Summary and Basemaps, and which are designated with the prefix “SDPR”. This report also refers to lamird-specific maps which are located in section D.4, SDPR Lamird 4 NE Carlsborg and which are designated with the prefix “SDPRLamird4”.

Summary Section

Lamird Description

This lamird consists of 617.7 acres of Rural zoning (R1) (CCC 33.10.040) located in the Dungeness-Kitchen Dick Road neighborhood (CCC 31.03.340) in SDPR’s center section (see regional map SDPR-a). Regional map SDPR-b shows how this lamird is surrounded and bounded by the Carlsborg UGA, Agricultural Retention (AR) areas, and Rural Low (R5) and Rural Moderate (R2) zoning. The Carlsborg UGA was formed in 2000. The UGA boundary to the north overlaps the Carlsborg Water System boundary. The Carlsborg Water System boundary serves as the logical outer boundary for this lamird to the south and west. Old Olympic Highway forms the logical outer boundary to the north and the Dungeness River corridor serves as the logical outer boundary to the east. The current average parcel size within this lamird is 1.5 acre. Even at full build-out, the lamird’s setting in low-laying Dungeness Valley with views of the Olympic Mountains to the south among lower density rural and agricultural zoning areas will provide residents with a rural character lifestyle.

Regional map SDPR-c shows that under the Critical Areas Code, this lamird is subject to critical aquifer protections as well as some buffers mostly associated with the logical outer boundaries of this lamird, augmenting both the logical outer boundaries as well as the rural character of this lamird. Regional map SDPR-d shows that this lamird is served by a variety of rural infrastructure, including easy access to US 101 via adequate county roads, easy access to Olympic Discovery Trail (slated to provide a 100 mile east to west hiking & biking trail across Clallam County), and a substantial number of existing private roads that provide access to the individual lots, all of which allows for appropriate infill that will serve the projected increase in rural population.

The moderate climate and rainshadow effect of the Sequim Dungeness valley provides exactly the sort of rural retirement lifestyle opportunities that brings increasing numbers of in-migrants to rural Clallam County. The R1 zoning allows for in-fill development of 1 dwelling per acre. Allowing for increased density within this limited existing area reduces development pressures on larger lot and more environmentally sensitive rural zones elsewhere within the county.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map SDPRLamird4-a) reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding lower density rural areas have retained their character. A review of the Auditor’s and Assessor’s records indicates that many of the subdivisions and shortplats that make up this area had already occurred by 1990, and the 1990 aerial photo clearly shows the then-existing infrastructure. The 1990 aerial on lamird map SDPRLamird4-a clearly shows county Heath Road going north to south in the

center of the lamird, as well as the many private side roads that already existed to provide access to the then-existing lots.

The 1982 Zoning Map (see regional map SDPR-e-i) shows this area zoned RR3 (one dwelling per acre) with boundaries that extended well beyond the current lamird boundaries. In fact, this lamird was significantly reduced in size with the adoption of the 1995 Comprehensive Plan and Zoning Map, to include only the then-existing built and vested environment, and has not increased in size since then.

Local Circumstances

According to the Build-out Potential statistics included in the Statistics Section below and shown in graphic form on lamird map SDPRLamird4-b (which simply puts a dot in the center of each improved lot regardless of where on the lot the improvement occurs), this area is already mostly developed at the maximum allowed density of one dwelling per acre with a pattern of development that was already firmly in place by 1990. The average parcel size is currently 1.5 acres, with 86.6 % of all parcels at less than 2 acres in size. Only 13.4 % of all parcels remain of sufficient size to potentially subdivide at current zoning density, and these parcels average 3.5 acres in size with the great majority (73%) of those parcels already containing a residence, suggesting that further subdivision of these parcels is unlikely.

Downzoning at this point would create small and awkward islands of divergent densities which would not make sense.

LAMIRD Criteria Section

Type 1 LAMIRDS: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Usage RCW 36.70A.070 (5)(d)(i)	Existing Commercial, Industrial, Residential, or Mixed-use areas	According to the SDPR Regional Plan at CCC 31.03.260(7), in the “Dungeness Valley... lots tend to be between one and five (5) acres in area and are compatible for the community in this subregion.” See also Summary Section above, as well as the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.
Location and Boundary RCW 36.70A.070 (5)(d)(iv)	Outside designated UGAs, and agricultural, forest, and mineral resource lands	The Carlsborg UGA is located outside, but next to this lamird. This area does not contain any agricultural or forest resource lands. Sand and gravel resources have been identified in this lamird but extensive similar resources exist throughout the planning region. It is bordered by agricultural retention lands to the east.
	Area clearly identified and contained with a logical outer boundary (LOB) delineated primarily by the built environment as of July 1, 1990	See lamird map SDPRLamird4-a for 1990 aerial that shows the 1990 built environment and see Summary Section above for description. The 1982 Zoning Map (see regional map SDPR-e-i) shows this area zoned RR3 (one dwelling per acre) with boundaries that extended well beyond the current lamird boundaries. In fact, this lamird was significantly reduced in size with the adoption of the 1995 Comprehensive Plan and Zoning Map, to delineate the predominantly then-built environment as evidenced by roads and platted areas. Additional areas that had not yet developed were retained within the logical outer boundaries to serve the projected rural population through infill development. Changing the zoning of these small pockets of land will create small islands of disparate zoning.
	LOB creation addresses neighborhood character	The LOB creation identified a cohesive and established neighborhood that existed prior to July 1990 and the LOB helps maintain this neighborhood character. The purpose of the R1 zoning is “to provide areas having a suburban/rural

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas

Criteria		
		density setting free from commercial and industrial developments.” Including this neighborhood within the boundaries of this R1 zoned lamird accurately addresses the neighborhood character.
	LOB creation addresses physical boundaries	See regional map SDPR-c. This lamird is bounded to the south and west by the Carlsborg UGA, to the north by Old Olympic Highway and to the east by the Dungeness River corridor.
	LOB creation addresses prevention of irregular boundaries	See lamird map SDPRlamird4-b. The boundaries of this lamird were generally drawn so as to include all compatibly sized residential parcels that fit the R1 zoning designation while excluding environmentally sensitive and larger lot areas. Larger parcels were included where excluding them would have meant drawing jagged lines or creating islands of divergent zoning.
	LOB creation addresses ability to provide appropriate services	See regional map SDPR-d. This lamird is easily accessed from US 101 and several county roads which already existed in 1990. This lamird is also served by Olympic Discovery Trail (which already provides alternate transportation access from this lamird to both Port Angeles to the west and Sequim to the east). Any further infill is subject to the Clallam County Subdivision Code (CCC Title 29) and the Clallam County Building Code (CCC Title 21), both of which require evidence of adequate water and sewage disposal.
Development Infill/ Development/ Redevelopment RCW 36.70A.070 (5)(d)(i);(iv)	Principally designed to serve the existing and projected rural population	The R1 zoning provides for residential use that serves the existing and projected rural population.
	Development is consistent with the area’s existing character	The R1 zoning designation prescribes allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions which are consistent with the R1 zoning designation’s stated purpose. For instance, the R1 zoning allows for residential infill at 1 dwelling per acre which is consistent with the lamird’s average parcel size of 1.5 acres.
	Area not permitted to extend beyond LOB	The lamird’s R1 zoning designation is limited to the area within the LOB. Lamird development is not allowed beyond the LOB. This lamird has not expanded in size since its adoption in 1995.
Development Regulations RCW 36.70A.070 (5)(d)(iv);(e)	Measures minimize and contain existing areas	The R1 zoning designation is limited to the area within the lamird boundaries. The zoning boundaries coincide with the lamird’s boundaries. Extending the lamird boundaries would involve an amendment to the Zoning Code, pursuant to Chapter 33.35 CCC and would require the applicant to demonstrate “consistency with all goals, policies, and mapping criteria of the comprehensive plan.” This lamird has not increased in size since the adoption of the 1995 Comprehensive Plan and Zoning Map and lamird map SDPRlamird4-a confirms that the surrounding areas have retained their character between 1990 and 2005.
	Measures minimize and contain existing	The R1 zoning designation specifies allowed, conditional and prohibited uses consistent with its purpose which is “to provide

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
	uses	areas having a suburban/rural density setting free from commercial and industrial developments.” This zoning designation does not extend beyond the lamird’s boundaries.
	Measures protect critical areas	See regional map SDPR-c and lamird map SDPRlamird4-b for critical areas within or near this lamird. This lamird contains some Type 3 waters and critical aquifer recharge areas. Development and redevelopment of the areas within the lamird are subject to limitations under various relevant County and State regulations, including Critical Areas regulations. Further land divisions within critical aquifer recharge areas to densities exceeding 1 dwelling per 2.4 acre or involving Type 1 soils are conditioned on enhanced on-site sewage treatment that achieves >30% nitrate reduction, according to policies drafted by Clallam County Department of Health & Human Services under the authority of CCC 27.12.615 (3)(b). A comparison of the 1990 and 2005 aerial photos on lamird map SDPRlamird4-a shows that the identified environmentally sensitive areas in his lamird have remained relatively undeveloped within this time period, confirming the effectiveness of the above regulations.
	Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	The R1 zone provides for extended setbacks from resource zones. Chapter 27.10 CCC, Right to Practice Forestry, Mining and Agriculture, contains notice provisions designed to avoid conflicts.

Statistics Section

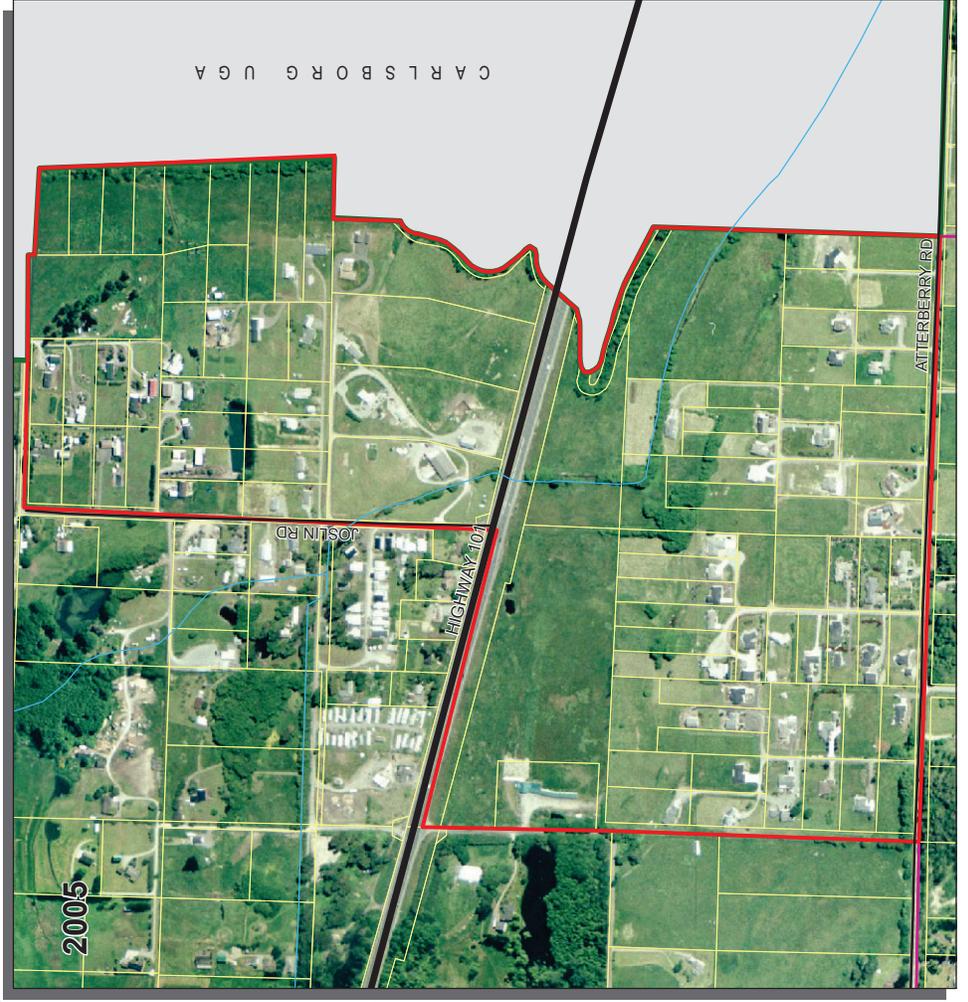
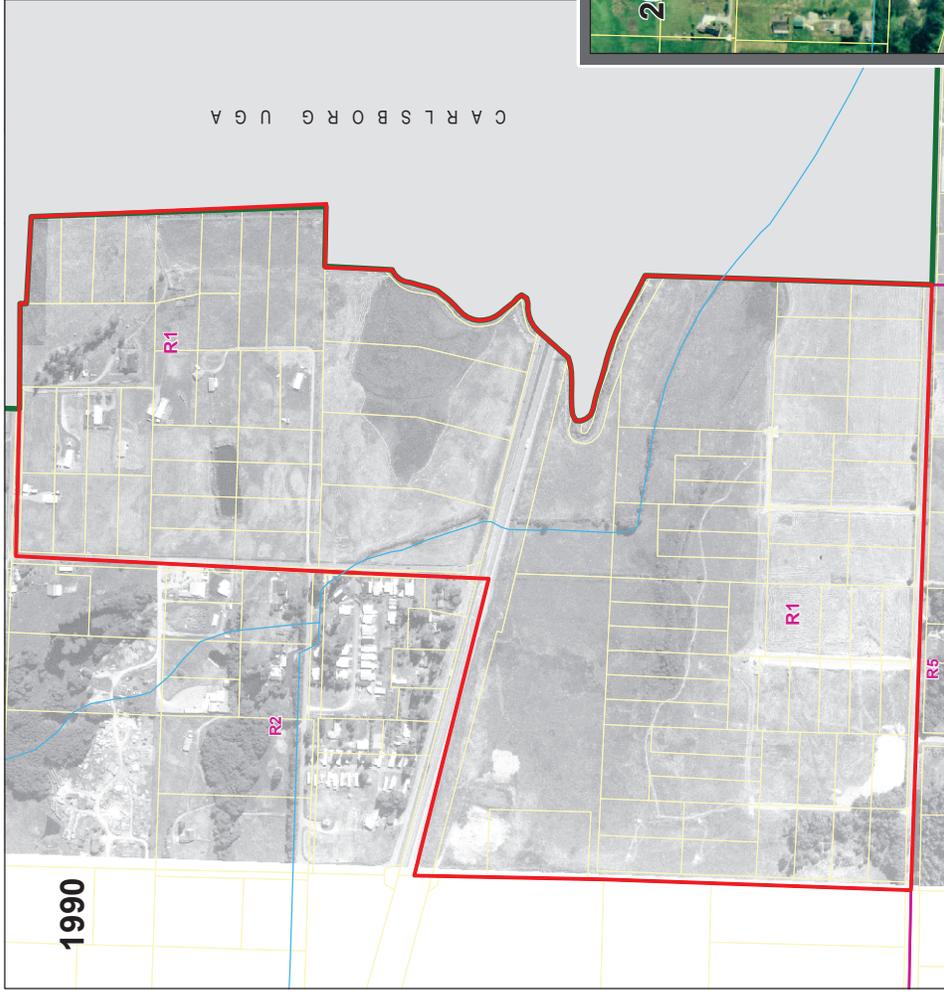
Current parcel size groupings

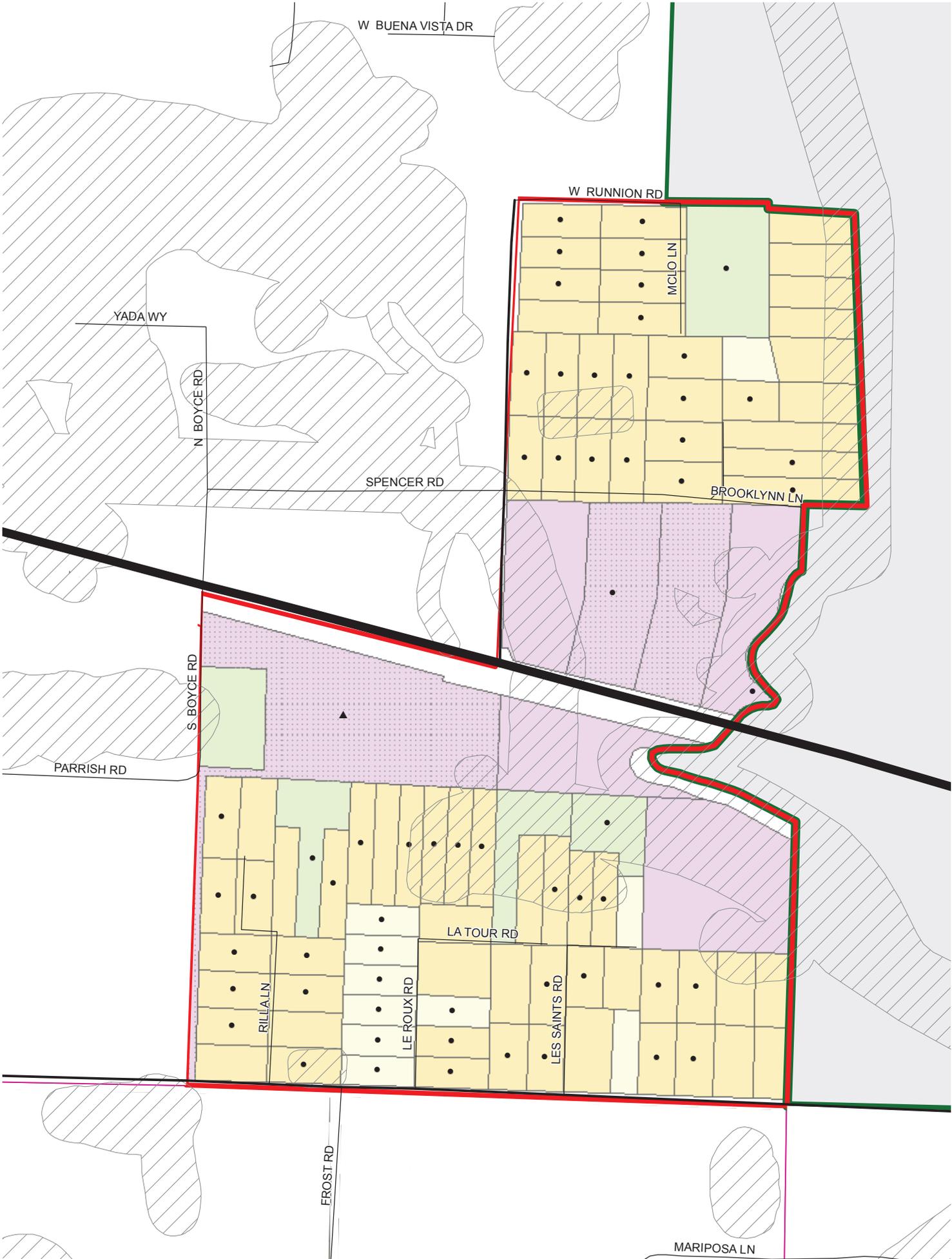
	Parcel size – acres				Row total
	0 - .99	1.00 – 1.99	2.00 – 4.99	>5.00	
# of parcels	66	294	47	9	416
Sum of acres	55.7	356.6	139.6	65.7	617.7
Average acres	0.8	1.2	3.0	7.3	1.5
% of acres	9.0%	57.7%	22.6%	10.6%	100.0%
% of parcels	15.9%	70.7%	11.3%	2.2%	100.0%

Build-out potential

	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	244	113	40	15	2	0	1	244	0	415
Acres sum	284.9	124.4	154.4	47.1	5.4	0	0.0	284.9	0	616.2
% of acres	46.2%	20.2%	25.1%	7.6%	0.9%	0.0%	0.0%	46.2%	0.0%	100.0%
% of parcels	58.8%	27.2%	9.6%	3.6%	0.5%	0.0%	0.2%	58.8%	0.0%	100.0%
Average size	1.2	1.1	3.9	3.1	2.7	0	0.0	1.2	0	1.5
Sum dwelling units	245	0	40	0	0	0	0	245	0	285
Sum development rights	245	113	135	42	4	0	1	245	0	540

Stats generated from Parcel GIS layer, and consist of areas within respective parcel boundaries, and thus exclude roads.





W BUENA VISTA DR

W RUNNION RD

YADA WY

N BOYCE RD

SPENCER RD

MCLO LN

BROOKLYNN LN

S BOYCE RD

PARRISH RD

LA TOUR RD

RILLAL LN

LE ROUX RD

LES SAINTS RD

FROST RD

MARIPOSA LN

SDPRlamird5-SW Carlsborg

Lamird Report

This report provides the written record of local circumstances that explains how the SW Carlsborg LAMIRD (“this lamird”) fits within the rural element goals of the Growth Management Act (“GMA”), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 1, as described at RCW 36.70A.070(5)(d)(i). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

This report refers to the Sequim Dungeness Planning Region (“SDPR”) regional maps which are located in section D.0, SDPR Summary and Basemaps, and which are designated with the prefix “SDPR”. This report also refers to lamird-specific maps which are located in section D.5, SDPR Lamird 5 SW Carlsborg and which are designated with the prefix “SDPRlamird5”.

Summary Section

Lamird Description

This lamird consists of 171.2 acres of Rural zoning (R1) (CCC 33.10.040) located in the Dungeness-Kitchen Dick Road neighborhood (CCC 31.03.340) in SDPR’s center section (see regional map SDPR-a). Regional map SDPR-b shows how this lamird is surrounded and bounded by the Carlsborg UGA, and Rural Low (R5) and Rural Moderate (R2) zoning. The boundaries of this lamird are substantially similar to the boundaries of the previously existing RR3 (one dwelling per acre) zoning. It is separated from the Carlsborg UGA to the east by the Matriotti Creek corridor and is bounded to the north, west, and south by county roads. The current average parcel size within this lamird is 1.8 acre. Even at full build out, the lamird’s setting in low-laying Dungeness Valley with views of the Olympic Mountains to the south among lower density rural zoning areas will provide residents with a rural character lifestyle.

Regional map SDPR-c shows that under the Critical Areas Code, this lamird is subject to critical aquifer protections as well as some buffers mostly associated with the logical outer boundaries of this lamird, augmenting both the logical outer boundaries as well as the rural character of this lamird. Regional map SDPR-d shows that this lamird is served by a variety of rural infrastructure, including a Class A Water system, easy access to Hwy 101 via adequate county roads, easy access to Olympic Discovery Trail (slated to provide a 100 mile east to west hiking & biking trail across Clallam County), all of which allows for appropriate infill that will serve the projected increase in rural population.

The moderate climate and rainshw effect of the Sequim Dungeness valley provides exactly the sort of rural retirement lifestyle opportunities that brings increasing numbers of in-migrants to rural Clallam County. The R1 zoning allows for in-fill development of 1 dwelling per acre. Allowing for increased density within this limited existing area reduces development pressures on larger lot and more environmentally sensitive rural zones elsewhere within the county.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map SDPRlamird5-a) reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding lower density rural areas have retained their character. A review of the Auditor’s and Assessor’s records indicates that many of the subdivisions and shortplats that make up this area had already occurred by 1990 or shortly thereafter. The 1990 aerial photo (see lamird map SDPRlamird5-a) clearly shows the then-existing infrastructure in the south portion of this lamird consisting of the private roads that had already been constructed to serve the individual parcels. This lamird was drawn to include these parceled out properties.

The 1982 Zoning Map (see regional map SDPR-e-i) shows this area zoned RR3 (one dwelling per acre) with substantially similar boundaries which were adjusted only to include the then-existing built environment, and this lamird has remained at that size since then.

Local Circumstances

According to the Build-out Potential statistics included in the Statistics Section below and shown in graphic form on lamird map SDPRLamird5-b, this area is already mostly developed at the maximum allowed density of one dwelling per acre with a pattern of development that was already firmly in place by 1990. The average parcel size is currently 1.8 acres, with 87.3 % of all parcels at less than 2 acres in size. Only 12.7 % of all parcels remain of sufficient size to potentially subdivide, consisting of 12 parcels. All the parcels that are larger than 5 acres are located along Hwy 101 and two of them contain churches. Downzoning at this point would create a small corridor of lower density bounded by a highway and a lamird, which would not make any sense.

LAMIRD Criteria Section

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Usage RCW 36.70A.070 (5)(d)(i)	Existing Commercial, Industrial, Residential, or Mixed-use areas	According to the SDPR Regional Plan at CCC 31.03.260(7), in the “Dungeness Valley... lots tend to be between one and five (5) acres in area and are compatible for the community in this subregion.” See also Summary Section above, as well as the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.
Location and Boundary RCW 36.70A.070 (5)(d)(iv)	Outside designated UGAs, and agricultural, forest, and mineral resource lands	The Carlsborg UGA is located outside, but next to this lamird. This area does not contain any agricultural, forest resource, and mineral lands. It is bordered by agricultural retention lands to the east..
	Area clearly identified and contained with a logical outer boundary (LOB) delineated primarily by the built environment as of July 1, 1990	See lamird map SDPRLamird5-a for 1990 aerial that shows the 1990 built environment and see Summary Section above for description. The 1982 Zoning Map (see regional map SDPR-e-i) shows this area zoned RR3 (one dwelling per acre) with boundaries that are substantially similar to the current boundaries of this lamird. By 1990, this lamird was predominantly delineated by a built environment, including roads and platted areas. Additional areas that had not yet developed were retained within the logical outer boundaries to serve the projected rural population through infill development. Changing the zoning of these small pockets of land will create small islands of disparate zoning.
	LOB creation addresses neighborhood character	The LOB creation identified a cohesive and established neighborhood that existed prior to July 1990 and the LOB helps maintain this neighborhood character. The purpose of the R1 zoning is “to provide areas having a suburban/rural density setting free from commercial and industrial developments.” Including this neighborhood within the boundaries of this R1 zoned lamird accurately addresses the neighborhood character.
	LOB creation addresses physical boundaries	Matriotti Creek separates this lamird from the Carlsborg UGA to the east; county S. Boyce and Atterberry Roads delineate the boundary to the southwest, and county Joslin and W. Runnion Roads delineate the boundary to

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas

Criteria		
		the northwest.
	LOB creation addresses prevention of irregular boundaries	See lamird map SDPRLamird5-b. The boundaries of this lamird were generally drawn so as to include all compatibly sized residential parcels that fit the R1 zoning designation while excluding environmentally sensitive and larger lot areas. Larger parcels were included where excluding them would have meant drawing jagged lines or creating islands of divergent zoning.
	LOB creation addresses ability to provide appropriate services	See regional map SDPR-d. This lamird is easily accessed from US 101 (which traverses it east to west) and several major county roads which already existed in 1990. The Olympic Discovery Trail is also easily accessed from this lamird (providing alternate transportation to both Port Angeles to the west and Sequim to the east). This Lamird is served primarily by a Class A Watersystem, specifically Carlsborg LUD 10, 12, 13, 14. Any further infill is subject to the Clallam County Subdivision Code (CCC Title 29) and the Clallam County Building Code (CCC Title 21), both of which require evidence of adequate water and sewage disposal.
Development Infill/ Development/ Redevelopment RCW 36.70A.070 (5)(d)(i);(iv)	Principally designed to serve the existing and projected rural population	The R1 zoning provides for residential use that serves the existing and projected rural population.
	Development is consistent with the area's existing character	The R1 zoning designation prescribes allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions which are consistent with the R1 zoning designation's stated purpose. For instance, the R1 zoning allows for residential infill at 1 dwelling per acre which is consistent with the lamird's average parcel size of 1.8 acres.
	Area not permitted to extend beyond LOB	The lamird's R1 zoning designation is limited to the area within the LOB. Lamird development is not allowed beyond the LOB. This lamird has not expanded in size since its adoption in 1995.
Development Regulations RCW 36.70A.070 (5)(d)(iv);(e)	Measures minimize and contain existing areas	The R1 zoning designation is limited to the area within the lamird boundaries. The zoning boundaries coincide with the lamird's boundaries. Extending the lamird boundaries would involve an amendment to the Zoning Code, pursuant to Chapter 33.35 CCC and would require the applicant to demonstrate "consistency with all goals, policies, and mapping criteria of the comprehensive plan." This lamird has not increased in size since the adoption of the 1995 Comprehensive Plan and Zoning Map and lamird map SDPRLamird4-a confirms that the surrounding areas have retained their character between 1990 and 2005.
	Measures minimize and contain existing uses	The R1 zoning designation specifies allowed, conditional and prohibited uses consistent with its purpose which is "to provide areas having a suburban/rural density setting free from commercial and industrial developments." This zoning designation does not extend beyond the

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
		boundaries of this lamird.
	Measures protect critical areas	See regional map SDPR-c and lamird map SDPRlamird5-b for critical areas within or near this lamird, mostly associated with the logical outer boundaries. This lamird contains some Type 3 waters and a Class III wetland which will contribute to the rural character of this lamird. Development and redevelopment are subject to limitations under various relevant County and State regulations, including Critical Areas regulations. Further land divisions within critical aquifer recharge areas to densities exceeding 1 dwelling per 2.4 acre or involving Type 1 soils are conditioned on enhanced on-site sewage treatment that achieves >30% nitrate reduction, according to policies drafted by Clallam County Department of Health & Human Services under the authority of CCC 27.12.615 (3)(b). A comparison of the 1990 and 2005 aerial photos on lamird map SDPRlamird5-a shows that the identified environmentally sensitive areas in his lamird have remained relatively undeveloped within this time period, confirming the effectiveness of the above regulations.
	Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	The R1 zone provides for extended setbacks from resource zones. Chapter 27.10 CCC, Right to Practice Forestry, Mining and Agriculture, contains notice provisions designed to avoid conflicts.

Statistics Section

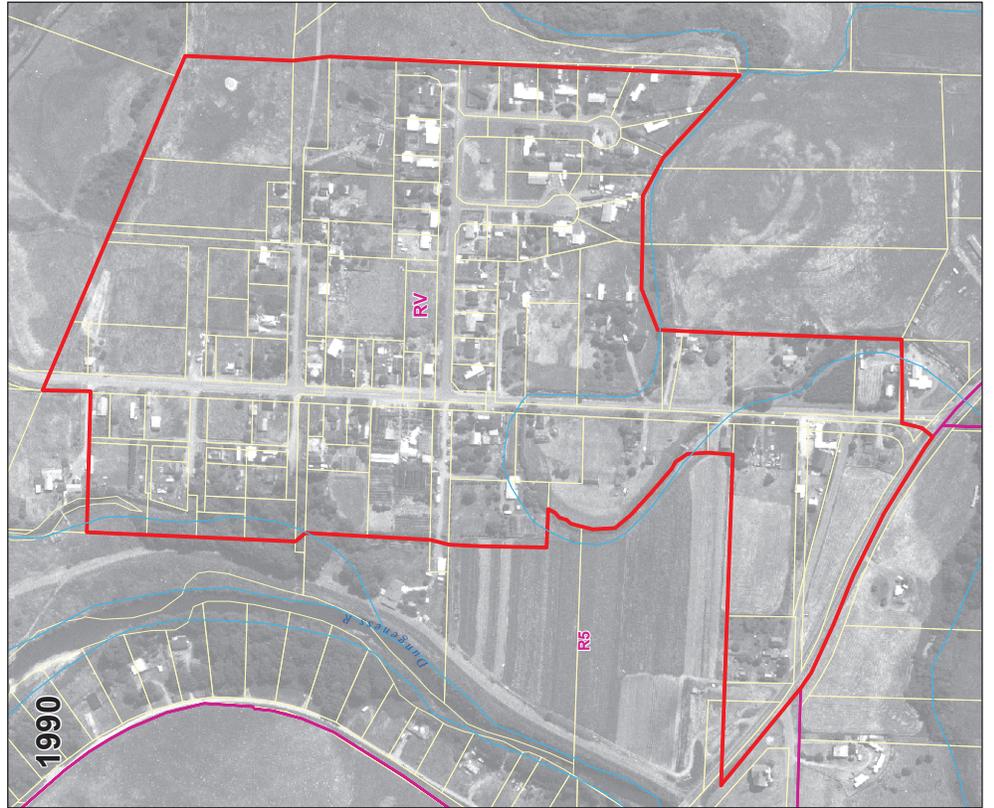
Current parcel size groupings

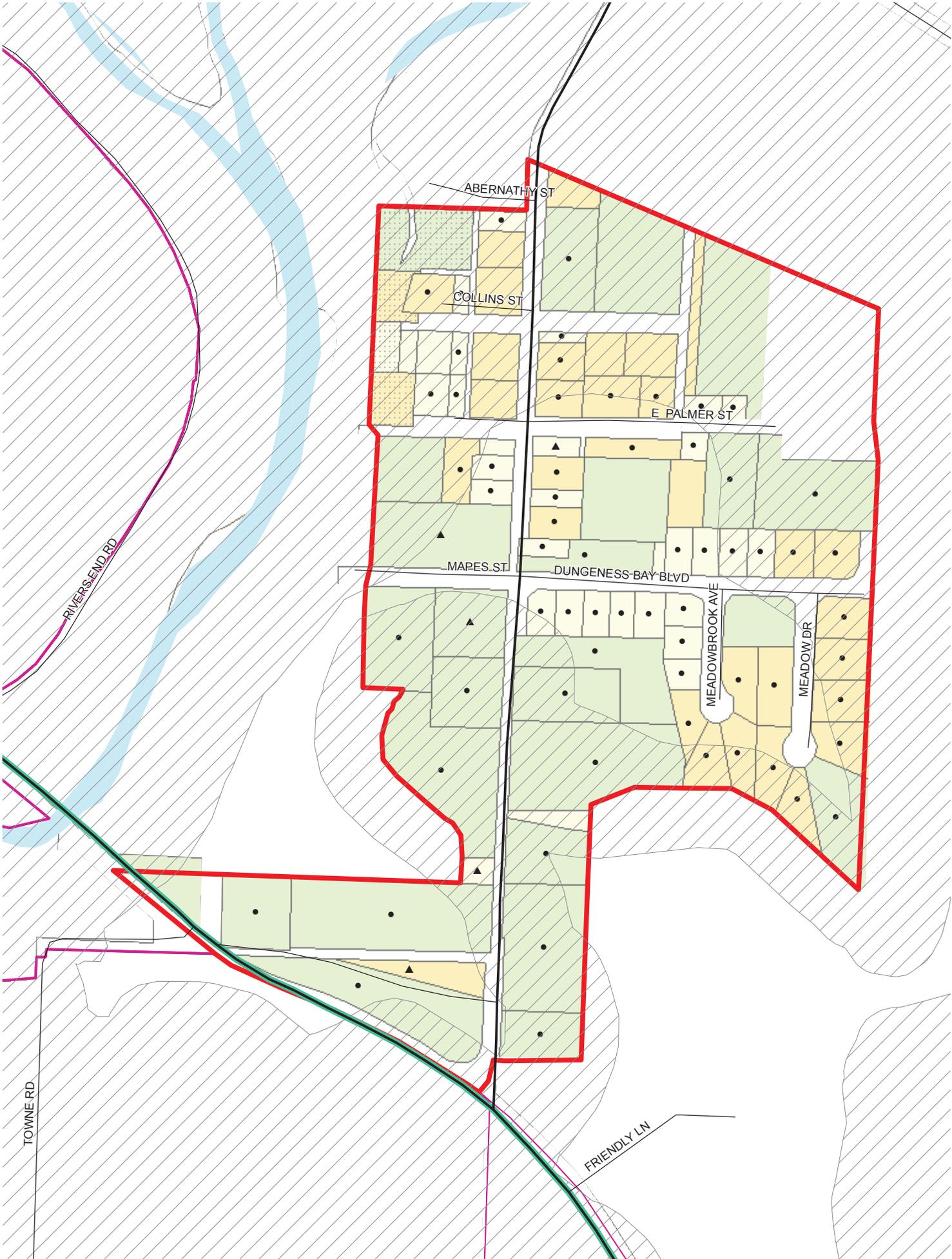
	Parcel size – acres				Row total
	0 - .99	1.00 – 1.99	2.00 – 4.99	>5.00	
# of parcels	10	73	5	7	95
Sum of acres	9.7	92.5	15.5	53.4	171.2
Average acres	1.0	1.3	3.1	7.6	1.8
% of acres	5.7%	54.0%	9.1%	31.2%	100.0%
% of parcels	10.5%	76.8%	5.3%	7.4%	100.0%

Build-out potential

	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	57	26	5	6	1	0	0	0	0	95
Acres sum	68.8	33.4	20.8	32.6	15.6	0	0	0	0	171.2
% of acres	40.2%	19.5%	12.2%	19.0%	9.1%	0.0%	0.0%	0.0%	0.0%	100.0%
% of parcels	60.0%	27.4%	5.3%	6.3%	1.1%	0.0%	0.0%	0.0%	0.0%	100.0%
Average size	1.2	1.3	4.2	5.4	15.6	0	0	0	0	1.8
Sum dwelling units	57	0	5	0	0	0	0	0	0	62
Sum development rights	57	26	18	30	15	0	0	0	0	146

Stats generated from Parcel GIS layer, and consist of areas within respective parcel boundaries, and thus exclude roads.





ABERNATHY ST

COLLINS ST

E PALMER ST

MAPES ST

DUNGENESS BAY BLVD

MEADOWBROOK AVE

MEADOW DR

TOWNE RD

FRIENDLY LN

RIVER-END RD

SDPRlamird6-Dungeness Village

Lamird Report

This report provides the written record of local circumstances that explains how the Dungeness Village LAMIRD (“this lamird”) fits within the rural element goals of the Growth Management Act (“GMA”), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 1, as described at RCW 36.70A.070(5)(d)(i). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

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Summary Section

Lamird Description

This lamird consists of 67 acres of Rural Village (RV) zoning (CCC 33.15.020) located in the Dungeness-Jamestown neighborhood (CCC 31.03.465) in the SDPR’s north section (see regional map SDPR-a). Dungeness Village is a historic unincorporated community dating back to 1891 and located near the mouth of the Dungeness River and the Strait of Juan de Fuca. Dungeness Village is located near many popular destinations for locals and tourists, including Dungeness Spit, the Dungeness Wildlife Refuge, the Dungeness Recreation Area, the 3 Crabs Restaurant, the Jamestown S’Klallam Tribe, and crabbing opportunities for the world-famous Dungeness Crab. Dungeness Village is considered a rural village with historical sites worthy of protection. This lamird is recognized as one of the “Clallam County economic development nodes where commercial, industrial and/or mixed use (C/I) zoning are supported by the land use elements of Clallam county...” CCC 31.02.610(7)(a); Figure 31.02.610(F). It has been designated to continue to serve local residents and the traveling public within its current size and without impacting adjacent critical areas. CCC 31.02.265, CCC 31.02.275, CCC 31.03.465.

Regional map SDPR-b shows how this lamird is surrounded primarily by lower density zoned rural lands and some agricultural retention lands. Regional map SDPR-c shows that this lamird is surrounded and bounded by significant wetlands associated with the Dungeness River to the west, Meadowbrook Creek to the south, and the Strait of Juan de Fuca to the north and east. Development restrictions associated with the logical outer boundaries augment both the logical outer boundaries as well as the rural character of this lamird. Regional map SDPR-d shows that this lamird is served by a variety of rural infrastructure, including a Class A Water System for portions of the lamird and adequate access via a number of county roads, which will allow for appropriate infill that will serve the projected increase in rural population.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map SDPRlamird6-a) reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding lower density rural areas have retained their character. A review of the Auditor’s and Assessor’s records indicates that the great majority of subdivisions and shortplats that make up this area had already occurred by 1990, including the remainder 8.34 acres of the March 1892 Plat of Dungeness and the 11.77 acres of the June 1972 subdivision of Meadowbrook Village.

The 1990 aerial photo shows Dungeness Village already well developed. The 1982 Zoning Map (see regional map SDPR-e-ii) shows this area zoned Commercial within substantially similar boundaries which were adjusted to include the then-existing built environment. This lamird has remained within the boundaries established on the 1995 Comprehensive Plan and Zoning Map.

Local Circumstances

This lamird is recognized as one of the “Clallam County economic development nodes where commercial, industrial and/or mixed use (C/I) zoning are supported by the land use elements of Clallam county...” CCC 31.02.610(7)(a); Figure 31.02.610(F). According to the Build-out Potential statistics included in the Statistics Section below and shown in graphic form on lamird map SDPRLamird6-b (which simply puts a dot in the center of each improved lot regardless of where on the lot the improvement occurs), this area is already mostly developed. The average parcel size of all parcels within Dungeness Village is currently .7 acres. There are only 2 parcels that are 5 acre or larger with only a portion of those parcels within this lamird and with significant portions subject to development restrictions due to critical area regulations associated with the logical outer boundaries. Excluding these two split zoned parcels, the average parcel size of all potentially subdividable parcels is 1.4 acre and only 7 of those parcels remain vacant. Downzoning at this point would not make sense.

LAMIRD Criteria Section

Type 1 LAMIRDS: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Usage RCW 36.70A.070 (5)(d)(i)	Existing Commercial, Industrial, Residential, or Mixed-use areas	The County-wide Comprehensive Plan at CCC 31.02.275 provides that “[s]mall rural villages, such as ... Dungeness, ... should continue to be encouraged where convenient services, such as gas, food, taverns, restaurants, lodging and stores would be located. The size, location and distribution of these rural villages should be determined through regional or subarea comprehensive plans. Significant historical sites should be protected within these rural villages.” This lamird is also recognized as one of the “Clallam County economic development nodes where commercial, industrial and/or mixed use (C/I) zoning are supported by the land use elements of Clallam county...” CCC 31.02.610(7)(a); Figure 31.02.610(F). See also Summary Section above, as well as the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.
Location and Boundary RCW 36.70A.070 (5)(d)(iv)	Outside designated UGAs, and agricultural, forest, and mineral resource lands	The nearest UGA is the Sequim UGA more than 3 miles to the south. This Lamird does not contain, nor is it adjacent to, any agricultural, forest and mineral resource lands. Dungeness Village is surrounded almost entirely by R5 zoning except for a portion to the south, where it is bordered by AR (agricultural) zoning.
	Area clearly identified and contained with a logical outer boundary (LOB) delineated primarily by the built environment as of July 1, 1990	See lamird map SDPRLamird6-a for 1990 aerial that shows the 1990 built environment and see Summary Section above for description. The boundaries contain the remains of the March 1892 Plat of Dungeness and the June 1972 subdivision of Meadowbrook Village. The boundaries then extend south to include the logical section of Towne road and the relevant corridor along the Sequim Dungeness Way.
	LOB creation addresses neighborhood character	The LOB creation identified a cohesive and established neighborhood that existed as of July 1990. The area’s LOB helps maintain this area’s neighborhood character. Residential use of this area goes back to 1892. The 1982 Zoning Map (see regional map SDPR-e-ii) shows this lamird zoned Commercial within substantially similar boundaries. This lamird contains the

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
		historic village of Dungeness and is located near many popular tourist attractions. The purpose of the current RV zoning is “to provide a variety of low-intensity, tourist-related, commercial and residential activities,” Designating this lamird with RV zoning accurately addresses the neighborhood character.
	LOB creation addresses physical boundaries	This lamird is bounded by the Dungeness River corridor and associated wetlands to the west, Meadowbrook Creek to the south, and the wetlands associated with the Strait of Juan de Fuca to the north and east.
	LOB creation addresses prevention of irregular boundaries	See lamird map SDPRlamird6-b. The boundaries of this lamird were generally drawn so as to include all parcels that fit the RV zoning designation while excluding those that were more appropriately included in the surrounding lower density rural zoned area. Included was the remainder of the 1892 Plat of Dungeness in the northwest corner and the 1972 subdivision of Meadowbrook Village in the southeast corner, drawing lines to connect those and including all the parcels containing historic buildings dating from 1880 to 1920. Many of the other parcels contain homes dating from 1940 to 1980. For instance, of the three residential lots in the southwest corner, two contain homes from 1910 and the third contains a home from 1880.
	LOB creation addresses ability to provide appropriate services	See regional map SDPR-d. This lamird is located at the intersection of Sequim Dungeness Way and East Anderson, both main county roads. There is a fire station and there are several retail stores located within Dungeness Village. The subdivision of Meadowbrook Village is served by a Class A water system. Further subdivision and building activities are subject to meeting applicable water availability and sewage disposal standards. Any further infill is subject to the Clallam County Subdivision Code (CCC Title 29) and the Clallam County Building Code (CCC Title 21), both of which require evidence of adequate water and sewage disposal.
Development Infill/ Development/ Redevelopment RCW 36.70A.070 (5)(d)(i);(iv)	Principally designed to serve the existing and projected rural population	The purpose of the RV zoning is “to provide a variety of low-intensity, tourist-related, commercial and residential activities” which serves to provide job opportunities and meets the associated residential needs for the existing and projected rural population.
	Development is consistent with the area’s existing character	The RV zoning designation prescribes allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions which are consistent with the RV zoning designation’s stated purpose. For instance, the RV zoning allows a density of just less than 4 dwellings per acre, which is consistent with the respective parcel sizes of the Plat of Dungeness and the subdivision of Meadowbrook Village.
	Area not permitted to extend beyond LOB	This RV zoning that applies to this lamird does not extend beyond the boundaries of this lamird. Lamird development is not allowed beyond the LOB. This lamird has not expanded in size since its adoption in 1995.
Development Regulations RCW	Measures minimize and contain existing areas	Yes, the zoning designation is limited to the built environment already in place before 1991. The RV zoning designation is limited to the area within the

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
36.70A.070 (5)(d)(iv);(e)		<p>lamird boundaries. The zoning boundaries coincide with the lamird's boundaries. Extending the lamird boundaries would involve an amendment to the Zoning Code, pursuant to Chapter 33.35 CCC and would require the applicant to demonstrate "consistency with all goals, policies, and mapping criteria of the comprehensive plan."</p> <p>The SDPR Regional Plan at CCC 31.03.290 recognizes this lamird as an area that "may permit components of urban type growth but not be allowed to spread over wide areas requiring urban governmental services."</p> <p>This lamird has not increased in size since the adoption of the 1995 Comprehensive Plan and Zoning Map.</p>
	Measures minimize and contain existing uses	The zoning designation of RV was developed to allow for, but also limit, exactly the variety of low-intensity, tourist-related, commercial and residential activities that were already in place.
	Measures protect critical areas	<p>Any development and redevelopment that may occur near streams, wetlands, and landslide areas is subject to buffers and other protective development permit conditions according to Chapter 35.01 CCC, Shoreline Management Act (SMA) and the Clallam County Shoreline Master Program (SMP), as well as Chapter 27.12 CCC, Critical Areas Code (CAC). This lamird's critical areas are mostly associated with the lamird's logical outer boundaries, and the relevant development restrictions augment both the logical outer boundaries as well as the rural character of this lamird.</p> <p>Further land divisions within critical aquifer recharge areas to densities exceeding 1 dwelling per 2.4 acre or involving Type 1 soils are conditioned on enhanced on-site sewage treatment that achieves >30% nitrate reduction, according to policies drafted by Clallam County Department of Health & Human Services under the authority of CCC 27.12.615 (3)(b).</p> <p>A comparison of the 1990 and 2005 aerial photos on lamird map SDPRlamird6-a shows that the identified environmentally sensitive areas in his lamird have remained relatively undeveloped within this time period, confirming the effectiveness of the above regulations.</p>
	Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	Chapter 27.10 CCC, Right to Practice Forestry, Mining and Agriculture, contains notice provisions designed to avoid conflicts.

Statistics Section

Current parcel size groupings

	PARCEL SIZE- ACRES				Row total
	0 - 287	.288 - .574	.575 - 4.799	>4.800	
# of parcels	33	34	26	2	95
Sum of acres	6.5	13.7	35.9	11.0	67.0
Average acres	0.2	0.4	1.4	5.5	0.7
% of acres	9.7%	20.4%	53.5%	16.3%	100.0%
% of parcels	34.7%	35.8%	27.4%	2.1%	100.0%

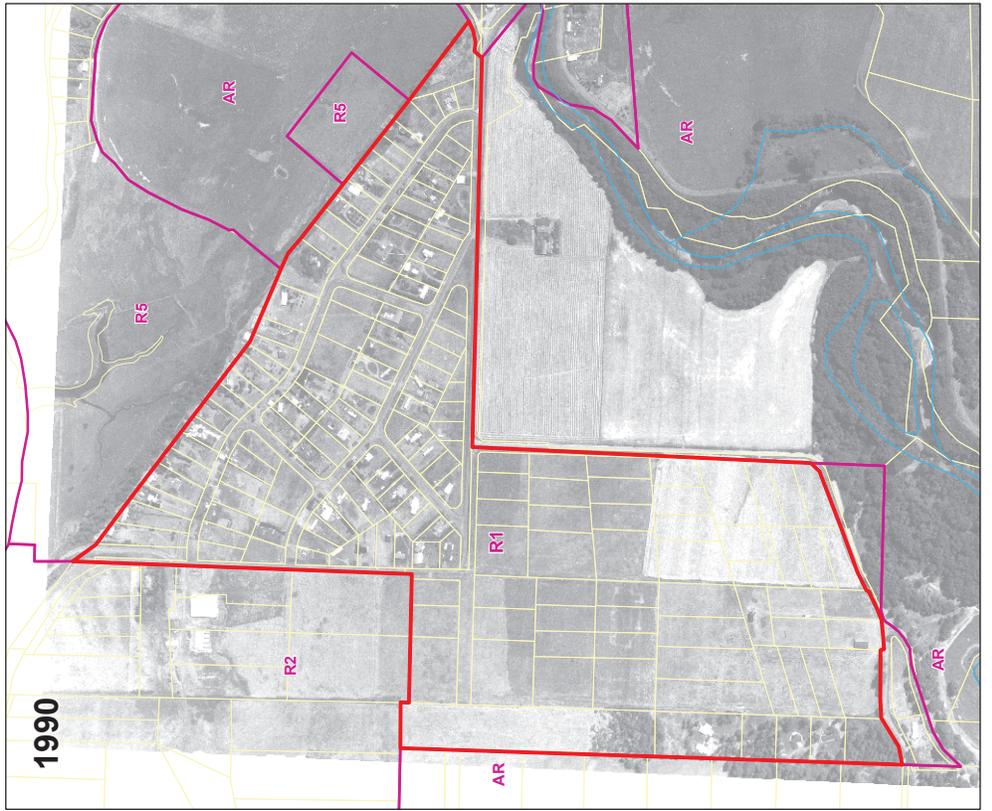
Build-out potential

	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	48	17	17	7	5	1	0	0	0	95
Acres sum	19.9	9.9	25.0	8.2	3.6	0.4	0	0	0	67.0
% of acres	29.7%	14.8%	37.3%	12.3%	5.3%	0.7%	0.0%	0.0%	0.0%	100.0%
% of parcels	50.5%	17.9%	17.9%	7.4%	5.3%	1.1%	0.0%	0.0%	0.0%	100.0%
Average size	0.4	0.6	1.5	1.2	0.7	0.4	0	0	0	0.7
Sum dwelling units	49	0	17	0	0	0	0	0	0	66
Sum development rights	57	19	79	25	12	2	0	0	0	194

Stats generated from Parcel GIS layer, and consist of areas within respective parcel boundaries, and thus exclude roads.

Washington Department of Ecology Aerial Photos dated July 12, 1994





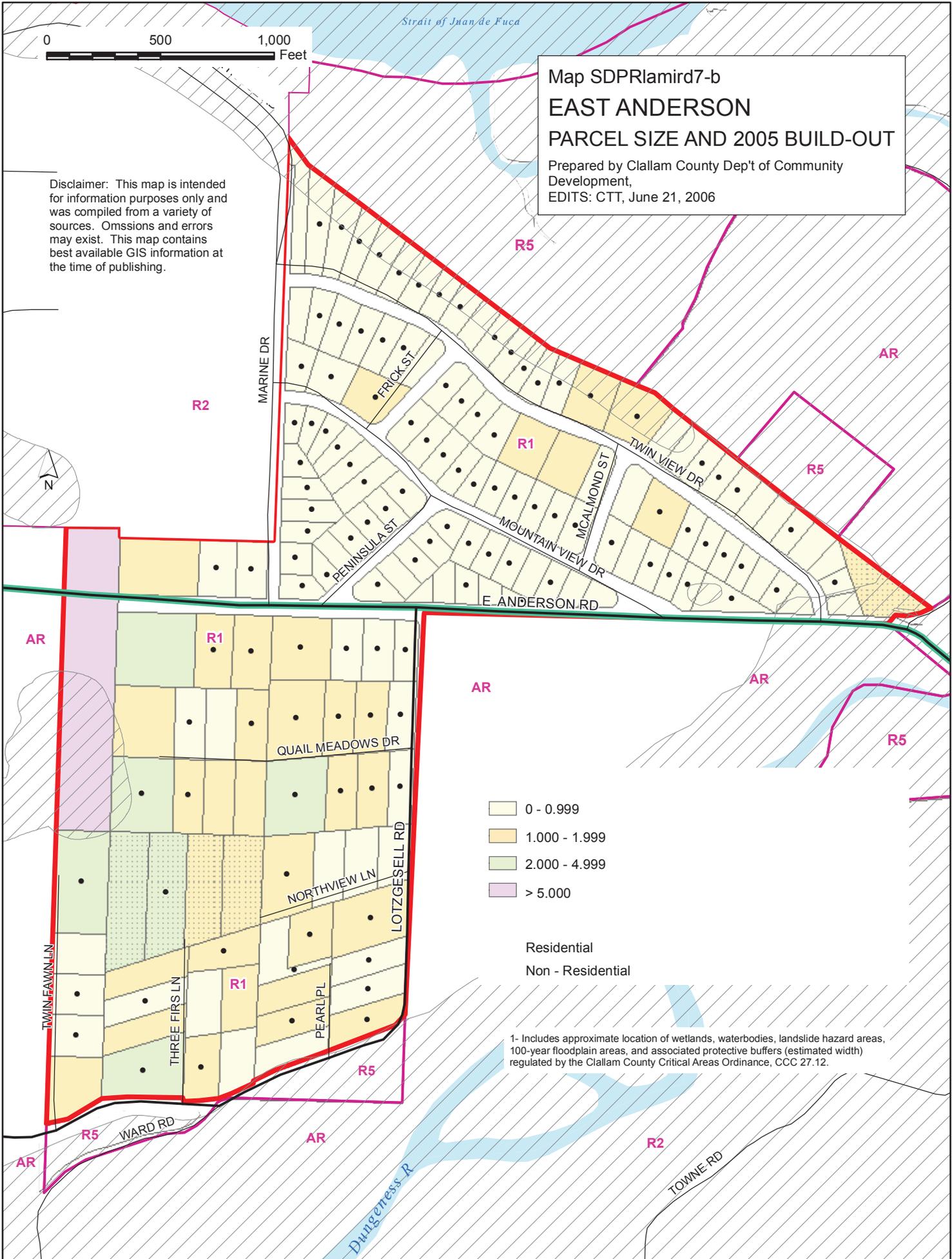
0 500 1,000 Feet

Strait of Juan de Fuca

Map SDPRLamird7-b EAST ANDERSON PARCEL SIZE AND 2005 BUILD-OUT

Prepared by Clallam County Dep't of Community Development,
EDITS: CTT, June 21, 2006

Disclaimer: This map is intended for information purposes only and was compiled from a variety of sources. Omissions and errors may exist. This map contains best available GIS information at the time of publishing.



- 0 - 0.999
- 1.000 - 1.999
- 2.000 - 4.999
- > 5.000

Residential
Non - Residential

1- Includes approximate location of wetlands, waterbodies, landslide hazard areas, 100-year floodplain areas, and associated protective buffers (estimated width) regulated by the Clallam County Critical Areas Ordinance, CCG 27.12.

SDPRLamird7-East Anderson

Lamird Report

This report provides the written record of local circumstances that explains how the East Anderson LAMIRD (“this lamird”) fits within the rural element goals of the Growth Management Act (“GMA”), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 1, as described at RCW 36.70A.070(5)(d)(i). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

This report refers to the Sequim Dungeness Planning Region (“SDPR”) regional maps which are located in section D.0, SDPR Summary and Basemaps, and which are designated with the prefix “SDPR”. This report also refers to lamird-specific maps which are located in section D.7, SDPR Lamird 7 E. Anderson and which are designated with the prefix “SDPRLamird7”.

Summary Section

Lamird Description

This lamird consists of 136.7 acres of Rural zoning (R1) (CCC 33.10.040) located in the Dungeness Valley neighborhood (CCC 31.03.475) in SDPR’s north section (see regional map SDPR-a). This lamird is made up of the Dungeness Beach subdivision in the north half which dates back to 1957 and a series of shortplat, many of which had already occurred by 1990. The current average parcel size within this lamird is 0.8 acre. Even at full build out, the lamird’s setting along the Strait of Juan de Fuca to the north, and the remaining agricultural retention to the east, south and west with views of the lower-lying Dungeness Valley and far-off Olympic Mountains to the south will provide residents with a rural character lifestyle.

Regional map SDPR-b shows how this lamird is surrounded and bounded by bluffs that drop down to the Dungeness delta to the north, the Dungeness River to the east, bluffs to the south, and lower density rural and agricultural zoning to the west. Regional map SDPR-c shows that sections of this lamird, mostly associated with the logical outer boundaries, are subject to buffers as well as critical aquifer protections under the Clallam County Critical Areas Code (“CAC”). Development restrictions associated with the logical outer boundaries augment both the logical outer boundaries as well as the rural character of this lamird.

Regional map SDPR-d shows that this lamird is served by a variety of rural infrastructure, including a Class A Water System and adequate access via a number of county roads, which will allow for appropriate infill that will serve the projected increase in rural population.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map SDPRLamird7-a) reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding lower density rural areas have retained their character. A review of the Auditor’s and Assessor’s records indicates that the Dungeness Beach Plat which makes up the northern half dates back to May of 1957. Even though the 1990 aerial photo (see lamird map SDPRLamird7-a) does not reveal it, much of the southern half was short-platted in the late 1980s (1986-88) and early 1990s (1990-93) under the then-existing RR3 zoning (one dwelling per acre). In fact, the 1982 Zoning Map (see regional map SDPR-e-i) shows this area zoned RR3 with boundaries that extended well beyond the current lamird boundaries. This lamird was significantly reduced in size with the adoption of the 1995 Comprehensive Plan and Zoning Map, to include only the then-existing built and vested environment. This lamird has remained within the boundaries established on the 1995 Comprehensive Plan and Zoning Map.

Local Circumstances

According to the statistics included in the Statistics Section below and as confirmed by lamird map SDPRLamird7-b (which simply puts a dot in the center of each improved lot regardless of where on the lot the improvement occurs), this area is already mostly developed at the maximum allowed density of one dwelling per acre with a pattern of development that was already firmly in place by 1990. The average parcel size is currently .8 acres, with 95.1 % of all parcels at less than 2 acres in size. Less than 5 % of all parcels remain of sufficient size to potentially subdivide and only 2 of the parcels that remain of sufficient size to further subdivide at current zoning density are vacant. Downzoning at this point would not make sense.

LAMIRD Criteria Section

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Usage RCW 36.70A.070 (5)(d)(i)	Existing Commercial, Industrial, Residential, or Mixed-use areas	The Sequim-Dungeness Valley with its outstanding views, temperate climate, and rainshadow effect attracted the many in-migrants that settled in this area well before 1990. According to the SDPR Regional Plan at CCC 31.03.475, “[d]ue to the outstanding views of Dungeness Bay, several developments within the area occurred prior to zoning regulations... As a result, where there are not physical or natural limitations, further rural development can occur at suburban-rural residential densities (one home per acre).” See also Summary Section above, as well as the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.
Location and Boundary RCW 36.70A.070 (5)(d)(iv)	Outside designated UGAs, and agricultural, forest, and mineral resource lands	The nearest UGA (Sequim) is well over 3 miles away. This lamird does not contain any agricultural, forest and mineral resource lands although it is bordered by agricultural retention lands on several sides.
	Area clearly identified and contained with a logical outer boundary (LOB) delineated primarily by the built environment as of July 1, 1990	See lamird map SDPRLamird7-a for 1990 aerial that shows the 1990 built environment and see Summary Section above for description. The land use pattern for this lamird was predominantly established before 1990. The northern section of this lamird consists of Dungeness Beach plat, which dates to 1957. The southern section of this Lamird consists of a pattern of short plats establishing 1 acre parcels that had began well before 1990. By 1990, an extensive public and private road network to serve the various developments and other ownerships had already been constructed. Some additional areas were retained within the logical outer boundaries to serve the projected rural population through infill development. Changing the zoning of these small pockets of land will create small islands of disparate zoning.
	LOB creation addresses neighborhood character	The LOB creation identified a cohesive and established neighborhood that existed as of July 1990. The area’s LOB helps maintain this area’s neighborhood character. The purpose of the R1 zoning is “to provide areas having a suburban/rural density setting free from commercial and industrial developments.” Including this neighborhood within the boundaries of this R1 zoned lamird accurately addresses the neighborhood character.

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
	LOB creation addresses physical boundaries	See regional map SDPR-c. This lamird is bounded to the north by bluffs that drop down to the Dungeness River delta, to the east by an agricultural retention parcel and bluffs that drop down to the Dungeness River corridor, to the south by bluffs that drop down to the Dungeness Valley, and to the west by agricultural retention area that contains wetland and separates this lamird from the Lotzgesell lamird.
	LOB creation addresses prevention of irregular boundaries	See lamird map SDPRlamird7-b. The boundaries of this lamird were generally drawn so as to include all compatibly sized residential parcels that fit the R1 zoning designation while excluding environmentally sensitive and larger lot areas. Larger parcels were included where excluding them would have meant drawing jagged lines or creating islands of divergent zoning.
	LOB creation addresses ability to provide appropriate services	See regional map SDPR-d. This lamird is accessed via several "primary roads for the circulation within the Sequim-Dungeness regional planning area, including Cays, Anderson, Old Olympic Highway, Woodcock, Sequim-Dungeness Way, Kitchen Dick, and Lotzgesell or Hogback Roads." See relevant neighborhood section in the SDPR Regional Plan at CCC 31.03.475. This lamird is served by a Class A water system which were already in operation by 1990. Any further infill is subject to the Clallam County Subdivision Code (CCC Title 29) and the Clallam County Building Code (CCC Title 21), both of which require evidence of adequate water and sewage disposal.
Development Infill/ Development/ Redevelopment RCW 36.70A.070 (5)(d)(i);(iv)	Principally designed to serve the existing and projected rural population	The R1 zoning provides for residential use that serves the existing and projected rural population.
	Development is consistent with the area's existing character	The R1 zoning designation prescribes allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions which are consistent with the R1 zoning designation's stated purpose. For instance, the R1 zoning allows for residential infill at 1 dwelling per acre which is consistent with the lamird's average parcel size of 0.8 acres.
	Area not permitted to extend beyond LOB	The lamird's R1 zoning designation is limited to the area within the LOB. Lamird development is not allowed beyond the LOB. This lamird has not expanded in size since its adoption in 1995.
Development Regulations RCW 36.70A.070 (5)(d)(iv);(e)	Measures minimize and contain existing areas	The R1 zoning designation is limited to the area within the lamird boundaries. The zoning boundaries coincide with the lamird's boundaries. Extending the lamird boundaries would involve an amendment to the Zoning Code, pursuant to Chapter 33.35 CCC and would require the applicant to demonstrate "consistency with all goals, policies, and mapping criteria of the comprehensive plan." This lamird has not increased in size since the adoption of the 1995 Comprehensive Plan and Zoning Map and lamird map SDPRlamird7-a confirms that the surrounding areas

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
		have retained their character between 1990 and 2005.
	Measures minimize and contain existing uses	The R1 zoning designation specifies allowed, conditional and prohibited uses consistent with its purpose which is "to provide areas having a suburban/rural density setting free from commercial and industrial developments." This zoning designation does not extend beyond the boundaries of this lamird.
	Measures protect critical areas	See regional map SDPR-c and lamird map SDPRLamird7-b for critical areas within or near this lamird. Development and redevelopment of the areas within the lamird are subject to limitations under various County and State regulations. This lamird is bounded by bluffs to the north and south that are subject to landslide hazards. Development restrictions associated with the logical outer boundaries augment both the logical outer boundaries as well as the rural character of this lamird. A comparison of the 1990 and 2005 aerial photos on lamird map SDPRLamird8-a shows that the identified environmentally sensitive areas in his lamird have remained relatively undeveloped within this time period, confirming the effectiveness of the above regulations.
	Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	The R1 zone provides for extended setbacks from resource zones. Chapter 27.10 CCC, Right to Practice Forestry, Mining and Agriculture, contains notice provisions designed to avoid conflicts.

Statistics Section

Current parcel size groupings

	Parcel size – acres				Row total
	0 - .99	1.00 – 1.99	2.00 – 4.99	>5.00	
# of parcels	122	35	7	1	165
Sum of acres	69.7	44.1	15.5	7.3	136.7
Average acres	0.6	1.3	2.2	7.3	0.8
% of acres	51.0%	32.3%	11.4%	5.4%	100.0%
% of parcels	73.9%	21.2%	4.2%	0.6%	100.0%

Build-out potential

	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	112	42	5	2	0	2	2	0	0	165
Acres sum	78.0	33.3	10.6	4.9	0	1.6	8.2	0	0	136.7
% of acres	57.0%	24.4%	7.8%	3.6%	0.0%	1.2%	6.0%	0.0%	0.0%	100.0%
% of parcels	67.9%	25.5%	3.0%	1.2%	0.0%	1.2%	1.2%	0.0%	0.0%	100.0%
Average size	0.7	0.8	2.1	2.5	0	0.8	4.1	0	0	0.8
Sum dwelling units	112	0	5	0	0	0	0	0	0	117
Sum development rights	112	42	10	4	0	2	8	0	0	178

Stats generated from Parcel GIS layer, and consist of areas within respective parcel boundaries, and thus exclude roads.

Class B Water Systems

PWSID	System Name	ResPop*	ResConn*	TotalConn*	ApprovServices*	Effective Date*
33662	DUNGENESS BEACH PLAT MCALMOND FARM	24	14	14	18	12/01/1985

*ResPop = The residential population served by the PWS.

ResConn = The quantity of active residential connections for a given PWS.

TotalConn = The total number of connections for a given PWS.

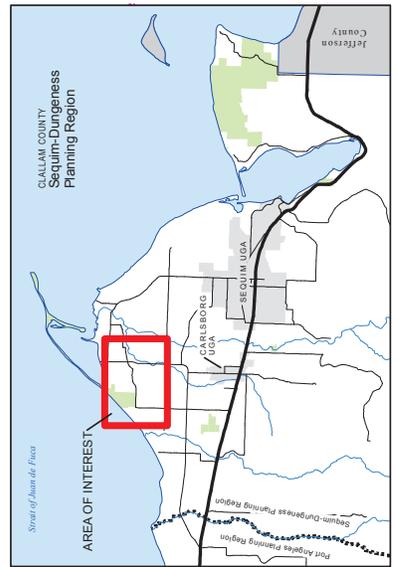
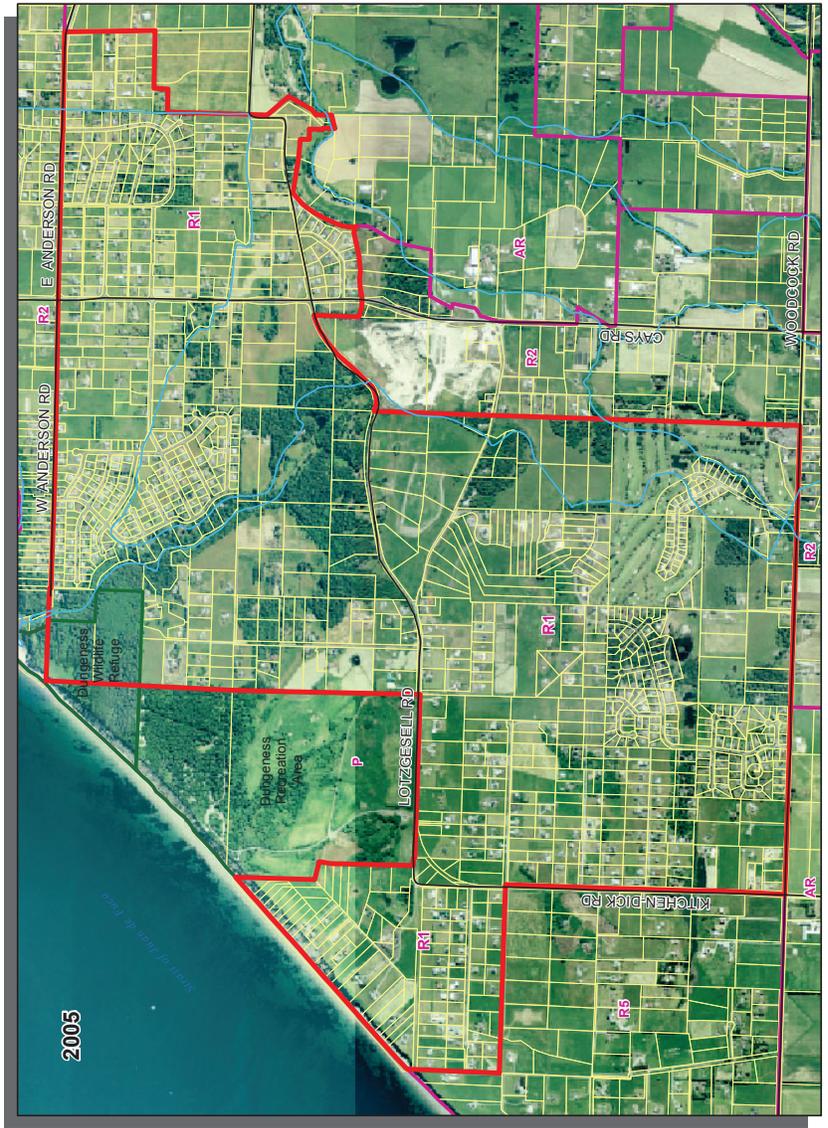
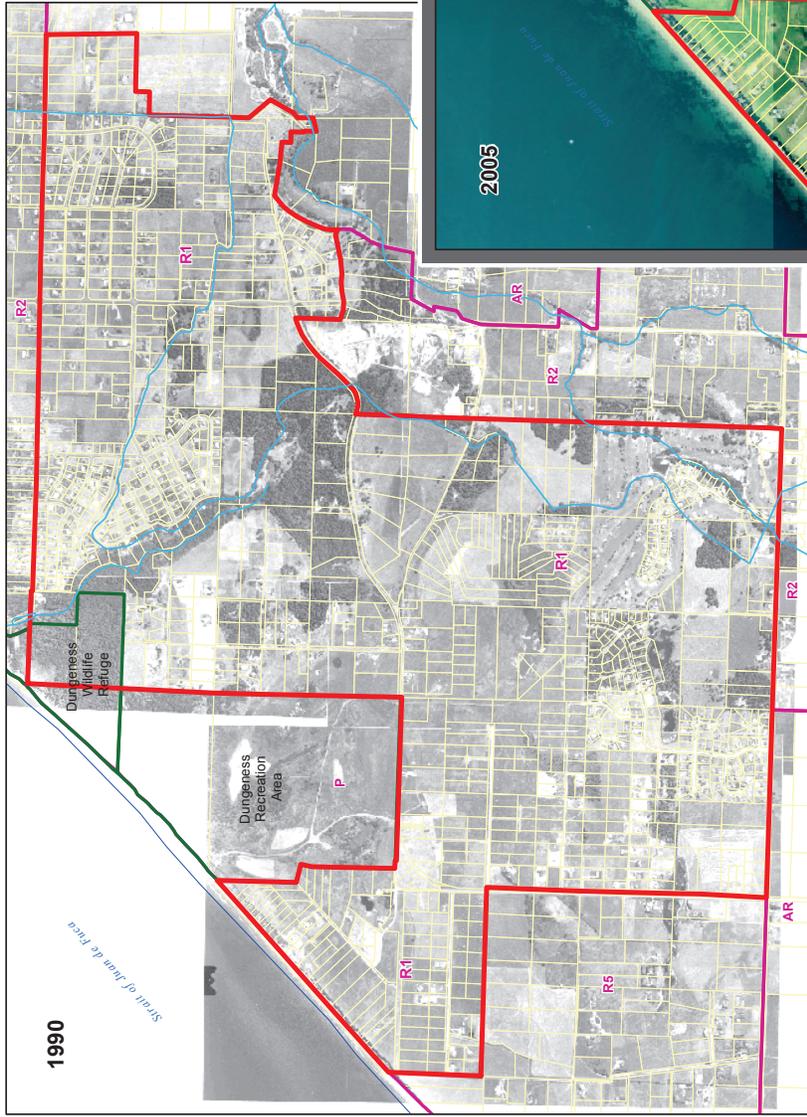
ApprovServices = The quantity of approved services (per plans) for a given PWS.

EffectiveDate = The date on which a PWS becomes effective, i.e. identified as an active PWS by the Office of Drinking Water.

From http://www5.doh.wa.gov/ehp/dw/datatextfiles/ws_genb.xls

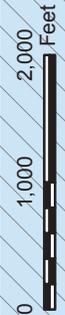
Washington Department of Ecology Aerial Photos dated July 12, 1994



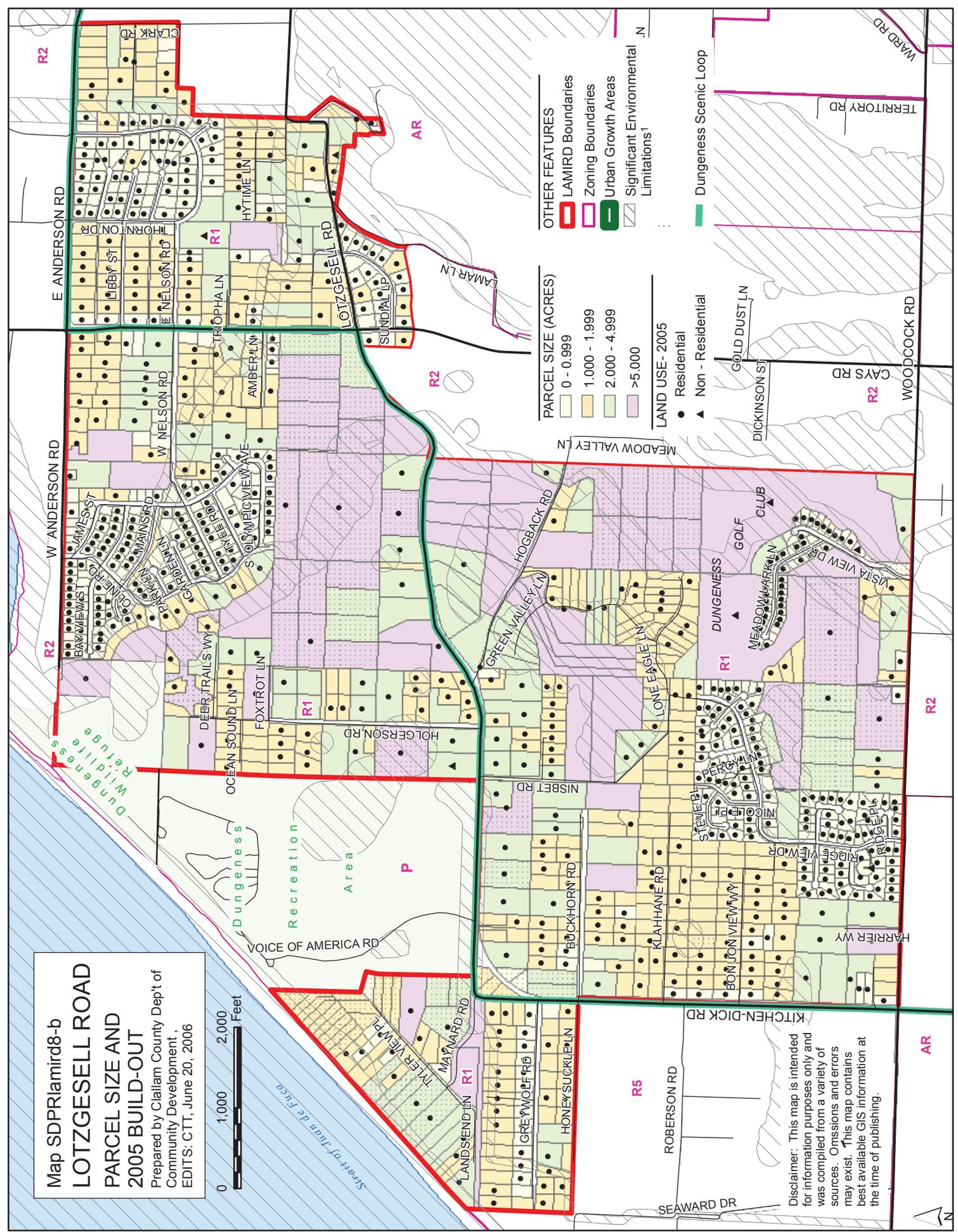


**Map SDPRlamird8-b
 LOTZGESELL ROAD
 PARCEL SIZE AND
 2005 BUILD-OUT**

Prepared by Clallam County Dept of
 Community Development,
 EDITS: CTT, June 20, 2006



Disclaimer: This map is intended for information purposes only and was compiled from a variety of sources. Omissions and errors may exist. This map contains best available GIS information at the time of publishing.



- OTHER FEATURES**
- LAMIRD Boundaries
 - Zoning Boundaries
 - Urban Growth Areas
 - Significant Environmental Limitations¹
 - Dungeness Scenic Loop

- PARCEL SIZE (ACRES)**
- 0 - 0.999
 - 1.000 - 1.999
 - 2.000 - 4.999
 - >5.000

- LAND USE - 2005**
- Residential
 - Non - Residential



SDPRlamird8-Lotzgesell

Lamird Report

This report provides the written record of local circumstances that explains how the Lotzgesell LAMIRD (“this lamird”) fits within the rural element goals of the Growth Management Act (“GMA”), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 1, as described at RCW 36.70A.070(5)(d)(i). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

This report refers to the Sequim Dungeness Planning Region (“SDPR”) regional maps which are located in section D.0, SDPR Summary and Basemaps, and which are designated with the prefix “SDPR”. This report also refers to lamird-specific maps which are located in section D.8, SDPR Lamird 8 Lotzgesell and which are designated with the prefix “SDPRlamird8”.

Summary Section

Lamird Description

This lamird consists of about 1,750 acres of Rural zoning (R1) (CCC 33.10.040) located in the Dungeness Valley neighborhood (CCC 31.03.475) in SDPR’s northwest section (see regional map SDPR-a). Regional map SDPR-b shows how this lamird is surrounded and bounded by the Strait of Juan de Fuca and the Matriotti Creek corridor with lower density rural and agricultural zoning. Regional map SDPR-c shows that sections of this lamird are subject to development buffers associated with shoreline and wetland complexes, further augmenting both the relevant logical outer boundaries as well as the rural character of this lamird. Regional map SDPR-d shows that this lamird is served by a variety of rural infrastructure, including various Class A Water Systems and adequate access via a number of county roads, which will allow for appropriate infill that will serve the projected increase in rural population.

The transition from agricultural to rural lands in this area had already occurred by 1990. See CCC 31.03.220. The SDPR population more than doubled between 1970 and 1980, most of which due to in-migration of retirees moving from an urbanized environment and settling onto one-acre rural lots in the Sequim Dungeness valley, CCC 31.02.210, with many of them settling in this particular area “[d]ue to the outstanding views of Dungeness Bay,” CCC 31.03.475. Indeed, clearly visible on the 1990 aerial on the SDPRlamird8-a map are the Mains Farm subdivision plats to the north dating back to 1962, the Dungeness Bay subdivision plats to the northwest also dating back to 1962, the Mountain Vista subdivision plats and surrounding Dungeness Golf Club dating back to 1969, and the Dungeness Estates subdivision plats to the southwest dating back to 1972. Many of the shortplats in this area also date back to before 1990. Most notable, the shortplats that make up the northwest triangle date back primarily to the late 1980s. As continued in-migration was expected, the SDPR Regional Plan at 31.03.475 provided that in areas where residential rural development had already occurred and “where there are not physical or natural limitations, further rural development can occur at suburban-rural residential densities (one home per acre).”

Indeed, in-migrants have continued to move to the SDPR since 1990. While the other regions have seen modest (11% for PAPR and 4% for SPR) and even negative (-6% for WPR) growth between 1990 and 2006, the SDPR has seen more than 50% growth in that same period of time. People continue to move to the SDPR seeking the sort of rural lifestyle that can be provided with infill within this previously established rural residential neighborhood. In-filling this pre-existing neighborhood has served and continues to serve to relieve development pressures from the remaining larger lot rural areas which separate the lamirds, augment the rural character lifestyle within the lamirds, and are more likely to contain resource lands and critical areas.

The current average parcel size within this lamird is 1.5 acre. Even at full build out, the lamird's setting along the Strait of Juan de Fuca to the west and north, and the remaining agricultural retention to the east and south with views of the Olympic Mountains to the south will provide residents with a rural character lifestyle.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map SDPRLamird8-a) reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding lower density rural areas have retained their character. A review of the Auditor's and Assessor's records indicates that the great majority of subdivisions and shortplats that make up this area had already occurred by 1990 and the 1990 aerial photo (see lamird map SDPRLamird8-a) clearly shows the infrastructure.

The 1982 Zoning Map (see regional map SDPR-e-i) shows this area zoned RR3 (one dwelling per acre) with boundaries that extended well beyond the current lamird boundaries. In fact, this lamird was significantly reduced in size with the adoption of the 1995 Comprehensive Plan and Zoning Map, to include within logical outer boundaries the then-existing built environment together with areas designated for projected in-fill development. This lamird has remained within the boundaries established on the 1995 Comprehensive Plan and Zoning Map.

Local Circumstances

According to the statistics included in the Statistics Section below and as confirmed by lamird map SDPRLamird8-b (which simply puts a dot in the center of each improved lot regardless of where on the lot the improvement occurs), this area is already mostly developed at the maximum allowed density of one dwelling per acre with a pattern of development that was already firmly in place by 1990. The average parcel size is currently 1.5 acres, with 83.3 % of all parcels at less than 2 acres in size. Only 16.7% of all parcels remain of sufficient size to potentially subdivide but more than half of those parcels either already have dwellings or are in private or public open space, suggesting that subdivision of these parcels will be unlikely. In addition, many of these larger parcels are located in environmentally sensitive areas, with buffers and development standards designed to protect these areas if subdivision is pursued. Downzoning at this point would not make sense.

LAMIRD Criteria Section

Type 1 LAMIRDS: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Usage RCW 36.70A.070 (5)(d)(i)	Existing Commercial, Industrial, Residential, or Mixed-use areas	The Sequim-Dungeness Valley with its outstanding views, temperate climate, and rainshadow effect attracted the many in-migrants that settled in this area well before 1990. According to the SDPR Regional Plan at CCC 31.03.475, "[d]ue to the outstanding views of Dungeness Bay, several developments within the area occurred prior to zoning regulations... As a result, where there are not physical or natural limitations, further rural development can occur at suburban-rural residential densities (one home per acre)." See also Summary Section above, as well as the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.
Location and Boundary RCW 36.70A.070 (5)(d)(iv)	Outside designated UGAs, and agricultural, forest, and mineral resource lands	The Carlsborg UGA is located about 1.3 miles to the south. This area does not contain any agricultural or forest resource lands. Sand and gravel resources have been identified in portions of this lamird but extensive similar resources exist throughout the planning region. It is bordered by agricultural retention lands to the east and

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas

Criteria	
<p>Area clearly identified and contained with a logical outer boundary (LOB) delineated primarily by the built environment as of July 1, 1990</p>	<p>south and a sand and gravel operation to the east.</p> <p>See lamird map SDPRLamird8-a for 1990 aerial that shows the 1990 built environment and see Summary Section above for description.</p> <p>The land use pattern for this lamird was predominantly established before 1990. For instance, the Mains Farm plats to the north date back to 1962. The Dungeness Bay plats to the northwest also date back to 1962. The Mountain Vista plats and surrounding Dungeness Golf Club date back to 1969, and the Dungeness Estates plats to the southwest date back to 1972. Many of the shortplats in this area also date back to before 1990, most notably the shortplats that make up the northwest triangle, which date back primarily to the late 1980s. By 1990, an extensive public and private road network to serve the various developments and other ownerships had already been constructed. Some additional areas were included within the logical outer boundaries to serve the projected rural population through infill development. Changing the zoning of these small pockets of land will create small islands of disparate zoning.</p>
<p>LOB creation addresses neighborhood character</p>	<p>The LOB creation identified a cohesive and established neighborhood that existed as of July 1990. The area's LOB helps maintain this area's neighborhood character. The purpose of the R1 zoning is "to provide areas having a suburban/rural density setting free from commercial and industrial developments." Including this neighborhood within the boundaries of this R1 zoned lamird accurately addresses the neighborhood character.</p>
<p>LOB creation addresses physical boundaries</p>	<p>See regional map SDPR-c. This lamird is bounded to the west by the Strait of Juan de Fuca and the Dungeness Recreation Area, to the north by the less dense zoned area that abuts the Strait of Juan de Fuca, to the east by the drop in elevation that separates this lamird from the lower-laying and less-dense zoned area to the east, and to the south and southwest, by county Woodcock Road and Kitchen-Dick Road.</p>
<p>LOB creation addresses prevention of irregular boundaries</p>	<p>See lamird map SDPRLamird8-b. The boundaries of this lamird were generally drawn so as to include all compatibly sized residential parcels that fit the R1 zoning designation while excluding environmentally sensitive and larger lot areas. Larger parcels were included where excluding them would have meant drawing jagged lines or creating islands of divergent zoning.</p>
<p>LOB creation addresses ability to provide appropriate services</p>	<p>See regional map SDPR-d. This lamird is accessed via several "primary roads for the circulation within the Sequim-Dungeness regional planning area, including Cays, Anderson, Old Olympic Highway, Woodcock, Sequim-Dungeness Way, Kitchen Dick, and Lotzgesell or Hogback Roads." See relevant neighborhood section in the SDPR Regional Plan at CCC 31.03.475.</p> <p>This lamird is served by Estates Water System, Dungeness Golf Course Water System, Mains Farm Water</p>

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
		System and Dungeness Bay Plat Water System, all Class A water systems which were already in operation by 1990. Any further infill is subject to the Clallam County Subdivision Code (CCC Title 29) and the Clallam County Building Code (CCC Title 21), both of which require evidence of adequate water and sewage disposal.
Development Infill/ Development/ Redevelopment RCW 36.70A.070 (5)(d)(i);(iv)	Principally designed to serve the existing and projected rural population	The R1 zoning provides for residential use that serves the existing and projected rural population.
	Development is consistent with the area's existing character	The R1 zoning designation prescribes allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions which are consistent with the R1 zoning designation's stated purpose. For instance, the R1 zoning allows for residential infill at 1 dwelling per acre which is consistent with the lamird's average parcel size of 1.5 acres.
	Area not permitted to extend beyond LOB	The lamird's R1 zoning designation is limited to the area within the LOB. Lamird development is not allowed beyond the LOB. This lamird has not expanded in size since its adoption in 1995.
Development Regulations RCW 36.70A.070 (5)(d)(iv);(e)	Measures minimize and contain existing areas	The R1 zoning designation is limited to the area within the lamird boundaries. The zoning boundaries coincide with the lamird's boundaries. Extending the lamird boundaries would involve an amendment to the Zoning Code, pursuant to Chapter 33.35 CCC and would require the applicant to demonstrate "consistency with all goals, policies, and mapping criteria of the comprehensive plan." This lamird has not increased in size since the adoption of the 1995 Comprehensive Plan and Zoning Map and lamird map SDPRLamird8-a confirms that the surrounding areas have retained their character between 1990 and 2005.
	Measures minimize and contain existing uses	The R1 zoning designation specifies allowed, conditional and prohibited uses consistent with its purpose which is "to provide areas having a suburban/rural density setting free from commercial and industrial developments." This zoning designation does not extend beyond the boundaries of this lamird.
	Measures protect critical areas	See regional map SDPR-c and lamird map SDPRLamird8-b for critical areas within or near this lamird. Development and redevelopment of the areas within the lamird are subject to limitations under various County and State regulations, including Critical Areas and Shoreline Management regulations. This lamird is separated from the Strait of Juan de Fuca by bluffs that are subject to landslide hazards, and is bordered to the east by the Matriotti Creek corridor and associated buffers. It does contain several large wetland complexes and significant portions of this lamird have been identified as critical aquifer recharge area. Development restrictions associated with the logical outer boundaries augment both the logical outer boundaries as well as the rural character of this lamird.

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
		A comparison of the 1990 and 2005 aerial photos on lamird map SDPRLamird8-a shows that the identified environmentally sensitive areas in his lamird have remained relatively undeveloped within this time period, confirming the effectiveness of the above regulations.
	Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	The R1 zone provides for extended setbacks from resource zones. Chapter 27.10 CCC, Right to Practice Forestry, Mining and Agriculture, contains notice provisions designed to avoid conflicts.

Statistics Section

Current parcel size groupings

	Parcel size – acres				Row total
	0 - .99	1.00 – 1.99	2.00 – 4.99	>5.00	
# of parcels	557	414	127	67	1165
Sum of acres	284.5	522.7	408.7	539.6	1755.5
Average acres	0.5	1.3	3.2	8.1	1.5
% of acres	16.2%	29.8%	23.3%	30.7%	100.0%
% of parcels	47.8%	35.5%	10.9%	5.8%	100.0%

Build-out potential

	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	687	260	82	96	7	3	5	19	0	1159
Acres sum	541.8	257.2	338.2	449.7	11.8	38.3	0.8	115.3	0	1753.1
% of acres	30.9%	14.7%	19.3%	25.6%	0.7%	2.2%	0.0%	6.6%	0.0%	100.0%
% of parcels	59.3%	22.4%	7.1%	8.3%	0.6%	0.3%	0.4%	1.6%	0.0%	100.0%
Average size	0.8	1.0	4.1	4.7	1.7	12.8	0.2	6.1	0	1.5
Sum dwelling units	691	0	82	0	0	0	0	0	0	773
Sum development rights	691	260	296	415	13	37	5	109	0	1826

Stats generated from Parcel GIS layer, and consist of areas within respective parcel boundaries, and thus exclude roads.

Class A Water Systems

PWSID	System Name	ResPop*	ResConn*	TotalConn*	ApprovServices*	Effective Date*
08166	ESTATES INC	696	265	265	480	08/01/1981
20300	DUNGENESS BAY PLAT	300	159	159	175	01/01/1970
20453	DUNGENESS GOLF COURSE AND MT VISTA	98	50	60	99	01/01/1979
50400	MAINS FARM PROPERTY OWNERS	375	150	150	152	01/01/1970

*ResPop = The residential population served by the PWS.

ResConn = The quantity of active residential connections for a given PWS.

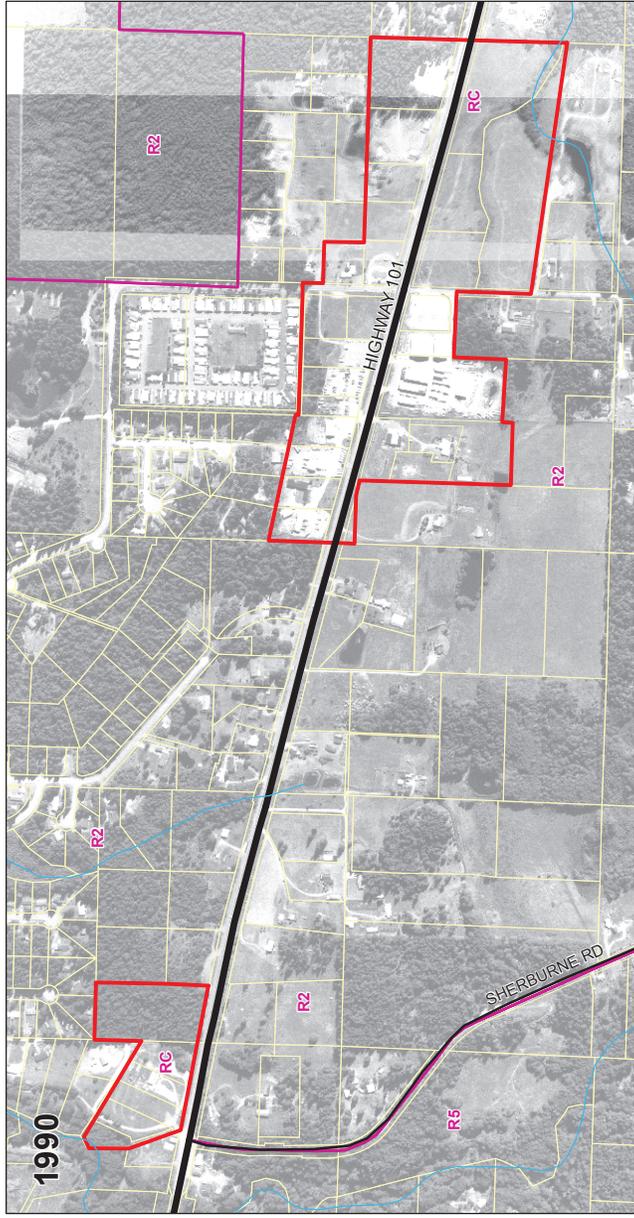
TotalConn = The total number of connections for a given PWS.

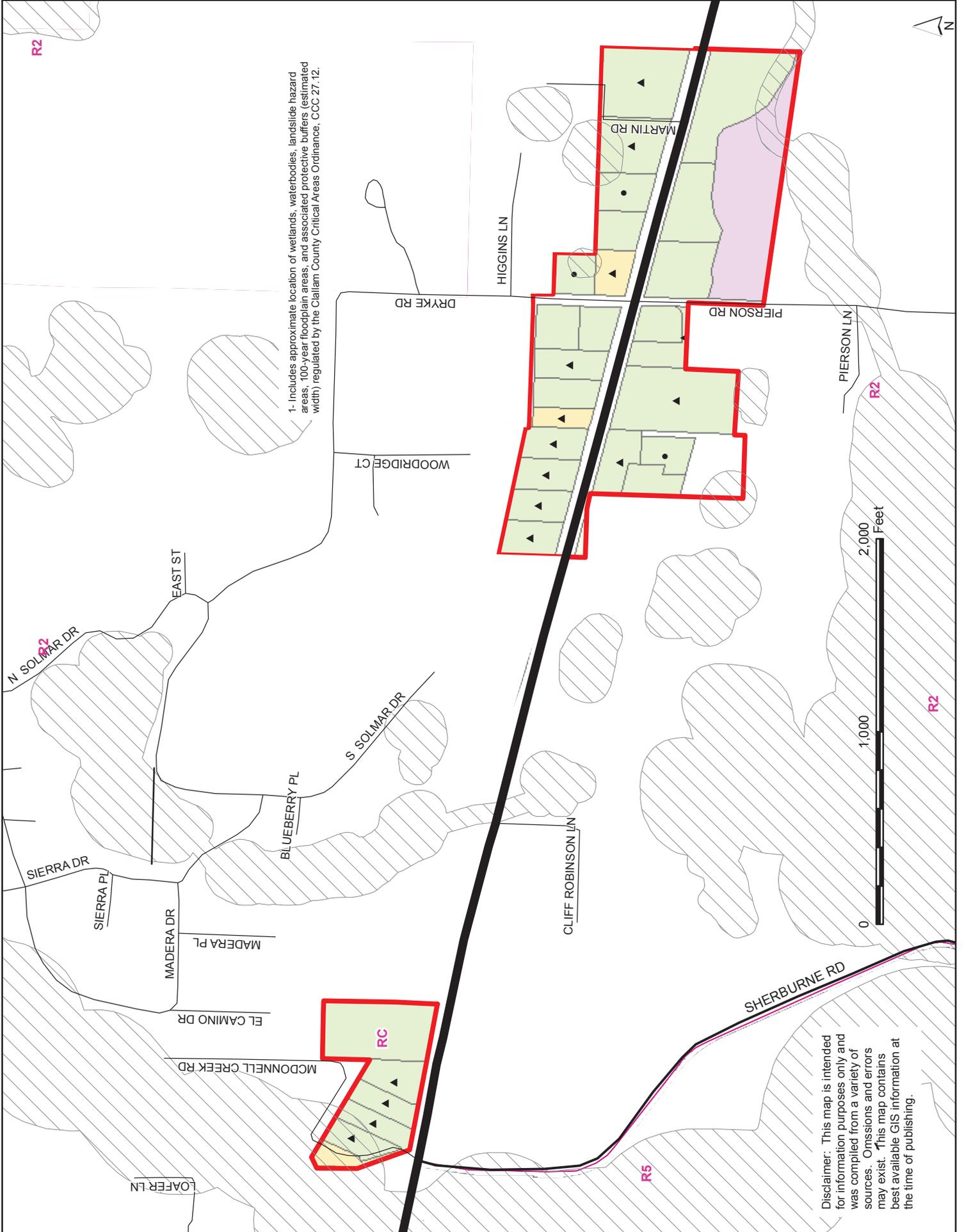
ApprovServices = The quantity of approved services (per plans) for a given PWS.

EffectiveDate = The date on which a PWS becomes effective, i.e. identified as an active PWS by the Office of Drinking Water.

From http://www.doh.wa.gov/ehp/dw/datatextfiles/ws_gena.txt

Map SDPRlamird9-a
DRYKE/SHERBOURNE ROADS
1990 AND 2005 BUILT ENVIRONMENT
 Prepared by Clallam County Dept't of Community
 Development, Edits: CTT, June 20, 2006





1- Includes approximate location of wetlands, waterbodies, landslide hazard areas, 100-year floodplain areas, and associated protective buffers (estimated width) regulated by the Clallam County Critical Areas Ordinance, CCC 27.12.

Disclaimer: This map is intended for information purposes only and was compiled from a variety of sources. Omissions and errors may exist. This map contains the best available GIS information at the time of publishing.



SDPRLamird9-Dryke

Lamird Report

This report provides the written record of local circumstances that explains how the Dyrke LAMIRD (“this lamird”) fits within the rural element goals of the Growth Management Act (“GMA”), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 1, as described at RCW 36.70A.070(5)(d)(i). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

This report refers to the Sequim Dungeness Planning Region (“SDPR”) regional maps which are located in section D.0, SDPR Summary and Basemaps, and which are designated with the prefix “SDPR”. This report also refers to lamird-specific maps which are located in section D.9, SDPR Lamird 9 Dryke and which are designated with the prefix “SDPRLamird9”.

Summary Section

Lamird Description

This lamird consists of 58 acres of Rural Commercial (RC) (CCC 33.15.010) zoning located in the R-corner/Kitchen Dick Rd. neighborhood (CCC 31.03.520) on the SDPR’s west side (see regional map SDPR-a. There are two sections to this lamird, the west Dryke section and the east Dryke section. The west Dryke section consists of 8.77 acres of primarily mini-storage facilities. The east Dryke section consists of 49.23 acres containing a lumber yard, retail sales, auto repair, storage, and manufactured home sales. This lamird is recognized as one of the “Clallam County economic development nodes where commercial, industrial and/or mixed use (C/I) zoning are supported by the land use elements of Clallam county...” CCC 31.02.610(7)(a); Figure 31.02.610(F).

Regional map SDPR-b shows how this lamird is surrounded and bounded by lower density rural zoning. Regional map SDPR-c shows that there are some wetlands and a Type 4 stream at the boundary of the east Dryke section and some landslide hazards at the boundary of the west Dryke section. Development restrictions associated with the logical outer boundaries serve to augment the lamird’s logical outer boundaries. Regional map SDPR-d shows that this lamird is served by a variety of rural infrastructure, including easy access from Hwy 101 to county Dryke and the private roads that provide access to the individual parcels, which will allow for appropriate infill.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map SDPRLamird9-a) reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding lower density rural areas have retained their character. The 1990 aerial photo shows the west Dryke section containing the infrastructure, i.e. roads and clearing, already constructed. This section was zoned Commercial in 1983 via an amendment to the 1982 Comprehensive Plan and Zoning Map (respectively, ordinances no. 189 and 190). This rezoned commercial area was actually reduced in size with the adoption of the current Comprehensive Plan and Zoning Map in 1995, with about 9 acres of parcels to the east excluded from the RC zoning because they fit better with the surrounding area’s lower density zoning designation.

The 1990 aerial photo shows the east Dryke section already developed to almost its current extent. The manufactured home sales parcels already show the infrastructure being invested there. At the time, one of those parcels was owned by a trailer supply company and the other by the owners who are currently operating their commercial operation there. The 1982 Zoning Map (see regional map SDPR-e-ii) shows this area zoned Commercial within substantially similar boundaries which were adjusted only to include the then-existing built environment. This lamird has remained within the boundaries established on the 1995 Comprehensive Plan and Zoning Map.

Local Circumstances

This lamird is recognized as one of the “Clallam County economic development nodes where commercial, industrial and/or mixed use (C/I) zoning are supported by the land use elements of Clallam county...” CCC 31.02.610(7)(a); Figure 31.02.610(F). According to the Build-out Potential statistics included in the Statistics Section below and shown in graphic form on lamird map SDPRLamird9-b (which simply puts a dot in the center of each improved lot regardless of where on the lot the improvement occurs), this area is already well developed with commercial activity. Although a fair amount of parcels in the east section are vacant at this time, this area has been recognized as Commercial since at least the 1982 Comprehensive Plan and Zoning Map and owners have bought these parcels for commercial purposes and at commercial prices. These parcels have long been associated with commercial activities occurring either on them or adjacent to them. Downzoning at this point would impact the owners legitimate property interests and should be avoided.

LAMIRD Criteria Section

Type 1 LAMIRDS: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Usage RCW 36.70A.070 (5)(d)(i)	Existing Commercial, Industrial, Residential, or Mixed-use areas	This lamird is recognized as one of the “Clallam County economic development nodes where commercial, industrial and/or mixed use (C/I) zoning are supported by the land use elements of Clallam county...” CCC 31.02.610(7)(a); Figure 31.02.610(F). See also Summary Section above, as well as the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.
Location and Boundary RCW 36.70A.070 (5)(d)(iv)	Outside designated UGAs, and agricultural, forest, and mineral resource lands	The nearest UGA (Sequim) is 1.5 miles to the east. This Lamird does not contain, nor is it adjacent to, any agricultural, forest and mineral resource lands.
	Area clearly identified and contained with a logical outer boundary (LOB) delineated primarily by the built environment as of July 1, 1990	See lamird map SDPRLamird9-a for 1990 aerial that shows the 1990 built environment and see Summary Section above for description. The 1982 Zoning Map (see regional map SDPR-e-ii) shows the east Dryke section zoned Commercial within substantially similar boundaries. The west Dryke section was rezoned Commercial in 1983 via an amendment to the 1982 Comprehensive Plan and Zoning Map (respectively, ordinances no. 189 and 190, with boundaries that were significant larger and which were significantly reduced in size with the adoption of the current Zoning Map to include only the then-existing commercial activity.
	LOB creation addresses neighborhood character	This lamird has been zoned Commercial since 1982/1983. The purpose of the current RC zoning is “to provide limited, low-impact, neighborhood commercial activities in rural areas.” Designating this lamird with RC accurately addresses the neighborhood character.
	LOB creation addresses physical boundaries	See regional map SDPR-c. The west section is bounded by McDonald Creel to the east, HWY 101 to the south, and was reduced in size to the east to include only the commercially active parcels. The east section substantially retained the boundaries of its commercial zoning.
	LOB creation addresses prevention of	See lamird map SDPRLamird9-b. The boundaries of this lamird were generally drawn so as to include all commercial parcels that fit the RC zoning designation while excluding those that

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas

Criteria		
	irregular boundaries	were more appropriately included in the surrounding lower density rural zoned area. One consideration of inclusion was the expectation of the owners, many of whom had likely purchased their parcels for commercial purposes and for commercial prices.
	LOB creation addresses ability to provide appropriate services	See regional map SDPR-d. This lamird is located along US 101. Further subdivision and building activities are subject to meeting applicable water availability and sewage disposal standards. Any further infill is subject to the Clallam County Subdivision Code (CCC Title 29) and the Clallam County Building Code (CCC Title 21), both of which require evidence of adequate water and sewage disposal.
Development Infill/ Development/ Redevelopment RCW 36.70A.070 (5)(d)(i);(iv)	Principally designed to serve the existing and projected rural population	The RC (Rural Commercial) zoning designation's purpose is "to provide limited, low-impact, neighborhood commercial activities in rural areas." CCC 35.15.010.
	Development is consistent with the area's existing character	The RC zoning designation prescribes allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions which are consistent with the RC zoning designation's stated purpose, including "Performance Standards" that limits buildings to 6,500 square feet and 40 feet height "[i]n keeping with their rural location.
	Area not permitted to extend beyond LOB	This RC zoning that applies to this lamird does not extend beyond the boundaries of this lamird. Lamird development is not allowed beyond the LOB. This lamird has not expanded in size since its adoption in 1995.
Development Regulations RCW 36.70A.070 (5)(d)(iv);(e)	Measures minimize and contain existing areas	The lamird is subject to higher density zoning that does not extend beyond its boundaries. The zoning boundaries coincide with the lamird's boundaries. Extending the lamird boundaries would involve an amendment to the Zoning Code, pursuant to Chapter 33.35 CCC and would require the applicant to demonstrate "consistency with all goals, policies, and mapping criteria of the comprehensive plan." The SDPR Regional Plan at CCC 31.03.290 recognizes this lamird as an area that "may permit components of urban type growth but not be allowed to spread over wide areas requiring urban governmental services." The relevant neighborhood section in the SDPR Regional Plan at CCC 31.03.520 states that "[c]ommercial development along Highway 101 in this area shall be discouraged except for neighborhood services near R corner, rural commercial development near the Dryke-101-Pierce Road area [east Dryke section], and the developed commercial area north of Highway 101 and east of McDonnell [sic] Creek [west Dryke section]." Indeed, this lamird has not increased in size since the adoption of the 1995 Comprehensive Plan and Zoning Map.
	Measures minimize and contain existing uses	The RC zoning designation specifies allowed, conditional and prohibited uses consistent with its purpose which is "to provide limited, low-impact, neighborhood commercial activities in rural areas." This zoning designation does not extend beyond the boundaries of this lamird.

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
	Measures protect critical areas	See regional map SDPR-c and lamird map SDPRLamird9-b for critical areas within or near this lamird. This lamird contains a small segment of a Type 4 stream and a couple of minor wetlands at its boundaries. The extreme northwest corner of the west section is impacted by 150 feet buffers associated with Type 1 water (McDonald Creek). Development and redevelopment near these areas are subject to limitations under various County and State regulations, including Critical Areas regulations. This lamird's critical areas are mostly associated with the lamird's logical outer boundaries, and the relevant development restrictions augment the logical outer boundaries of this lamird. Further land divisions within critical aquifer recharge areas to densities exceeding 1 dwelling per 2.4 acre or involving Type 1 soils are conditioned on enhanced on-site sewage treatment that achieves >30% nitrate reduction, according to policies drafted by Clallam County Department of Health & Human Services under the authority of CCC 27.12.615 (3)(b). A comparison of the 1990 and 2005 aerial photos on lamird map SDPRLamird9-a shows that the identified environmentally sensitive areas in his lamird have remained relatively undeveloped within this time period, confirming the effectiveness of the above regulations.
	Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	Chapter 27.10 CCC, Right to Practice Forestry, Mining and Agriculture, contains notice provisions designed to avoid conflicts.

Statistics Section

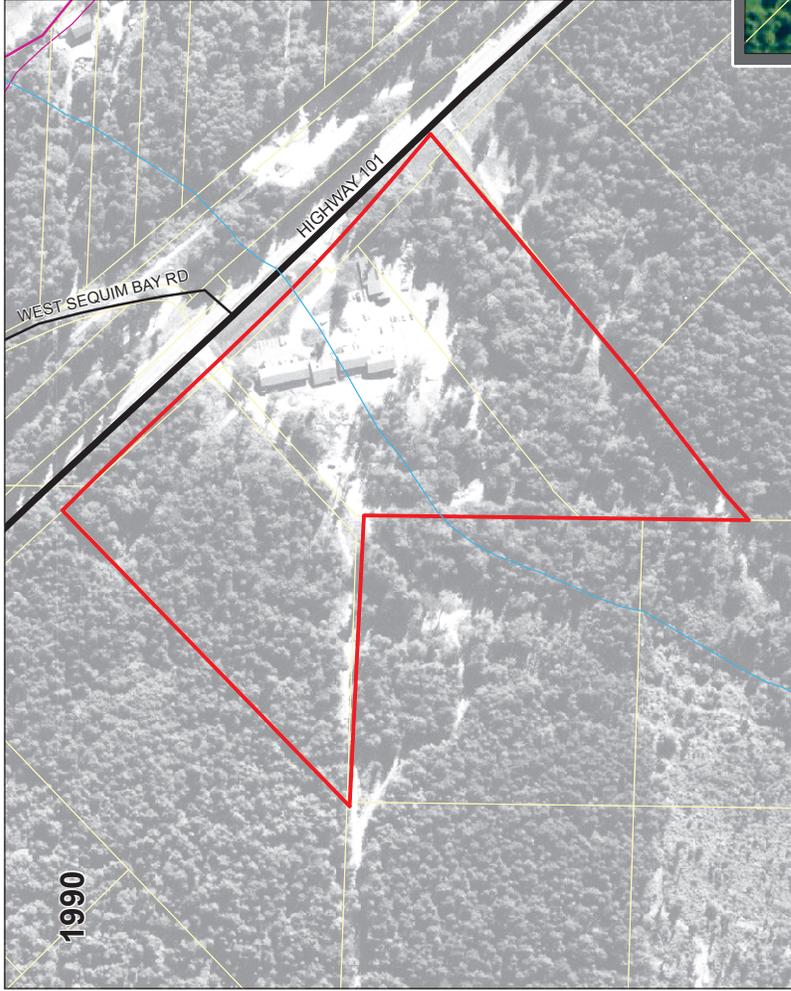
Current parcel size groupings

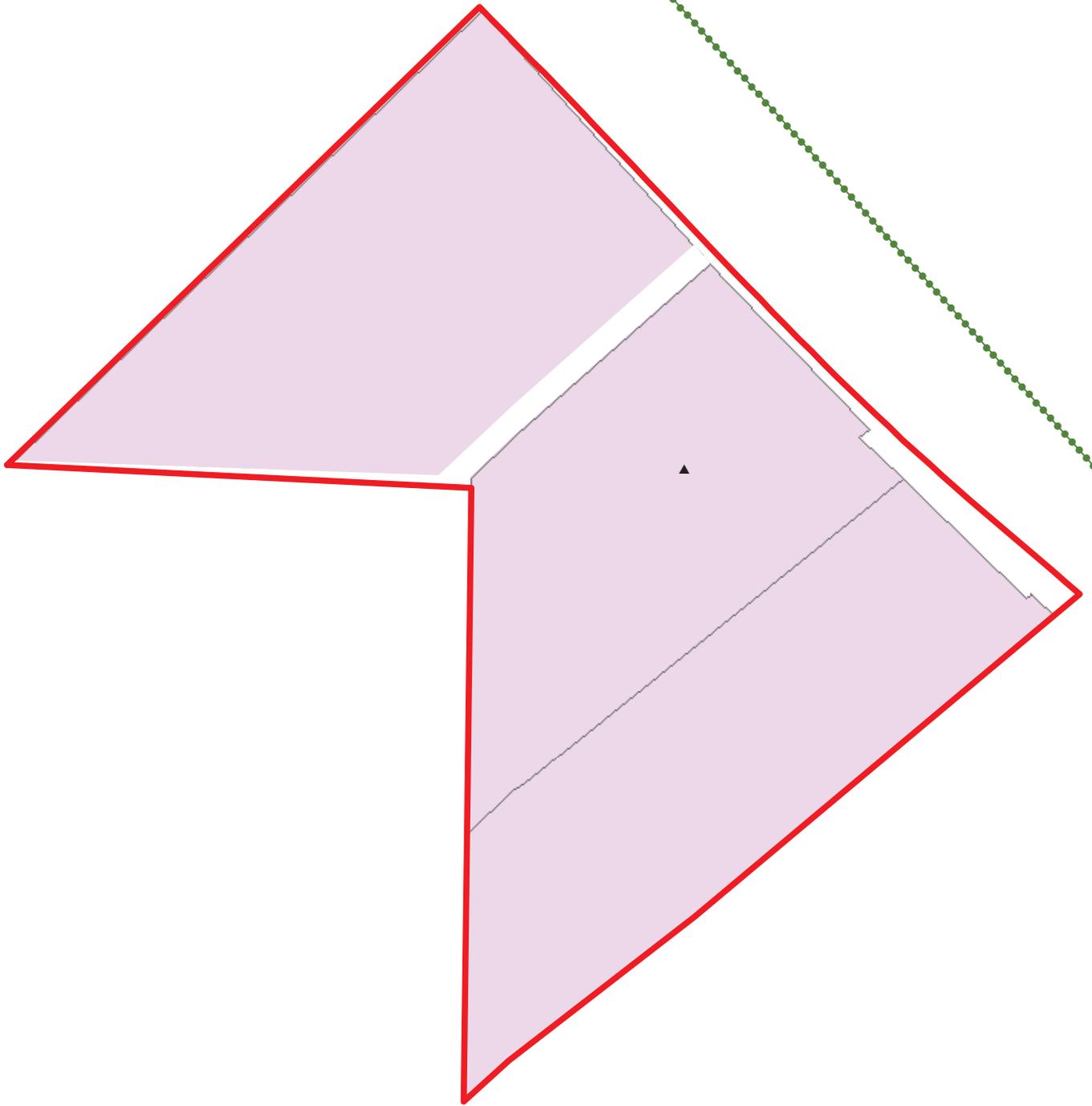
	Parcel size – acres				Row total
	0 - .499	.500 - .99	1.00 – 4.99	>5.00	
# of parcels	1	3	28	1	33
Sum of acres	0.2	2.4	47.9	7.6	58.0
Average acres	0.2	0.8	1.7	7.6	1.8
% of acres	0.3%	4.1%	82.5%	13.0%	100.0%
% of parcels	3.0%	9.1%	84.8%	3.0%	100.0%

Build-out potential

	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	0	2	3	12	16	0	0	0	0	33
Acres sum	0	0.9	3.3	28.9	24.9	0	0	0	0	58.0
% of acres	0.0%	1.5%	5.8%	49.8%	42.9%	0.0%	0.0%	0.0%	0.0%	100.0%
% of parcels	0.0%	6.1%	9.1%	36.4%	48.5%	0.0%	0.0%	0.0%	0.0%	100.0%
Average size	0	0.4	1.1	2.4	1.6	0	0	0	0	1.8
Sum dwelling units	0	0	3	0	0	0	0	0	0	3
Sum development rights	0	2	6	54	44	0	0	0	0	106

Stats generated from Parcel GIS layer, and consist of areas within respective parcel boundaries, and thus exclude roads.





SDPRlamird10-Sequim Bay Lodge

Lamird Report

This report provides the written record of local circumstances that explains how the Sequim Bay Lodge LAMIRD (“this lamird”) fits within the rural element goals of the Growth Management Act (“GMA”), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 3, as described at RCW 36.70A.070(5)(d)(ii). (See also relevant Regional Summary for additional regulations and policies that address these criteria).

This report refers to the Sequim Dungeness Planning Region (“SDPR”) regional maps which are located in section E.0, SDPR Summary and Basemaps, and which are designated with the prefix “SDPR”. This report also refers to lamird-specific maps which are located in section E.10, SDPR Lamird 10 Sequim Bay Lodge, and which are designated with the prefix “SDPRlamird10.”

Summary Section

Lamird Description

This lamird consists of 3 parcels totaling 17.9 acres of Rural Commercial (RC) zoning (CCC 33.15.010) located in the Palo Alto/Chicken Coop neighborhood (CCC 31.03.425) on SDPR’s east side (see regional map SDPR-a). Two parcels are used by Sequim Bay Lodge which markets itself as follows: “[c]onveniently located off Highway 101, our Sequim, Washington Motel is quietly nestled on 17 forested, park-like acres.” The other parcel is undeveloped.

Regional map SDPR-b shows how this lamird is surrounded by lower density rural zoning. Regional map SDPR-c shows minor portions of this lamird subject to type 3 stream buffers and critical aquifer protections under the Clallam County Critical Areas Code (“CAC”). Regional map SDPR-d shows how this lamird is located along US 101, and is served by a Class A watersystem. It is also served by Sequim sewer service according to an agreement explained in more detail below.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map SDPRlamird11-a) reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding low density rural areas have retained their character.

The 1982 Zoning Map (see regional map SDPR-e-ii) shows this area zoned Commercial, substantially consistent with the lamird boundaries as delineated in the 1995 Comprehensive Plan and Zoning Map and this lamird has remained within the boundaries established on the 1995 Comprehensive Plan and Zoning Map. At the time of the adoption of the 1995 Comprehensive Plan and Zoning Map, all three parcels were owned by Sequim Bay Lodge. Sequim Bay Lodge has since sold the one parcel that remains undeveloped to another party.

Local Circumstances

This isolated non-residential use dates back to before 1990 and is limited to three parcels that total 17.9 acres.

LAMIRD Criteria Section

Type 2 LAMIRDs: Small-Scale Recreational and Tourist Uses RCW 36.70A.070 (5)(d)(ii)		
Criteria		
Usage	Intensified development	See Summary Section above. See also the County-wide

**Type 2 LAMIRDs: Small-Scale Recreational and Tourist Uses
RCW 36.70A.070 (5)(d)(ii)**

Criteria		
	of lots with small-scale recreational and tourist uses OR New development of small-scale recreational and tourist uses	and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.
	Uses rely on rural location and setting.	Sequim Bay Lodge markets itself as “Conveniently located off Highway 101, our Sequim, Washington Motel is quietly nestled on 17 forested, park-like acres.” The traveling public comes to the Peninsula to enjoy exactly that sort of setting.
	Does not permit new residential development.	The purpose of the RC zoning designation is “to provide limited, low-impact, neighborhood commercial activities in rural areas.” Residential density is limited to one dwelling per half acre.
Location and Boundary	Outside designated UGAs, and agricultural, forest, and mineral resource lands	The nearest UGA (Sequim) is more than half a mile away. It is not bordered by, or contains, any resource lands.
	Identified by lots	The RC zoning designation at this location is limited to the three parcels which, at the time of the adoption of the current plan, were all owned by Sequim Bay Lodge.
Services	Public services/facilities limited to those necessary to serve the recreation or tourist use	Due to a public health emergency, an agreement was reached by which Sequim extended sewer services to the Lodge but with the express condition that such services would not be extended to intervening connections.
	Public services/facilities provided in a manner that does not permit low-density sprawl	See above.
	For intensification, a designated use or area was in existence on July 1, 1990	The use was in existence by 1990, and the zoning designation only includes the lots that were owned by Sequim Bay Lodge.
Development Regulations RCW 36.70A.070 (5)(c);(d)(iv);(e)	Measures minimize and contain existing areas and uses	The RC zoning designation does not extend beyond the lots that were owned by Sequim Bay Lodge as of 1990. The RC zoning designation limits uses to “low-impact, neighborhood commercial activities.”
	Measures contain or otherwise control rural development	The RC zoning designation does not extend beyond the lots that were owned by Sequim Bay Lodge as of 1990.
	Measures assure visual compatibility of rural development with the surrounding area	The RC zoning designation prescribes allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions which are consistent with the RC zoning designation’s stated purpose, including “Performance Standards” that limits buildings to 6,500 square feet and 40 feet height, and motels to 60 units, “[i]n keeping with their rural location.
	Measures reduce the	The RC zoning designation is limited to the area within the

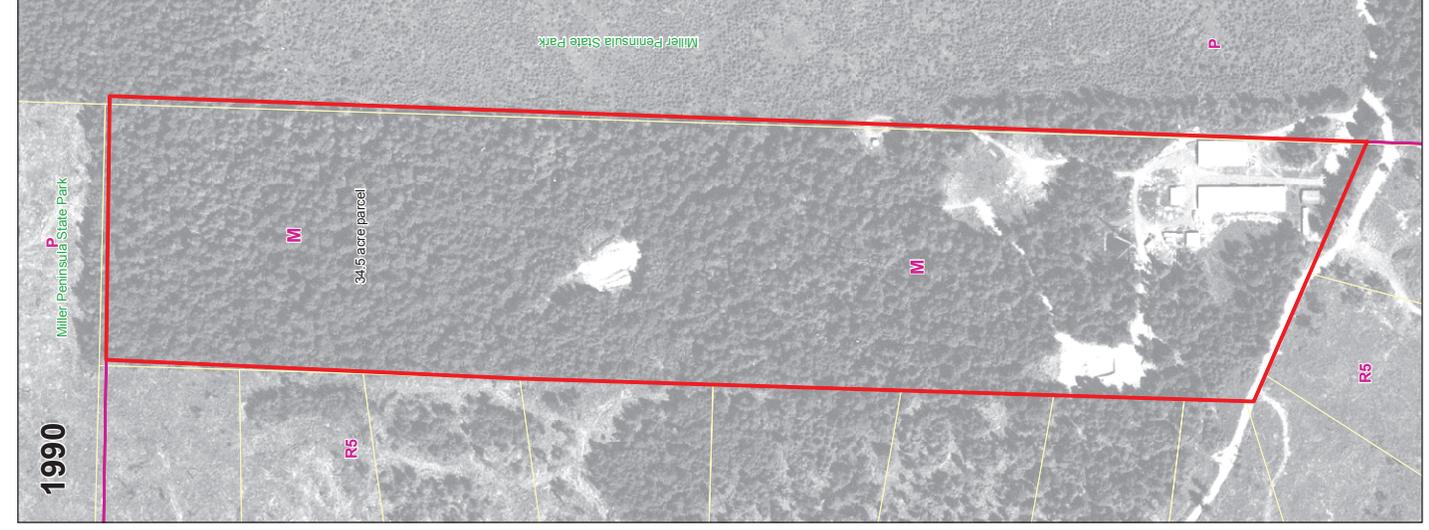
**Type 2 LAMIRDs: Small-Scale Recreational and Tourist Uses
RCW 36.70A.070 (5)(d)(ii)**

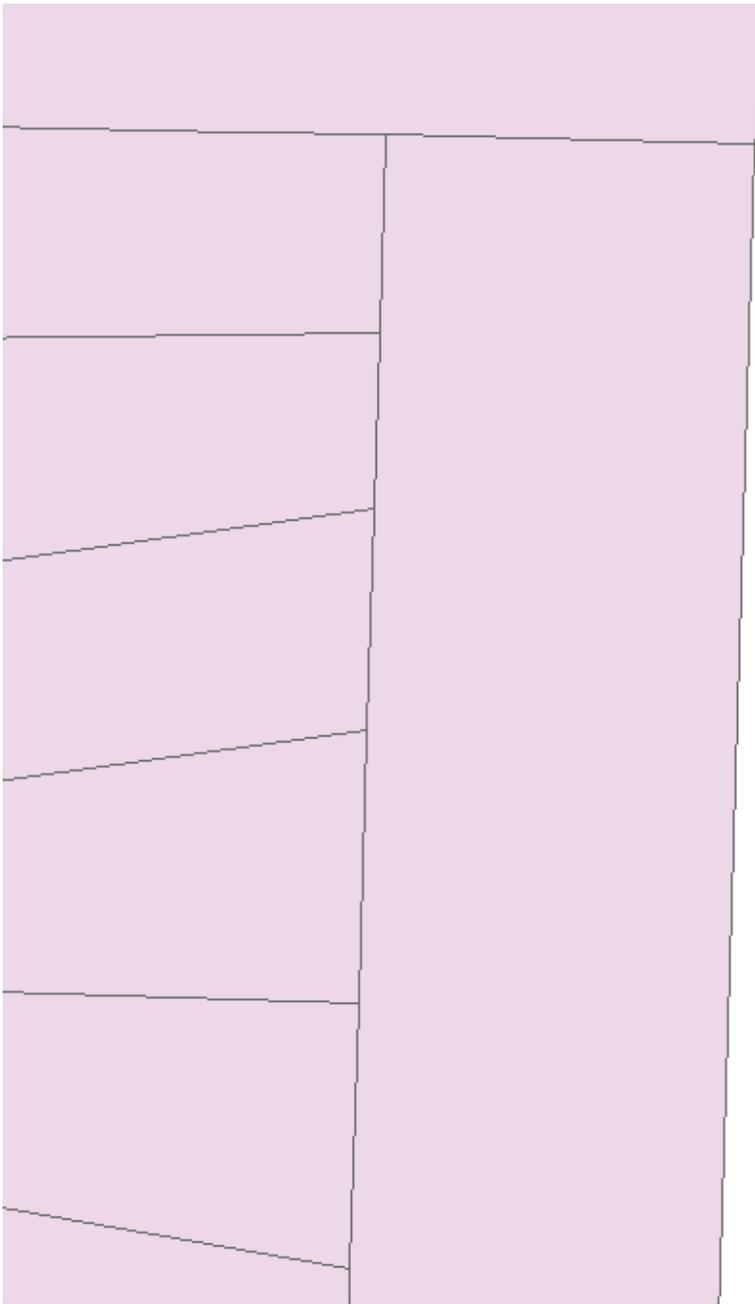
Criteria		
	inappropriate conversion of undeveloped land into sprawling, low-density development	lamird boundaries. The zoning boundaries coincide with the lamird's boundaries. Extending the lamird boundaries would involve an amendment to the Zoning Code, pursuant to Chapter 33.35 CCC and would require the applicant to demonstrate "consistency with all goals, policies, and mapping criteria of the comprehensive plan." CCC 33.03.290 specifically provides that this lamird "may not be allowed to spread over wide areas requiring urban governmental services." This lamird has not increased in size since the adoption of the 1995 Comprehensive Plan and Zoning Map.
	Measures protect critical areas	Regional map SDPR-c shows minor portions of this lamird subject to type 3 stream buffers and critical aquifer protections. Clallam County Critical Areas Ordinance at Chapter 27.12 CCC applies to development and redevelopment.
	Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	Chapter 27.10 CCC, Right to Practice Forestry, Mining and Agriculture, contains notice provisions designed to avoid conflicts.

Map SDPRlamird11-a
MILLER PENINSULA
1990 AND 2005 BUILT ENVIRONMENT

Prepared by Clallam County Dept. of Community Development, Edits: CTT, June 20, 2006

- Legend**
- LAMIRD Boundaries
 - Urban Growth Areas
 - Zoning Boundaries
 - 2006 Parcel Boundaries





SDPRlamird11-Miller Peninsula

Lamird Report

This report provides the written record of local circumstances that explains how the Miller Peninsula LAMIRD (“this lamird”) fits within the rural element goals of the Growth Management Act (“GMA”), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 3, as described at RCW 36.70A.070(5)(d)(iii). (See also relevant Regional Summary for additional regulations and policies that address these criteria).

This report refers to the Sequim Dungeness Planning Region (“SDPR”) regional maps which are located in section E.0, SDPR Summary and Basemaps, and which are designated with the prefix “SDPR”. This report also refers to lamird-specific maps which are located in section E.11, SDPR Lamird 11 Miller Peninsula, and which are designated with the prefix “SDPRlamird11.”

Summary Section

Lamird Description

This lamird consists of one 34.54 acre parcel zoned Industrial (M) (CCC 33.17.010) located in the Miller Peninsula neighborhood (CCC 31.03.415) in the SDPR’s northeast section (see regional map SDPR-a). At the time of the adoption of the 1995 Comprehensive Plan and Zoning Map, this property was owned by a “company that uses explosives to bond metals” per the Environmental Analysis of Sequim-Dungeness Regional Comprehensive Plan dated 12/12/94.

Regional map SDPR-b shows how this lamird is surrounded primarily by lower density zoned rural lands and park lands. Regional map SDPR-c shows that this lamird contains no critical areas.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map SDPRlamird11-a) reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding low density rural areas have retained their character. A review of the Assessor’s records confirms that this facility dates back to 1980.

The 1982 Zoning Map (see regional map SDPR-e-ii) shows this area zoned Industrial, consistent with the lamird boundaries as delineated in the 1995 Comprehensive Plan and Zoning Map. This lamird has remained within the boundaries established on the 1995 Comprehensive Plan and Zoning Map.

Local Circumstances

This isolated non-residential use dates back to 1980 and is limited to one 35.54 acre parcel.

LAMIRD Criteria Section

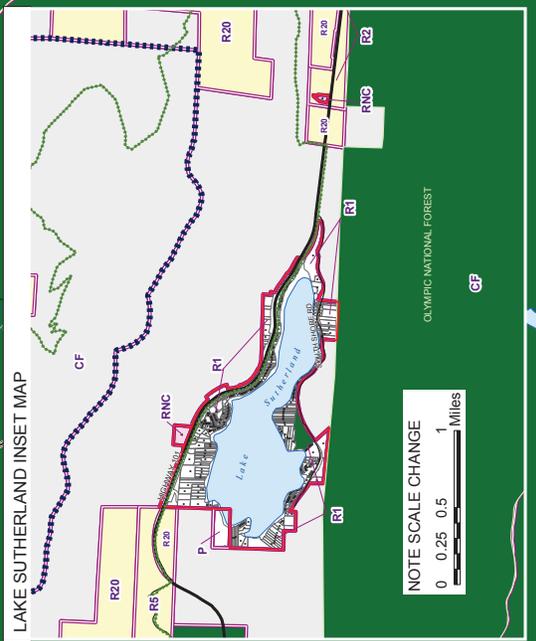
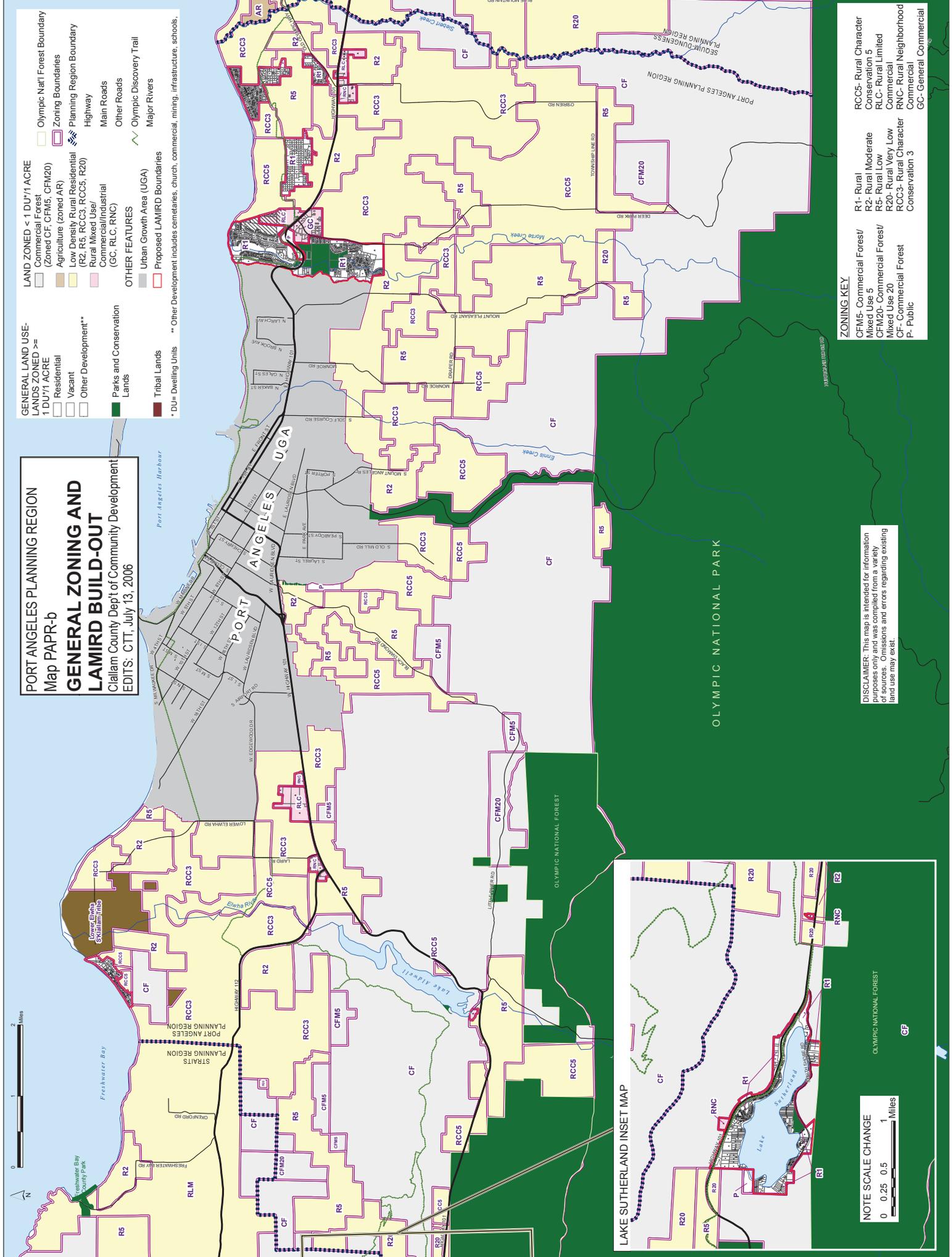
Type 3 LAMIRDs: ISOLATED NON-RESIDENTIAL USES AND ISOLATED COTTAGE INDUSTRIES/ISOLATED SMALL-SCALE BUSINESSES RCW 36.70A.070 (5)(d)(iii)		
Criteria		
Usage	Intensified development of lots with isolated non-residential uses OR New development of isolated cottage industries	“Campus-like research firms, high-tech industries or light manufacturing may be located outside urban growth areas provided that such development does not encourage adjacent urban development, is compatible with adjacent rural or resource lands, is consistent with regional or subarea plans and is served by adequate

Type 3 LAMIRDs: ISOLATED NON-RESIDENTIAL USES AND ISOLATED COTTAGE INDUSTRIES/ISOLATED SMALL-SCALE BUSINESSES RCW 36.70A.070 (5)(d)(iii)		
Criteria		
	or isolated small-scale businesses	public facilities and services.” CCC 31.02.275. See also Summary Section above, as well as the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.
	Cottage industries and small-scale businesses not principally designed to serve the existing and projected rural population and nonresidential uses	This is a one-parcel lamird that uses explosives and requires an isolated setting.
	Cottage industries and small-scale businesses provide job opportunities for rural residents	This business activity provides job opportunities for nearby, rural residents.
Location and Boundary	Outside designated UGAs, and agricultural, forest, and mineral resource lands	The nearest UGA (Sequim) is located over 8 miles away to the west. This parcel does neither contain nor is adjacent to agricultural, forest, or mineral resource lands.
	Identified by lots	The Industrial zoning is limited to Parcel Number 023020310000, which is a 34.54 acre parcel owned by Northwest Technical Industries, Inc.
	Expanding small-scale businesses conform to the area’s rural character	This business has not expanded.
	New small-scale businesses in prior business sites conform to the area’s rural character	This is not a new business.
Services	Public services/facilities limited to those necessary to serve the isolated non-residential use	No public services/facilities serve this parcel.
	Public services/facilities provided in a manner that does not permit low-density sprawl	No public services/facilities serve this parcel.
	Expanding small-scale businesses conform to the area’s rural character	This business has not expanded.
	New small-scale businesses in prior business site conform to the area’s rural character	This business is not new.
	For intensification, a designated use or area was in existence on July 1, 1990	The 1982 Zoning Map (SDPR-e-ii) shows this parcel zoned Industrial as well. This business has not intensified.
Development	Measures minimize and	The industrial zoning is limited to one parcel of less

Type 3 LAMIRDs: ISOLATED NON-RESIDENTIAL USES AND ISOLATED COTTAGE INDUSTRIES/ISOLATED SMALL-SCALE BUSINESSES RCW 36.70A.070 (5)(d)(iii)		
Criteria		
Regulations RCW 36.70A.070 (5)(c);(d)(iv);(e)	contain existing areas and uses	than 35 acres and has remained at that size since at least 1982. The County-wide Comprehensive Plan at CCC 31.02.275 states that while “[c]ommercial and industrial land uses in Clallam County should generally be focused into the designated urban growth areas.... [s]ome types of commercial or industrial land uses may be appropriately located outside of urban growth areas... “ This business requires explosive to produce its products, and is more properly located outside of urban growth areas.
	Measures contain or otherwise control rural development	The M zoning is limited to only this parcel. Residential dwellings of any kind are among the prohibited land uses of the Industrial zoning designation.
	Measures assure visual compatibility of rural development with the surrounding area	The Industrial zoning designation requires setbacks and a maximum height of 50 feet designed to assure visual compatibility.
	Measures reduce the inappropriate conversion of undeveloped land into sprawling, low-density development	The Industrial zoning that applies to this lamird does not extend beyond the one parcel. Extending the lamird boundaries would involve an amendment to the Zoning Code, pursuant to Chapter 33.35 CCC and would require the applicant to demonstrate “consistency with all goals, policies, and mapping criteria of the comprehensive plan.” This lamird has not increased in size since the adoption of the 1995 Comprehensive Plan and Zoning Map.
	Measures protect critical areas	Clallam County Critical Areas Ordinance at Chapter 27.12 CCC applies to development and redevelopment. This parcel does not contain and is not bordered by critical areas.
	Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	Chapter 27.10 CCC, Right to Practice Forestry, Mining and Agriculture, contains notice provisions designed to avoid conflicts.

PORT ANGELES PLANNING REGION
Map PAPP-b
GENERAL ZONING AND
LAMIRD BUILD-OUT
 Clallam County Dept of Community Development
 EDITS: CTT, July 13, 2006

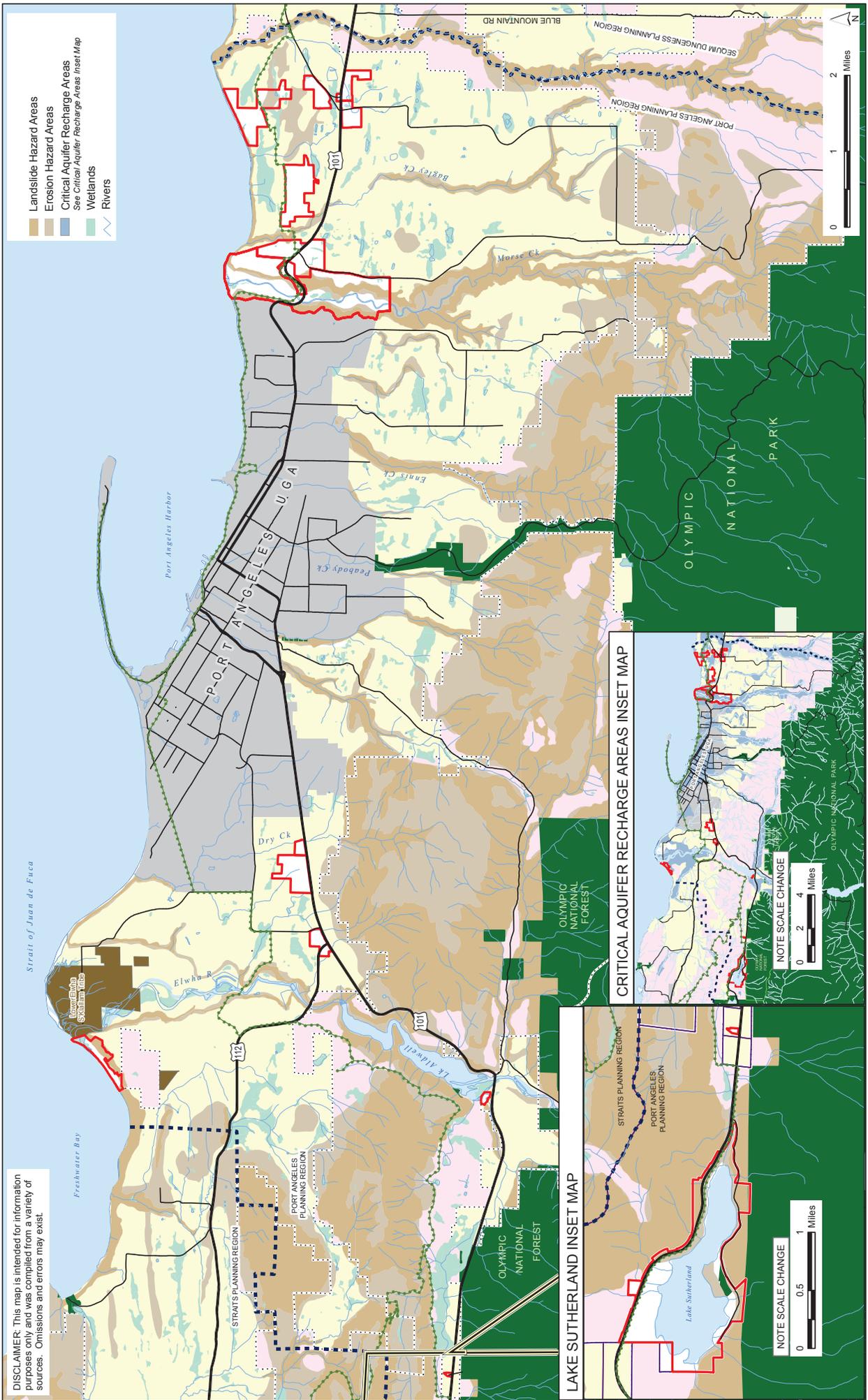
- GENERAL LAND USE- LANDS ZONED >= 1 DU/11 ACRE**
- Commercial Forest (Zoned CF, CFM5, CFM20)
 - Vacant
 - Residential
 - Other Development**
 - Parks and Conservation Lands
- LAND ZONED < 1 DU/11 ACRE**
- Commercial Forest
 - Agriculture (zoned AR)
 - Low Density Rural Residential (R2, R5, RCC3, RCC5, R20)
 - Rural Mixed Use/ Commercial/Industrial (GC, RLC, RNC)
 - Urban Growth Area (UGA)
 - Proposed LAMIRD Boundaries
- OTHER FEATURES**
- Olympic Nat'l Forest Boundary
 - Zoning Boundaries
 - Planning Region Boundary
 - Highway
 - Main Roads
 - Other Roads
 - Olympic Discovery Trail
 - Major Rivers
 - Tribal Lands
- * DU= Dwelling Units ** Other Development includes cemeteries, church, commercial, mining, infrastructure, schools.



NOTE SCALE CHANGE
 0 0.25 0.5 1 Miles

- ZONING KEY**
- CFM5- Commercial Forest/ Mixed Use 5
 - CFM20- Commercial Forest/ Mixed Use 20
 - CF- Commercial Forest
 - P- Public
 - R1- Rural
 - R2- Rural Moderate
 - R5- Rural Low
 - R20- Rural Very Low
 - RCC3- Rural Character Commercial
 - RCC5- Rural Character Conservation 5
 - RLC- Rural Limited Commercial
 - RNC- Rural Neighborhood Commercial
 - GC- General Commercial

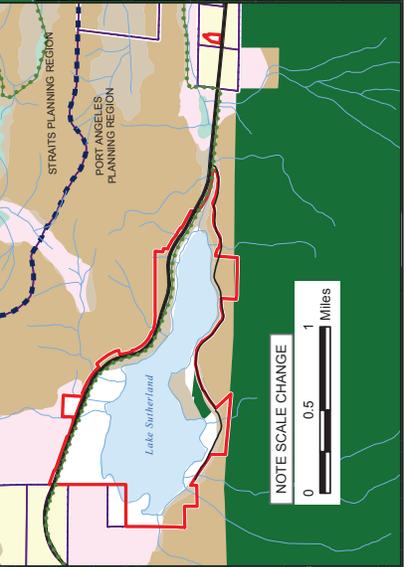
DISCLAIMER: This map is intended for information purposes only and was compiled from a variety of sources. Omissions and errors regarding existing land use may exist.



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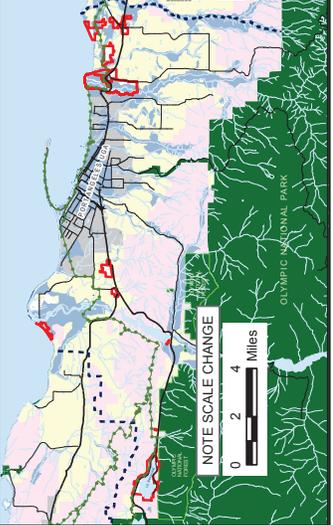
- Landslide Hazard Areas
- Erosion Hazard Areas
- Critical Aquifer Recharge Areas
- See Critical Aquifer Recharge Areas Inset Map
- Wetlands
- Rivers

LAKE SUTHERLAND INSET MAP



NOTE SCALE CHANGE

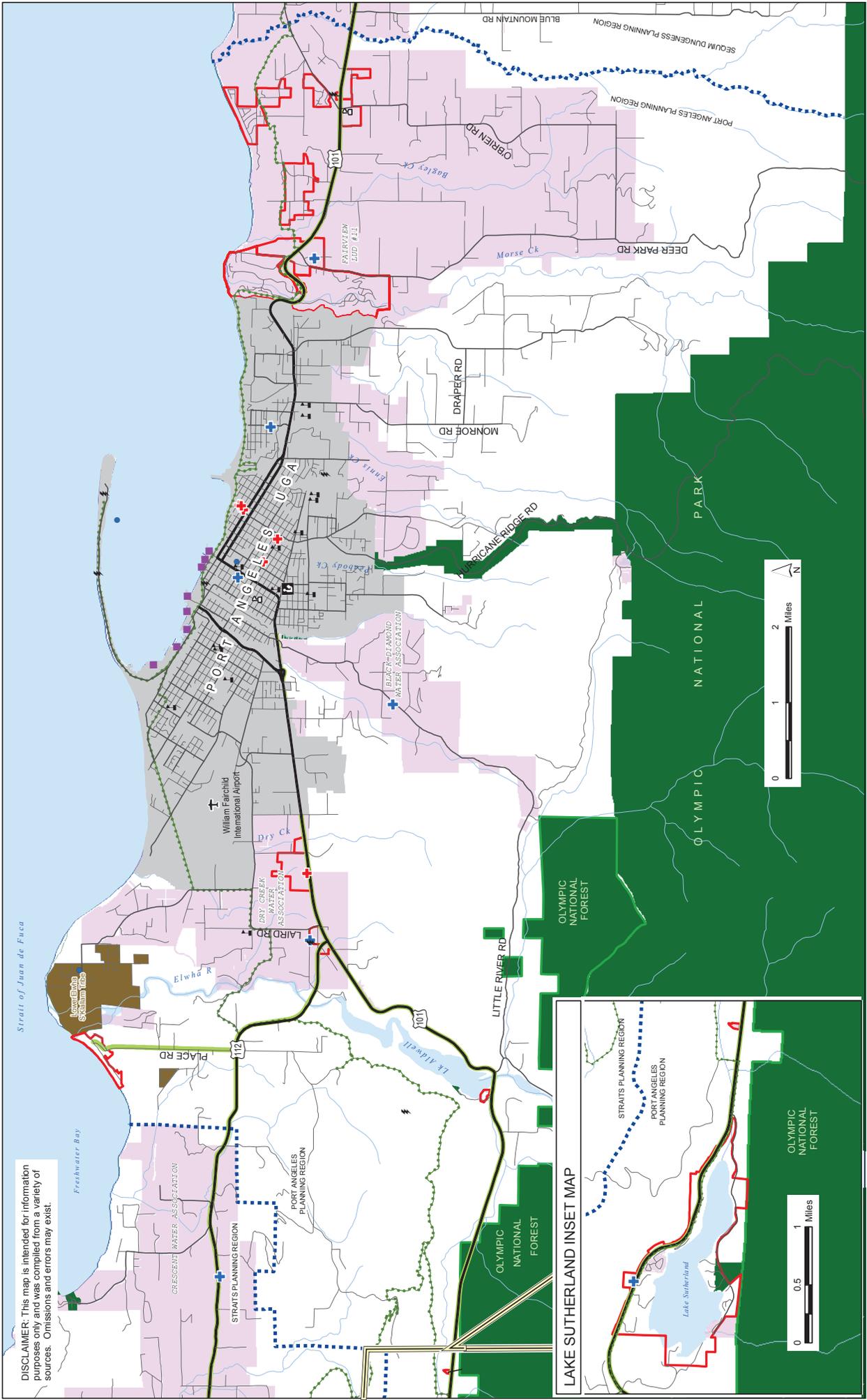
CRITICAL AQUIFER RECHARGE AREAS INSET MAP



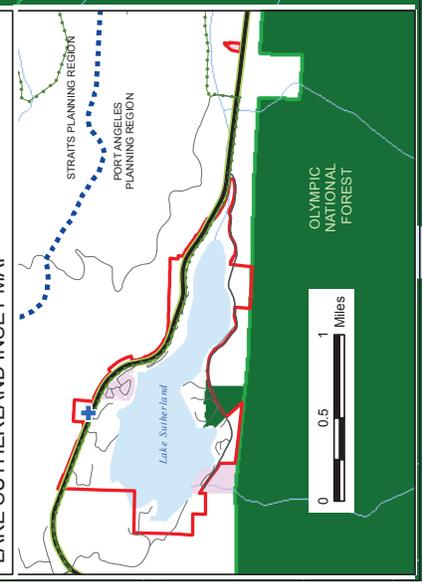
NOTE SCALE CHANGE

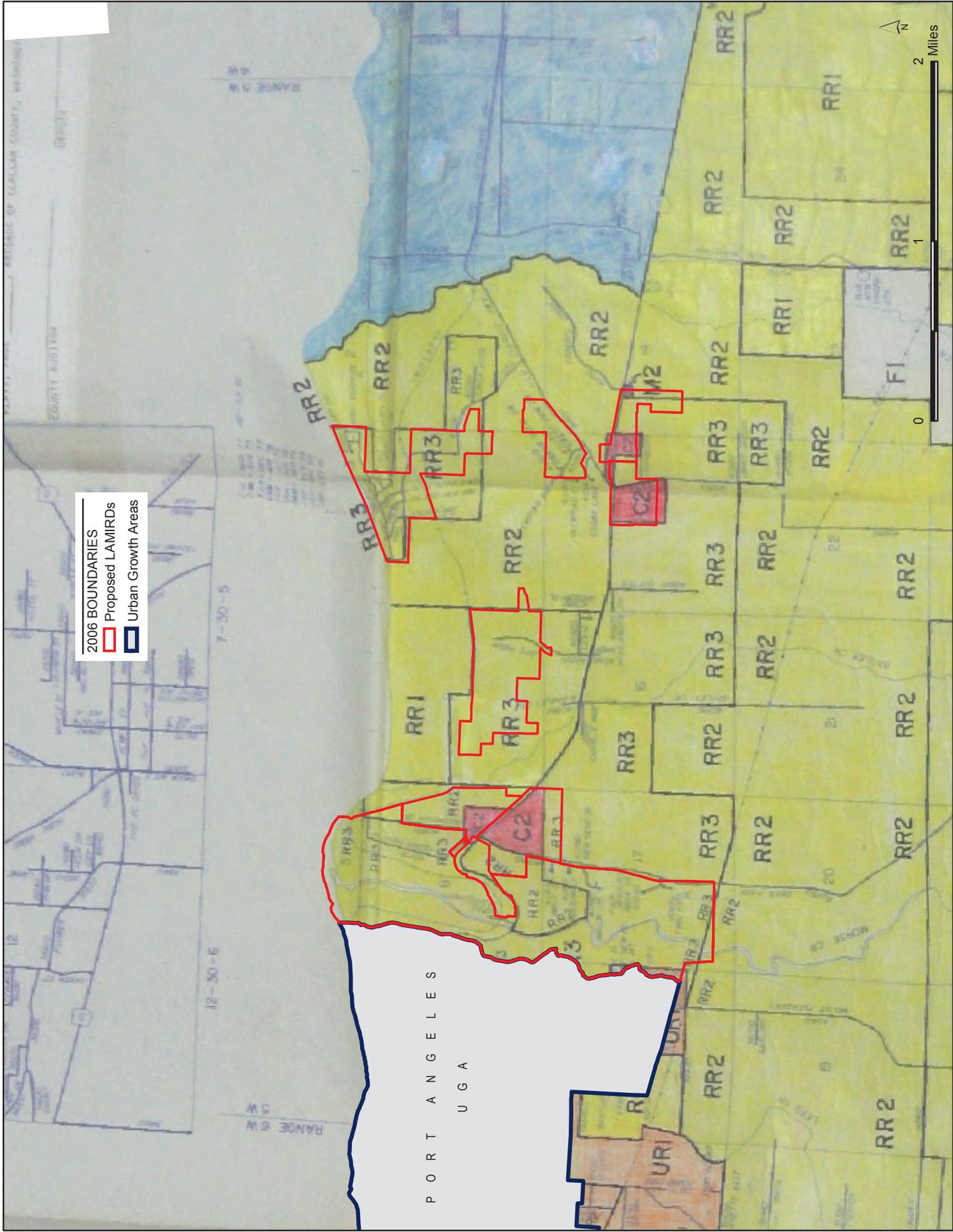
0 1 2 Miles

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



LAKE SUTHERLAND INSET MAP

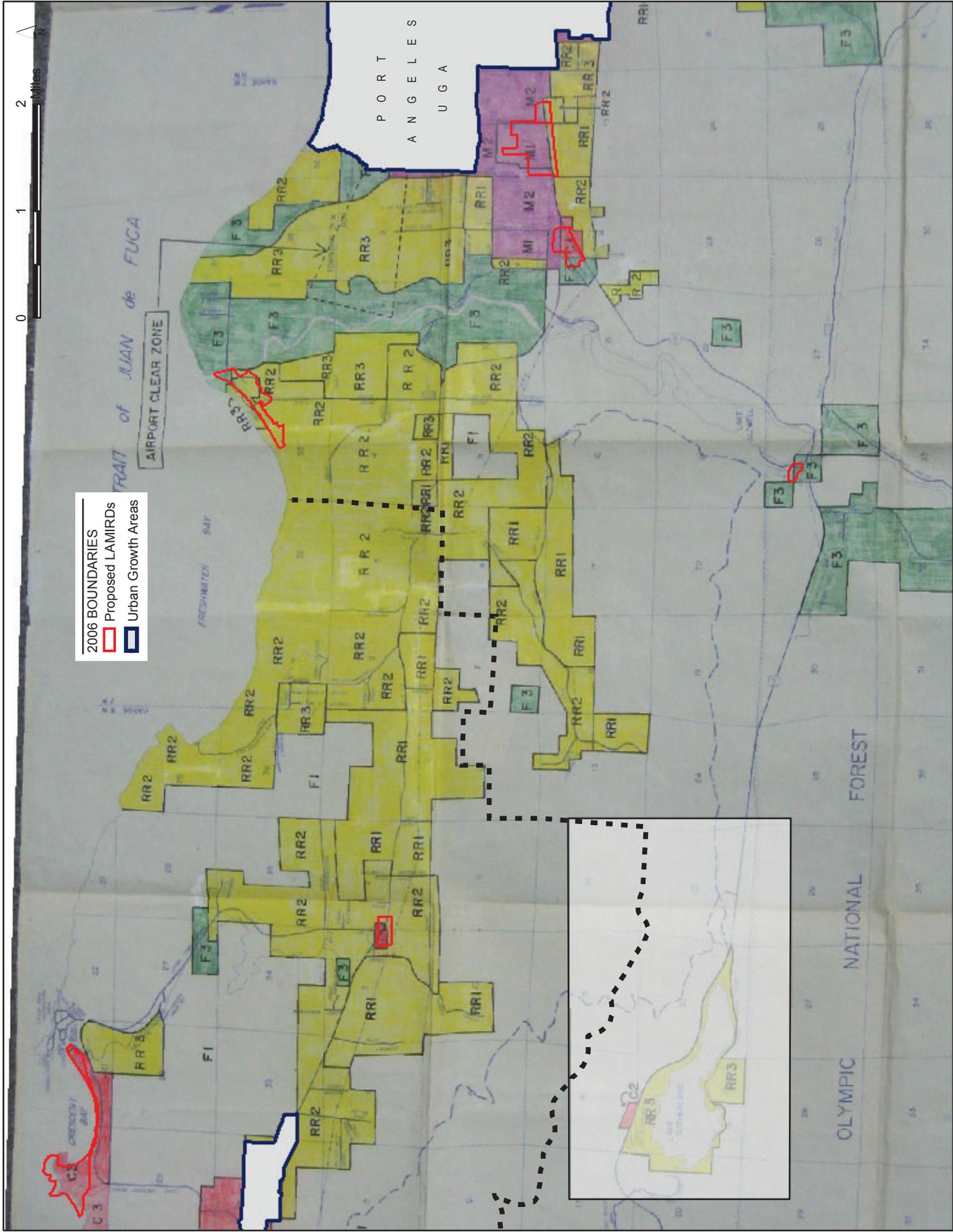




2006 BOUNDARIES
Proposed Lamirds
Urban Growth Areas

0 1 2 Miles

PORT ANGELES
UGA



2006 BOUNDARIES
 Proposed LAMIRDS
 Urban Growth Areas

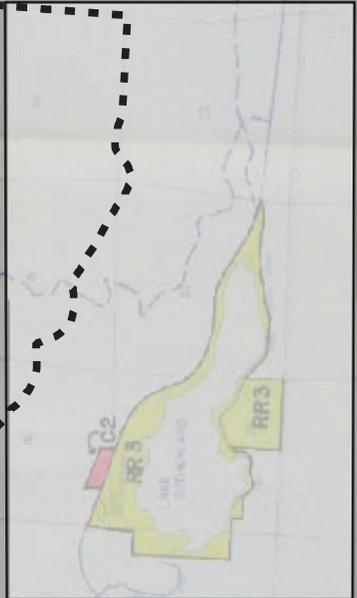
0 1 2 Miles



TRAIT of JUAN de FUCA
 AIRPORT CLEAR ZONE

P O R T
 A N G E L E S
 U G A

OLYMPIC NATIONAL FOREST



C 1
 C 3

RR3

F1

RR2

RR3

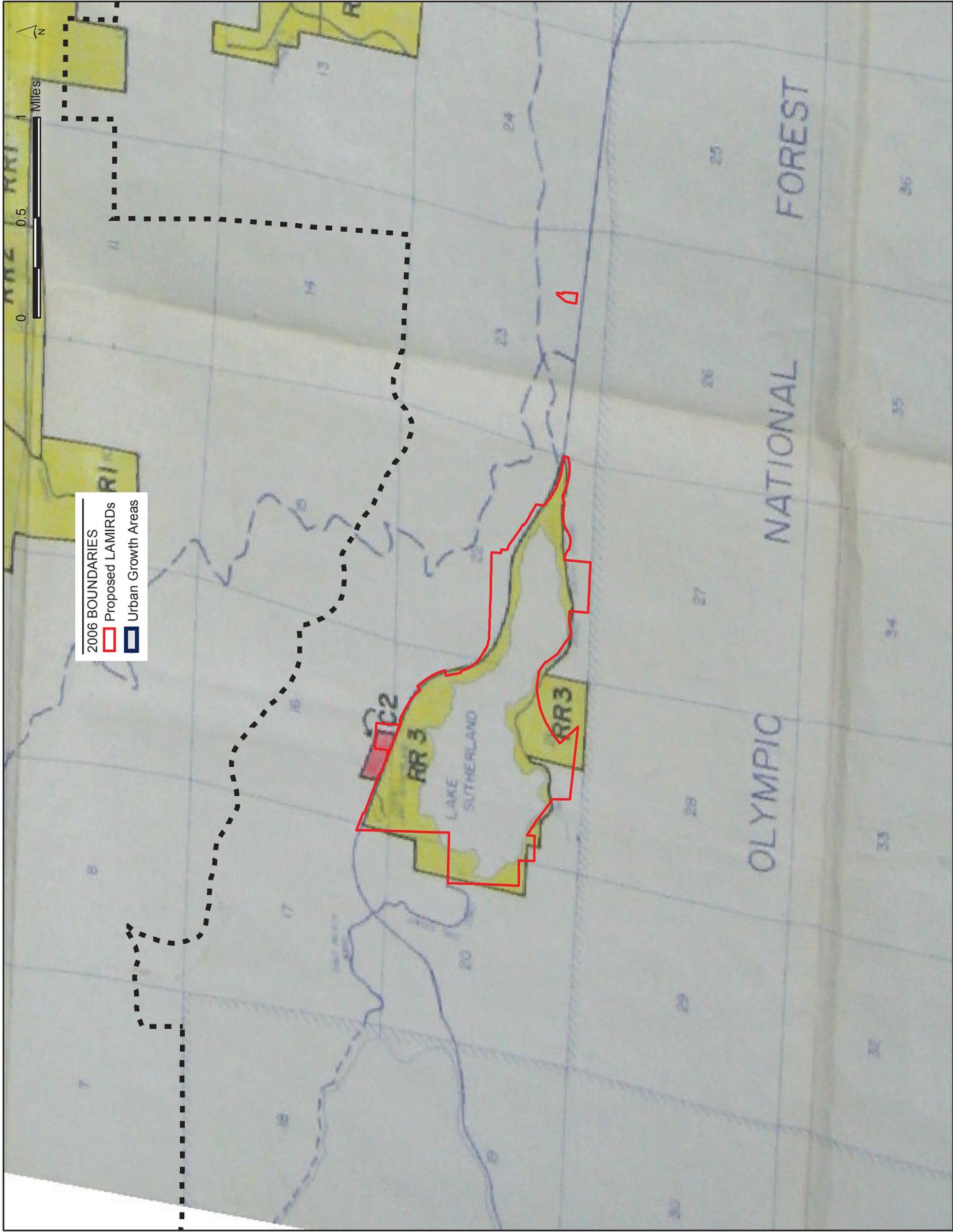
RR2

RR3

RR2

RR3

RR2

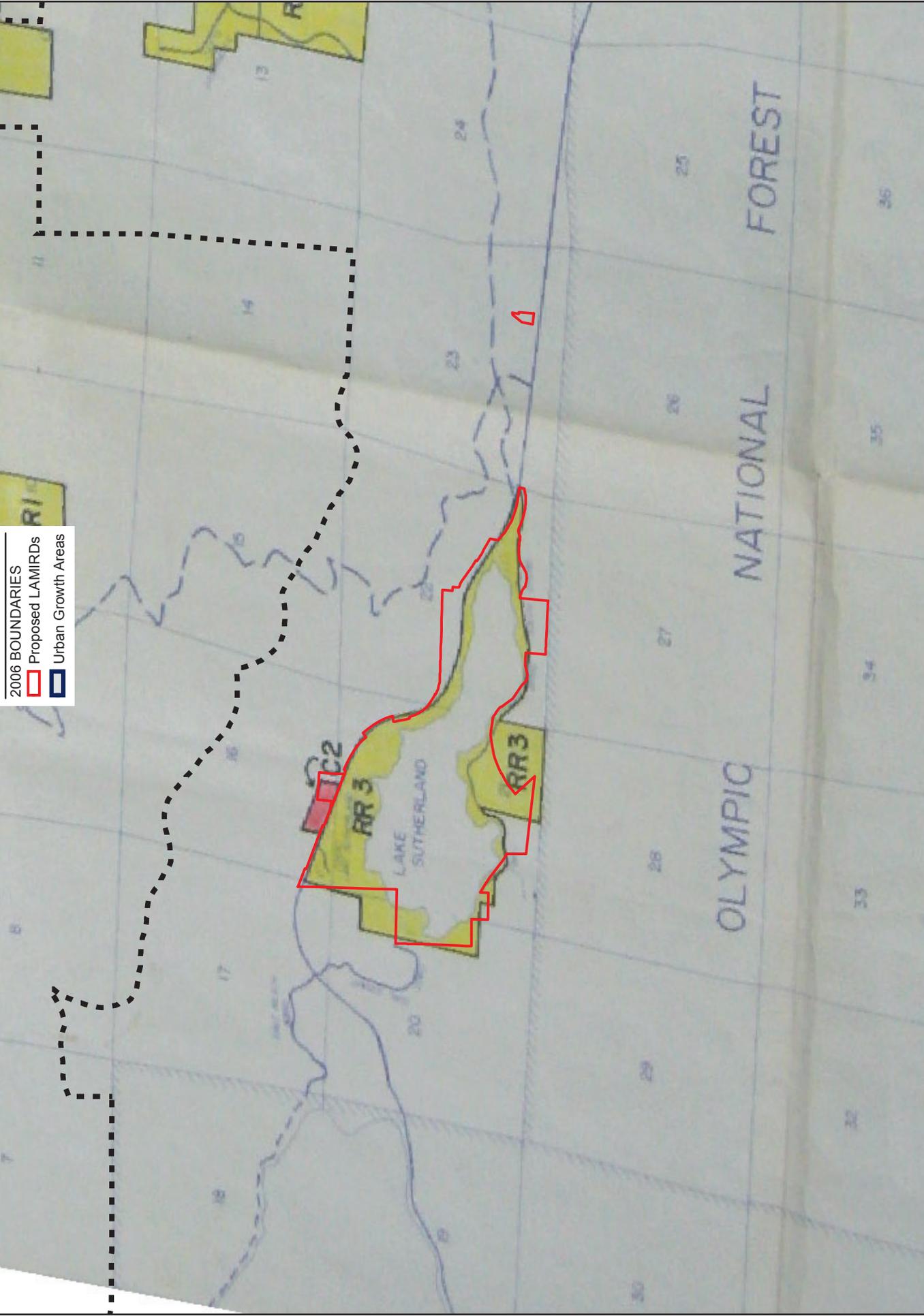


2006 BOUNDARIES
Proposed Lamirds
Urban Growth Areas

0 0.5 1 Miles



OLYMPIC NATIONAL FOREST



Port Angeles Planning Region (PAPR) Summary

This Summary includes:

- Summary Section
- Lamird Criteria Section
- Statistics Section

Summary Section

The Port Angeles Planning Region ("PAPR") consists of 67,460 acres bounded between Siebert Creek (and Sequim Dungeness Planning Region) to the east, the Strait of Juan de Fuca to the north, Lake Crescent to the west, and Olympic National Park to the south. It is accessed via US 101 from the east which transects the PAPR from east to west along a distance of about 25 miles. SR 112 exits from US 101 west of Port Angeles and provides access to the Straits Planning Region which is located to the west of the PAPR along the Strait of Juan de Fuca. US 101 continues on to provide access to the West Planning Region which is located south of the Straits Planning Region.

The PAPR serves as the gateway to Olympic National Park, most of the Straits Coast, the Pacific Coast and several native tribes. It contains the incorporated City of Port Angeles. The property outside the urban area contains a mix of land uses including forestry and rural residential. The region serves as the center of operations for processing and transporting forestry products from most of the county and provides the majority of the county's governmental, educational, and health care services.

The PAPR only has one UGA, the Port Angeles Urban Growth Area, which, at 2,865 acres, takes up 4.2% of the PAPR area. Resource and Park lands total more than half of the PAPR and Rural lands total almost 45%. Only 3.5% of the PAPR constitutes areas of more intensive rural development. According to the PAPR Regional Plan at CCC 31.04.220, Rural land – Inventory and analysis, "[t]he regions current "rural character" is characterized by large open spaces and pockets of concentrated residential development along the Strait of Juan de Fuca. Residential communities are separated by a highly mixed rural development pattern of diverse lot sizes and land uses."

The PAPR Regional Plan identifies the following types of more intensive rural developments within its region:

- Subdivisions and areas where one acre lot sizes are already existent over large areas (greater than fifty (50) acres). (From CCC 31.04.230, Rural land – Policies)
- Shadow Mountain Store and RV at Lake Sutherland, Laird's Corner and Granny's on Highway 101 are examples of tourist or neighborhood commercial developments that provide needed services to tourists and rural residents alike, but should be maintained within a set size limit or length along the highway and should occur no closer than at three (3) mile intervals to promote compact rural commercial service centers. (From CCC 31.04.220, Rural land – Inventory and analysis)
- Commercial and industrial uses found just east of the O'Brien Road intersection and west of Dry Creek Road exceed those which should be found in rural area and should be limited to these locations and further growth outside of a defined area at these locations should not be permitted and visual impact of these uses reduced through the use of high quality landscaping and design guidelines. (From CCC 31.04.220, Rural land – Inventory and analysis)
- Several industrially zoned but unutilized-utilized log yards found outside the urban growth area recommended for change to either rural neighborhood commercial to allow for appropriate use on the site while limiting further water designation or to commercial forestry or rural land uses depending on surrounding land uses. (From CCC 31.04.220, Rural land – Inventory and analysis)

Lamird Criteria Section

Type 1 LAMIRDS: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Usage RCW 36.70A.070 (5)(d)(i)	Existing Commercial, Industrial, Residential, or Mixed-use areas	See Summary Section above. See also the County-wide and applicable Lamird Summaries for additional or more specific information on regulations and policies referenced herein. The outer boundaries of most of the SDPR lamirds are either substantially similar to, or substantially smaller than the outer boundaries of the more intense rural density zoned areas of which they were part on the 1982 Zoning Map. See regional maps SDPR-d.
Location and Boundary RCW 36.70A.070 (5)(d)(iv)	Outside designated UGAs, and agricultural, forest, and mineral resource lands	All the lamirds are located outside of UGAs, agricultural, and forest resource lands. Some do border on forest resource lands but the R1 zoning designation provides for expanded setbacks from resource zones. There are no agricultural resource lands in the PAPR. There are extensive mineral resource lands located throughout the PAPR and mineral extraction is an allowed use under the Commercial Forestry zoning designations where the great majority of mineral resources in the PAPR area are located. The three PAPR commercial/industrial lamirds (Deer Park, Laird and O'Brien) are all located on mineral resource lands. GC zoning (located in the Deer Park lamird) allows for mineral extraction, while RLC and RNC zoning (located in the Deer Park, O'Brien and Laird lamirds) allow for it as a conditional use, subject to a determination that such a proposed use is "consistent with ... the character of the neighborhood." A mineral extraction operation currently exists in the Deer Park lamird.
	Area clearly identified and contained with a logical outer boundary (LOB) delineated primarily by the built environment as of July 1, 1990	The PAPR Regional Plan at CCC 31.04.230 provides that "[o]ne 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). Existing, legal, nonconforming lots will be buildable." The relevant neighborhood sections of the PAPR Regional Plan identify Lake Sutherland, Place Road, Four Seasons, The Bluffs, Cedar Glen, and Lake Farm as fitting such criteria. The PAPR Regional Plan at CCC 31.04.230 also recognizes "existing commercial and industrial designated lands east of the O'Brien Road intersection and on the 100 acre site west of Dry Creek" and "existing rural neighborhood commercial designations 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," and states that these "should be allowed within the original area limits... subject to the [certain] standards." Finally, the boundaries of the lamirds were drawn considering a variety of circumstances, including consideration of contiguous ownerships and the benefit of decreasing non-conformity by placing in-between sized parcels into higher-density zoning rather than lower-density zoning.
	LOB creation addresses neighborhood character	The residential lamirds of Lake Sutherland, Place Road, Four Seasons, The Bluffs, Cedar Glen, and Lake Farm were all designated Rural Residential 3 (RR3) under the 1982 Zoning Map, designed "for citizens to enjoy a rural lifestyle" at a density

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
		<p>of one dwelling per acre. (Cedar Glen predated the one dwelling per 2.5 acres Rural Residential 2 (RR2) which it was designated under the 1982 Zoning Map). The purpose of the current R1 zoning is “to provide areas having a suburban/rural density setting free from commercial and industrial developments” at a density of one dwelling per acre. Designating these residential lamirds with R1 zoning accurately addresses their pre-existing character.</p> <p>The commercial lamirds of O’Brien, Deer Park, Laird’s Corner, Granny’s and Shadow Mountain were all designated either Commercial or Industrial under the 1982 Zoning Map. The respective purposes of the current RNC, RLC, and GC zoning designations are “to provide limited, low impact, neighborhood commercial activities in rural areas,” “to provide for a mix of industrial uses and limited, low-impact, neighborhood commercial activities in rural areas where these types of uses are already well established,” and “to allow a wide range of commercial goods and services to the entire region” respectively. The various commercial lamirds were designated with the designation that most accurately addresses their character.</p>
	LOB creation addresses physical boundaries	The boundaries of the lamirds were drawn considering a variety of circumstances, including physical boundaries such as roads, cliffs, waterfront, and critical areas.
	LOB creation addresses prevention of irregular boundaries	The boundaries of the lamirds were drawn considering a variety of circumstances, including the desire to avoid small islands of divergent zoning and jagged irregular boundary lines.
	LOB creation addresses ability to provide appropriate services	<p>All the PAPER lamirds are pre-existing and well-established neighborhoods, generally located near US 101 or SR 112, and all adequately served by well-established county and private road networks. Most of them are served by Class A Water Systems. Any further infill is subject to the Clallam County Subdivision Code (CCC Title 29) CCC) and the Clallam County Building Code (CCC Title 21), both of which require evidence of adequate water and sewage disposal.</p> <p>Under the Clallam County Zoning Code, the RLC and GC zoning designations specify that proposed development will be considered in light of ability to provide appropriate services, i.e. the RLC designation provides that “[p]roposed uses shall not require expansion of urban services such as sewer” and the GC designation provides that the lot size shall be the “minimum necessary to provide adequate potable water and sewage disposal for the proposed use.”</p> <p>Finally, the PAPER Regional Plan at CCC 31.04.230 includes the rural policy that “[n]ew development shall utilize existing community water systems where available and feasible, rather than establishing new community water systems in areas already served by existing systems.”</p>
Development Infill/ Development/	Principally designed to serve the existing and	The purpose of the current R1 zoning which governs six of the ten PAPER lamirds, is “to provide areas having a suburban/rural density setting free from commercial and industrial

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Redevelopment RCW 36.70A.070 (5)(d)(i);(iv)	projected rural population	developments” The RNC zoning is designed to provide “for limited commercial services which meet the convenience needs of local residents in rural areas.” The job opportunities created under the RNC and RLC designations benefits the existing and projected rural population.
	Development is consistent with the area’s existing character	The zoning code at Title 33 CCC prescribes allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions for each zoning designation that are consistent with that zoning designation’s stated purpose. Each of the zoning designations provides that conditional uses are subject to a “determination that the proposed use is consistent with applicable land use regulations and the character of the neighborhood.”
	Area not permitted to extend beyond LOB	The current boundaries of most of the PAPR lamirds are all either substantially similar to, or substantially smaller than the outer boundaries of the high density areas of which they were part on the 1982 Zoning Map. In drawing the new boundaries around the then-built environment, most areas shrunk considerably which resulted in considerable areas being downsized. The PAPR Regional Plan at CCC 31.04.230 explains that “[a]reas [previously] 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.” Except in one case involving the rezone of 4.82 acres, the boundaries drawn in 1995 have not expanded since then, with development occurring outside of them subject to the applicable lower-density zoning that surrounds the lamirds.
Development Regulations RCW 36.70A.070 (5)(d)(iv);(e)	Measures minimize and contain existing areas	The lamirds are subject to higher density zoning that does not extend beyond their boundaries. Zoning densities beyond the lamird boundaries are lower. Extending the lamird boundaries would involve an amendment to the Zoning Map, pursuant to Chapter 33.35 CCC requiring the applicant to demonstrate “consistency with all goals, policies, and mapping criteria of the comprehensive plan.” An amendment to the comprehensive plan would require the applicant to demonstrate both consistency with the “spirit and intent” of the comprehensive plan, the Zoning Code, and all other land-use regulations, as well as that the amendment would not be detrimental to the public health, safety, and welfare and is necessary due to changed conditions or circumstances. PAPR Regional Plan at CCC 31.04.230 provides that “areas that retain their one acre densities will not be ... expanded beyond these initial limits to ensure that urban density development occurs within and not outside of urban growth areas,” that “conversion of rural areas into higher density rural designations or zoning districts will be discouraged...,” that “[e]xtension or existence of public water service in designated rural areas or resource lands shall not result in or be justification for higher densities,” that “[f]urther 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

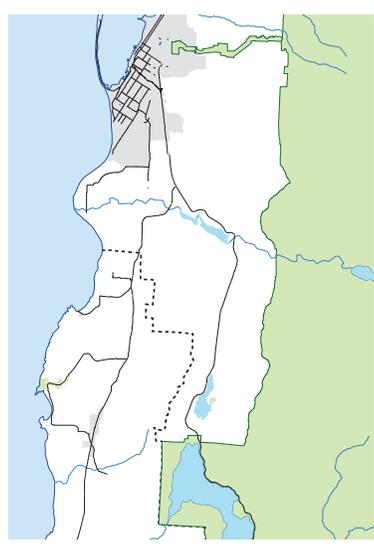
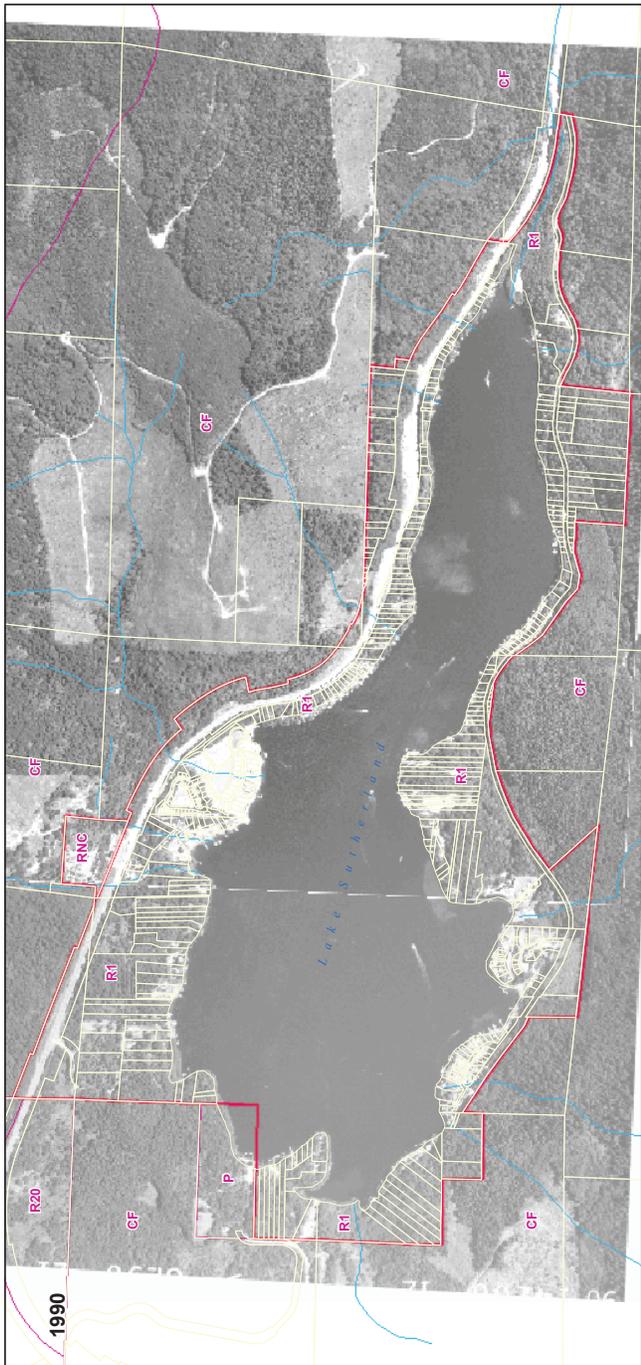
Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
		<p>urban growth areas.”</p> <p>Indeed, except for one case involving the rezone of 4.82 acres, PAPR lamirds have not increased in size between 1995 and the present.</p>
	Measures minimize and contain existing uses	<p>The PAPR Regional Plan policy at CCC 31.04.230 includes the policy that “[c]ommercial uses allowed in rural residential designations should be limited to those which would not impact rural character.”</p> <p>Each of the PAPR lamird zoning designations (R1, RNC, RLC, and GC) recognize the rural setting where they are applied which is reflected in their criteria. These zoning designations are applied only to areas within lamirds.</p>
	Measures protect critical areas	<p>Environmentally sensitive areas were specifically identified in the PAPR Regional Plan neighborhood sections. These serve as both logical outer boundaries for lamirds as well as maintain the rural character of the lamirds.</p> <p>Any development and redevelopment that may occur near streams, wetlands, and landslide areas is subject to buffers and other protective development permit conditions according to Chapter 35.01 CCC, Shoreline Management Act (SMA) and the Clallam County Shoreline Master Program (SMP), as well as Chapter 27.12 CCC, Critical Areas Code (CAC).</p> <p>Further land divisions within critical aquifer recharge areas to densities exceeding 1 dwelling per 2.4 acre or involving Type 1 soils are conditioned on enhanced on-site sewage treatment that achieves >30% nitrate reduction, according to policies drafted by Clallam County Department of Health & Human Services under the authority of CCC 27.12.615 (3)(b).</p> <p>The open space overlay qualifies owners for open space taxation and the properties as “sending areas” under Chapter 33.26 CCC, Transfer of Development Rights (which allows owners of such lands to realize the equity in the land’s development potential without conversion to non-agricultural or nonforestry related uses).</p>
	Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	<p>There are no Agricultural Retention lands in the PAPR.</p> <p>There are extensive Commercial Forest lands in the PAPR and the PAPR Regional Plan at CCC 31.04.230 includes the policy that “[c]onversion 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.”</p> <p>There are extensive mineral resource lands located throughout the PAPR and mineral extraction is an allowed use under the Commercial Forestry zoning designations where the great majority of mineral resources in the PAPR area are located.</p> <p>Furthermore, Chapter 27.10 CCC, Right to Practice Forestry, Mining and Agriculture, contains notice provisions designed to avoid conflicts, providing for general notice with their tax bill to “all</p>

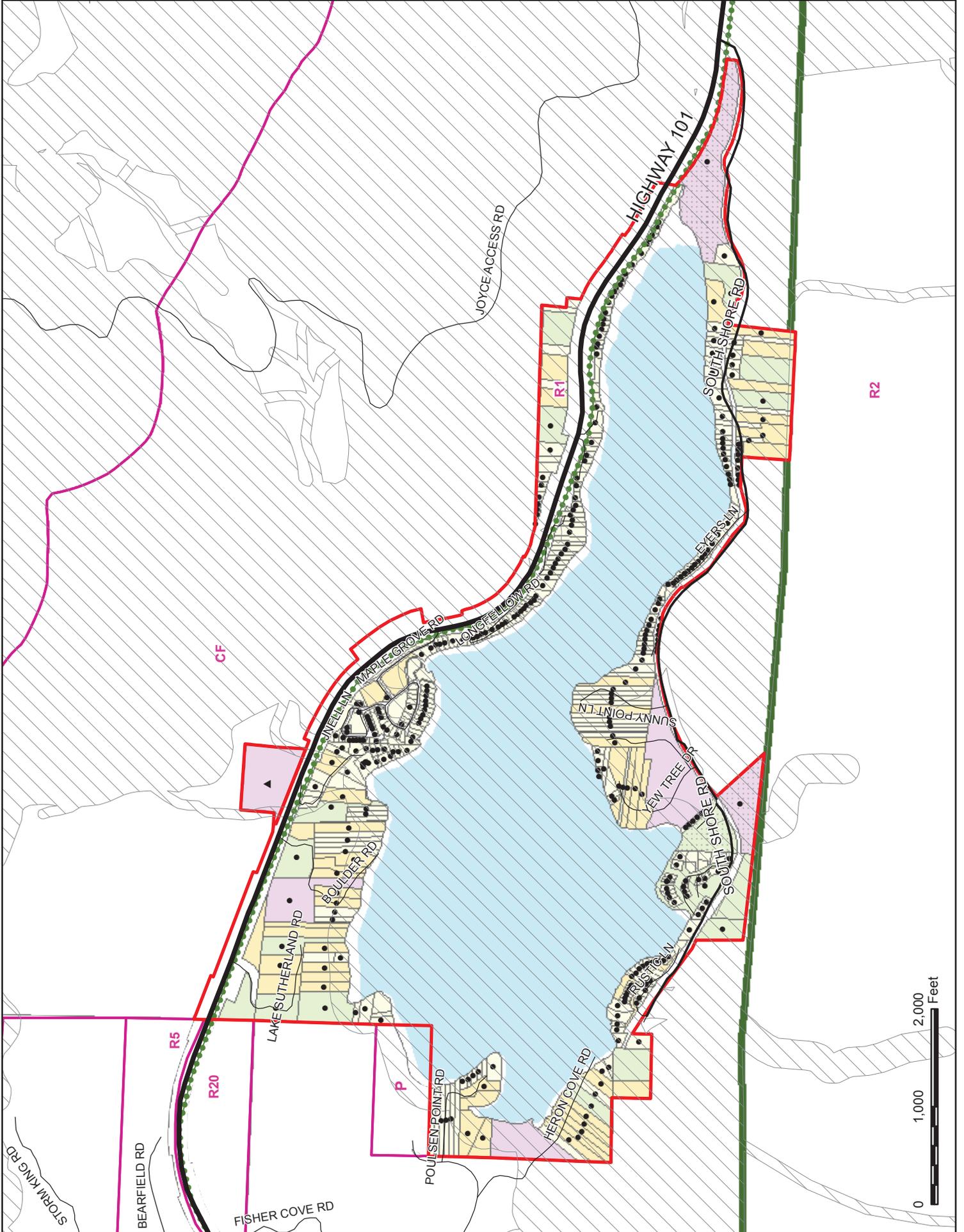
Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
		<p>owners of real property in Clallam County” and for specific disclosure “[p]rior to recording the transfer” or “[u]pon the issuance of a development permit” of land within 600 feet of agricultural, forest, and mineral resource lands, which notice/disclosure must read in pertinent part as follows: “Clallam County has determined that the use of real property for forestry, mining or agricultural operations is a high priority and favored use to the County and will not consider to be a nuisance those inconveniences or discomforts arising from forestry, mining or agricultural operations, if such operations are consistent with commonly accepted best management practices and comply with local, State and Federal laws.”</p> <p>The residential lamirds’ R1 zoning provides for expanded setbacks from natural resource zones.</p>

Statistics Section-PAPR

ZONING CODE	ZONING DESCRIPTION	AREA-ACRES	% OF PAPR
UGAs			
Port Angeles	Includes Incorporated Area	2,865	4.2
<i>TOTAL</i>		<i>2,865</i>	<i>4.2</i>
RURAL LANDS			
R2	Rural Moderate	4,144	6.1
R5	Rural Low	5,986	9.0
R20	Rural Very Low	836	1.2
RCC3	Rural Character Conservation 3	9,486	14.1
RCC5	Rural Character Conservation 5	6,745	10.0
<i>TOTAL</i>		<i>27,197</i>	<i>40.1</i>
INTENSIVE RURAL LANDS			
R1	Rural	1,870	2.8
RLC	Rural Limited Commercial	243	0.4
RNC	Rural Neighborhood Commercial	126	0.2
GC	General Commercial	101	0.1
<i>TOTAL</i>		<i>2,339</i>	<i>3.4</i>
RESOURCE LANDS			
CF	Commercial Forest	32,779	48.6
CFM5	Commercial Forest/Residential Mixed Use	706	1.0
CFM20	Commercial Forest/Residential Mixed Use	920	1.4
P	Public	33	0.5
<i>TOTAL</i>		<i>34,864</i>	<i>51.4</i>
OTHER LANDS			
Tribal Lands	Lands Under Tribal Jurisdiction	620	0.9
<i>TOTAL</i>		<i>620</i>	<i>0.9</i>
	<i>TOTAL PLANNING REGION</i>	<i>67,865</i>	<i>100</i>

Stats generated from Zoning GIS layer, but exclude Olympic National Park. Stats include entire area within respective zoning designations, including roads.





PAPRIamird1-Lake Sutherland

Lamird Report

This report provides the written record of local circumstances that explains how the Lake Sutherland LAMIRD (“this lamird”) fits within the rural element goals of the Growth Management Act (“GMA”), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 1, as described at RCW 36.70A.070(5)(d)(i). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

This report refers to the Port Angeles Planning Region (“PAPR”) summary and regional maps which are located in section E.0, PAPR Summary and Maps, and which are designated with the prefix “PAPR”. This report also refers to lamird-specific maps which are located in section E.1, PAPR Lamird 1 Lake Sutherland, and which are designated with the prefix “PAPRIamird1”.

Summary Section

Lamird Description

This lamird consists of 256 acres of Rural zoning (R1) (CCC 31.10.040) surrounding Lake Sutherland, a 360.8 acre lake about 10 miles west of Port Angeles, located along US 101 in the Lake Sutherland neighborhood on PAPR’s west side (see regional map PAPR-a). This lamird is made up almost entirely of a narrow band of residential use parcels, averaging 0.6 acres in size, located along the lake. These lots are generally contained between the lakeshore and South Shore Road to the south, and the lakeshore and US 101 to the north. Beyond South Shore Road and US 101 rise steep slopes, and these serve as logical outer boundaries. Even at full build-out, the lamird’s isolated setting along a lakeshore and among extensive commercial forestry resource lands will provide residents with a rural character lifestyle.

This lamird also includes an 8.1-acre parcel zoned Rural Neighborhood Commercial (RNC) north of US 101 and Lake Sutherland, which contains the Shadow Mountain Campground, RV Park, General Store, and Fueling Facility, the only store and fueling facility for many miles in either direction along US 101, en route to major tourist destinations to the west (Olympic National Park and the Pacific Coast among others).

Regional map PAPR-b shows how this lamird is surrounded and bounded almost entirely by Commercial Forest (CF) zoning. Regional map PAPR-c shows how portions of the lamird, mostly associated with the logical outer boundaries, are subject to shoreline, landslide, and critical aquifer protections under the Clallam County Critical Areas Code (“CAC”) and Shoreline Master Program (“SMP”). Development restrictions associated with the logical outer boundaries augment both the logical outer boundaries as well as the rural character of this lamird.

Regional map PAPR-d shows how this lamird is served by a variety of rural infrastructure, including a number of Class A watersystems, a county road that will support full build-out, with easy access to nearby US 101, which is located on a Clallam Transit bus route with service to both Port Angeles and Forks. The Olympic Discovery Trail which is currently under construction to provide an alternate transportation route to Forks to the west and Port Angeles and Sequim to the east, is slated to parallel US 101 at this section. All of this will allow for appropriate infill.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map PAPRIamird1-a and the attached unmarked enlargements) reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding commercial forest areas have retained their

character. Although it is easier to see the residences or their docks built close to the shore (prior to critical area regulations) on enlarged 1990 aerial photos, many residential homes remain hidden underneath the thick forest canopy.

A review of the Auditor’s and Assessor’s records confirms that residential development of this lamird dates back primarily to the early and mid 1900s and that almost all of the major subdivisions occurred well before June 1990, such as the Pt Longfellows Tracts (unrecorded), Sportsman’s Park (1908), the Falls Creek Homes Sites (1962), Mallard Cove (1971), Eyre’s Rec. Residential Plat (1978), and Maple Grove subdivisions (1989), together with a public and private road network serving these. By 1990, US 101 provided access to the north side of this lamird and the county road of South Shore Road already existing to its current extent and provided access from US 101 to the south side of this lamird. Access also already existed to the west side of the lake via the county road of Fisher Cove Road as well as then-existing private roads.

The 1982 Zoning Map (see regional map PAPR-e-ii) shows this area zoned RR3 (one dwelling per acre) with substantially similar boundaries which were adjusted only to include the then-existing built environment, and also shows a substantially larger commercial zone which was significantly reduced in size to accommodate only the then-existing commercial business. This lamird has remained within the boundaries established on the 1995 Comprehensive Plan and Zoning Map.

Local Circumstances

According to the statistics included in the Statistics Section below and as confirmed by lamird map PAPRIamird1-b (which simply puts a dot in the center of each improved lot regardless of where on the lot the improvement occurs), this area is already mostly developed at the maximum allowed density of one dwelling per acre with a pattern of development that was already firmly in place by 1990. The average parcel size is currently 0.6 acres, with 95.1 % of all parcels at less than 2 acres in size. Only 4.9 % of all parcels (22 parcels) remain of sufficient size to potentially subdivide. Of these 22, one is an 11.9 parcels owned by Washington Department of Fish and Wildlife (WDFW), another one is a parcel owned by Department of Natural Resources (DNR), and 15 of them already have homes, reducing the potential of further subdivision. In all, only 5 vacant parcels remain of sufficient size to subdivide at the current zoning designation of R1 and subdividing would be severely limited due to the environmental protections that apply in this area. Downzoning at this point would not make sense.

LAMIRD Criteria Section

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Usage RCW 36.70A.070 (5)(d)(i)	Existing Commercial, Industrial, Residential, or Mixed-use areas	The PAPR Regional Plan at CCC 31.04.230(2)(e)(i) provides that “[o]ne 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). Existing, legal, nonconforming lots will be buildable.” The relevant neighborhood section of the PAPR Regional Plan at CCC 31.04.460 identifies this lamird as fitting such criteria. See also Summary Section above, as well as the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.
Location and Boundary RCW 36.70A.070 (5)(d)(iv)	Outside designated UGAs, and agricultural, forest, and mineral resource lands	See regional map PAPR-b. The Joyce UGA is more than 8 miles to the north and the Port Angeles UGA is more than 15 miles to the east. There are no agricultural or forest resource lands included within this lamird. Metallic mineral resources have been identified

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas

Criteria		
		in this lamird but extensive similar resources exist throughout the planning region.
	Area clearly identified and contained with a logical outer boundary (LOB) delineated primarily by the built environment as of July 1, 1990	See lamird map PAPRIamird1-a for a 1990 aerial that shows the 1990 built environment. The land use pattern for this lamird was predominantly established before 1990 through a number of subdivisions which date back to well before 1990. Some remaining vacant parcels were retained within the logical outer boundaries to serve the projected rural population through infill development. Changing the zoning of these small pockets of land will create small islands of disparate zoning.
	LOB creation addresses neighborhood character	The LOB creation identified a cohesive and established neighborhood that existed as of July 1990. The area's LOB helps maintain this area's neighborhood character. According to the Lake Sutherland neighborhood section of the PAPER Regional Plan at CCC 31.04.460, this was an established neighborhood that had developed at "urban densities." The purpose of the R1 zoning is "to provide areas having a suburban/rural density setting free from commercial and industrial developments." Including this neighborhood within the boundaries of this primarily R1 zoned lamird accurately addresses the neighborhood's pre-existing character. The purpose of the RNC zoning is "to provide limited, low impact, neighborhood commercial activities in rural areas."
	LOB creation addresses physical boundaries	See regional map PAPER-c. To the south are steep hillsides and to the north the US 101 corridor and steep hillsides beyond. This lamird is almost entirely surrounded by Commercial Forest zoning, including Olympic National Forest to the south.
	LOB creation addresses prevention of irregular boundaries	See lamird map PAPRIamird1-b. The boundaries of this lamird were generally drawn so as to include all compatibly sized residential parcels that fit the R1 zoning designation while excluding environmentally sensitive and larger lot areas. Larger parcels were included where excluding them would have meant drawing jagged lines or creating islands of divergent zoning.
	LOB creation addresses ability to provide appropriate services	See regional map PAPER-d. This lamird is accessed via US 101 to the north, and county roads to the south (South Shore Road) and west (Fisher Cove Road). The various subdivisions that make up this lamird are serviced by various Class A watersystems and community septic systems. Any further infill is subject to the Clallam County Subdivision Code (CCC Title 29) and the Clallam County Building Code (CCC Title 21), both of which require evidence of adequate water and sewage disposal.
Development Infill/ Development/ Redevelopment	Principally designed to serve the existing and projected rural population	The R1 zoning provides for residential use that serves the existing and projected rural population. The RNC zoning allows for limited commercial services to meet the "convenience needs" of the existing and

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas

Criteria		
RCW 36.70A.070 (5)(d)(i);(iv)		projected rural population.
	Development is consistent with the area's existing character	The R1 zoning designation prescribes allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions which are consistent with the R1 zoning designation's stated purpose. For instance, the R1 zoning allows for residential infill at 1 dwelling per acre which is consistent with the lamird's average parcel size of 0.6 acres.
	Area not permitted to extend beyond LOB	The lamird's R1 and RNC zoning designations are limited to the area within the LOB. Lamird development is not allowed beyond the LOB. This lamird has not increased in size since its adoption in 1995.
Development Regulations RCW 36.70A.070 (5)(d)(iv);(e)	Measures minimize and contain existing areas	The R1 and RNC zoning designations are limited to the area within the lamird boundaries. The zoning boundaries coincide with the lamird's boundaries. Extending the lamird boundaries would involve an amendment to the Zoning Code, pursuant to Chapter 33.35 CCC and would require the applicant to demonstrate "consistency with all goals, policies, and mapping criteria of the comprehensive plan." The PAPR Regional Plan at CCC 31.04.230(4)(a)(i) makes it clear that while infill development at one dwelling per acre will be allowed "within the area limits set in the Comprehensive Plan," these area limits "will not be ... expanded." See also CCC 31.04.460(1). Indeed, this lamird has not increased in size since the adoption of the 1995 Comprehensive Plan and Zoning Map and lamird map PAPRLamird1-a confirms that the surrounding areas have retained their character between 1990 and 2005.
	Measures minimize and contain existing uses	The R1 and RNC zoning designations specify allowed, conditional and prohibited uses consistent with the purpose of these zoning designations which is "to provide areas having a suburban/rural density setting free from commercial and industrial developments" and "to provide limited, low impact, neighborhood commercial activities in rural areas," respectively. These zoning designations do not extend beyond the boundaries of this lamird.
	Measures protect critical areas	See regional map PAPR-c and lamird map PAPRLamird1-b for critical areas within or near this lamird. Development and redevelopment of the areas within the lamird are subject to limitations under various County and State regulations, including Critical Areas and Shoreline Management regulations. Lake Sutherland is a 360.8 acre lake and portions of the lake shoreline have been identified as critical aquifer recharge area. The hills rise steeply beyond the narrow strip surrounding the lake, and these areas have been designated landslide hazard areas. The Lake Sutherland neighborhood section in the PAPR Plan at CCC 31.04.460 confirms that "[m]aintaining the forested

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
		<p>foothills... in commercial forest use is vital to maintaining the water quality...,” contributes to the visual quality experienced...,” and “serve[s] to protect landslide and erosion hazard areas while providing for productive use of the land.”</p> <p>Chapter 27.03 CCC created the Lake Sutherland Management District 2 in 1994 “to protect Lake Sutherland’s beneficial uses, water quality, and wildlife habitat” primarily from the “Eurasian watermilfoil, a noxious weed.” See CCC 27.03.010, Purpose. Development restrictions associated with the logical outer boundaries augment both the logical outer boundaries as well as the rural character of this lamird. A comparison of the 1990 and 2005 aerial photos on lamird map PAPRIamird1-a shows that the identified environmentally sensitive areas in his lamird have remained relatively undeveloped within this time period, confirming the effectiveness of the above regulations.</p>
	Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	<p>The R1 zone provides for extended setbacks from resource zones. Chapter 27.10 CCC, Right to Practice Forestry, Mining and Agriculture, contains notice provisions designed to avoid conflicts.</p> <p>The Lake Sutherland neighborhood section in the PAPER Plan at CCC 31.04.460 explains that “[I]and uses adjoining [Forest lands of long-term commercial significance] shall ensure continued viability of long-term forest production, with increased setbacks from the forest line and notification of potential incompatible uses required during new development. Further encroachment of residential uses into commercial forest areas shall be prohibited as it would severely impact the commercial viability of the area for commercial forestry.”</p>

Statistics Section

Current parcel size groupings

R1	Parcel size – acres				Row total
	0 - .99	1.00 – 1.99	2.00 – 4.99	>5.00	
# of parcels	382	47	17	5	451
Sum of acres	98.6	66.9	48.8	41.5	255.8
Average acres	0.3	1.4	2.9	8.3	0.6
% of acres	38.5%	26.2%	19.1%	16.2%	100.0%
% of parcels	84.7%	10.4%	3.8%	1.1%	100.0%

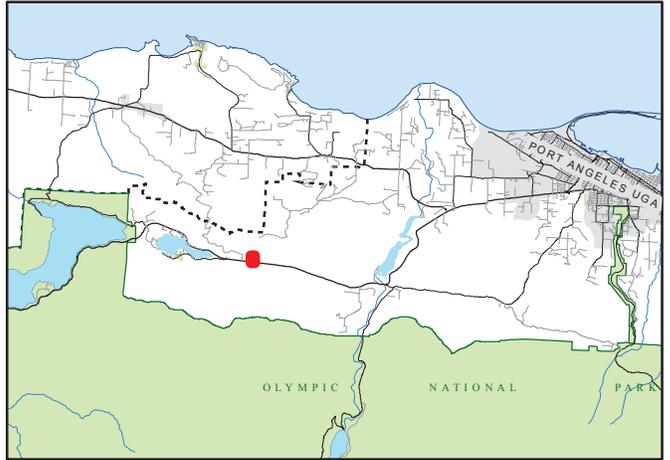
RNC	Parcel size – acres				Row total
	0 - .99	1.00 – 1.99	2.00 – 4.99	>5.00	
# of parcels	0	0	0	1	1
Sum of acres	0	0	0	8.1	8.1
Average acres	0	0	0	8.1	8.1
% of acres	0.0%	0.0%	0.0%	100.0%	100.0%
% of parcels	0.0%	0.0%	0.0%	100.0%	100.0%

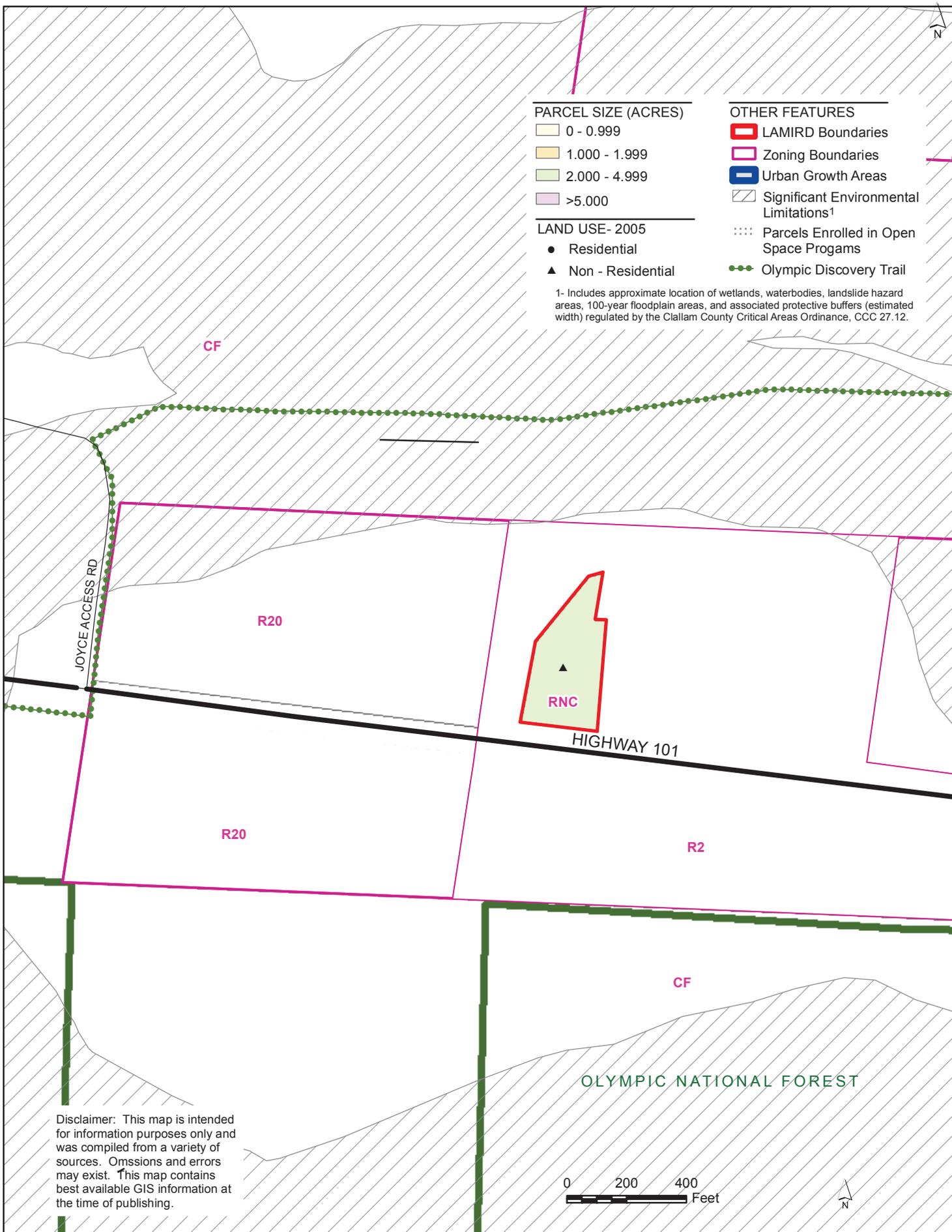
Build-out potential

R1	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	326	94	15	5	0	1	2	8	0	451
Acres sum	112.2	44.8	58.8	17.4	0	11.9	3.9	6.9	0	255.8
% of acres	43.8%	17.5%	23.0%	6.8%	0.0%	4.7%	1.5%	2.7%	0.0%	100.0%
% of parcels	72.3%	20.8%	3.3%	1.1%	0.0%	0.2%	0.4%	1.8%	0.0%	100.0%
Average size	0.3	0.5	3.9	3.5	0	11.9	1.9	0.9	0	0.6
Sum dwelling units	336	0	15	0	0	0	0	0	0	351
Sum development rights	336	94	53	16	0	11	3	8	0	521

RNC	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	0	0	0	0	1	0	0	0	0	1
Acres sum	0	0	0	0	8.1	0	0	0	0	8.1
% of acres	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	100.0%
% of parcels	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Average size	0	0	0	0	8.1	0	0	0	0	8.1
Sum dwelling units	0	0	0	0	0	0	0	0	0	0
Sum development rights	0	0	0	0	8	0	0	0	0	8

Stats generated from Parcel GIS layer, and consist of areas within respective parcel boundaries, and thus exclude roads.





CF

R20

RNC

HIGHWAY 101

R20

R2

CF

OLYMPIC NATIONAL FOREST

Disclaimer: This map is intended for information purposes only and was compiled from a variety of sources. Omissions and errors may exist. This map contains best available GIS information at the time of publishing.



PAPRIamird2-Granny's Cafe

Lamird Report

This report provides the written record of local circumstances that explains how the Granny's Cafe LAMIRD ("this lamird") fits within the rural element goals of the Growth Management Act ("GMA"), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 2, as described at RCW 36.70A.070(5)(d)(ii). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

This report refers to the Port Angeles Planning Region ("PAPR") summary and regional maps which are located in section E.0, PAPR Summary and Maps, and which are designated with the prefix "PAPR". This report also refers to lamird-specific maps which are located in section E.2, PAPR Lamird 2 Granny's Cafe, and which are designated with the prefix "PAPRIamird2."

Summary Section

Lamird Description

This lamird consists of 2.23 acres of Rural Neighborhood Commercial zoning (RNC) (CCC 33.15.050) about 10 miles west of Port Angeles, located along US 101 in the Lake Sutherland neighborhood (CCC 31.04.460) on PAPR's west side (see regional map PAPR-a). This lamird is made up of one parcel containing the Indian Valley Motel and Granny's Café (see <http://www.grannyscafe.com>) dating back from 1948 according to the Assessor's Record (see also [1960 photo of establishment](#)) This one-parcel operation serves tourists and local residents alike and offers the only restaurant for many miles in either direction along US 101, en route to major tourist destinations to the west (Olympic National Park and the Pacific Coast among others).

Regional map PAPR-b shows how this lamird is surrounded and bounded almost entirely by lower density rural zoning. Regional map PAPR-c shows how this lamird does not impinge on critical areas. Regional map PAPR-d shows how this lamird is served by its own Class A watersystem with direct access to US 101. The Olympic Discovery Trail which is currently under construction to provide an alternate transportation route to Forks to the west and Port Angeles and Sequim to the east, is slated to pass by within ¼ mile of this facility which will be crucial to providing services to hikers and bikers in this isolated and rugged area.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map PAPRIamird2-a) reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding commercial forest areas have retained their character. A review of the Auditor's and Assessor's records indicates that this facility dates back to 1948. It is considered a local institution and US 101 reference point.

Local Circumstances

The RNC zone allows for a residential development of one dwelling per acre. The Assessor's Records indicate that there are already two buildings located on this 2.3 parcels, one from 1958 and the other from 1982, each with 2 bedrooms, 1 bath, and the parcel is therefore already residentially built-out. It also already contains a hotel and a restaurant and any expansion of those facilities will be subject to available water and septic facilities. The commercial designation is limited to the one parcel with the current neighborhood commercial use dating back to the 1940s. Downzoning at this point would not make sense.

LAMIRD Criteria Section

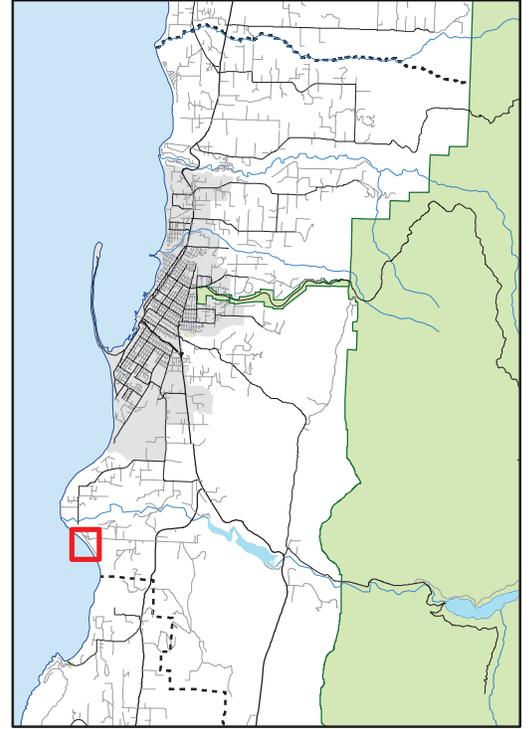
Type 2 LAMIRDs: Small-Scale Recreational and Tourist Uses RCW 36.70A.070 (5)(d)(ii)		
Criteria		
Usage	Intensified development of lots with small-scale recreational and tourist uses OR New development of small-scale recreational and tourist uses	The PAPER Regional Plan at CCC 31.04.230(6)(b) acknowledges the pre-existing rural neighborhood commercial designation at “Granny’s Store on Highway 101” and provides that the same “should be allowed within the original area limits set by the Port Angeles regional plan...,” should be limited to less than twenty (20) acres in any one rural neighborhood commercial location (CCC 31.04.225) and spaced from each other a distance of at least “two and one-half (2-1/2) to three (3) miles... along State highways in order to prevent sprawl development or strip commercial corridors” (CCC 31.04.230(7)(a)). Both the 1995 Comprehensive Plan at CCC 31.04.225 and the applicable zoning designation at 33.15.050 specify that any land use and development be compatible with rural areas.
	Uses rely on rural location and setting.	The Indian Valley Motel and Granny’s Café provide important neighborhood services in an isolated setting en-route to major tourist destinations.
	Does not permit new residential development.	Residential development under RNC zoning is limited to 1 dwelling per acre and there are already 2 residential dwellings located on the 2.23 parcel. Allowing residential use in RNC lamirds is crucial because these areas are generally located in isolated settings and the services they provide generally require late and early hours or onsite management (accommodations).
Location and Boundary	Outside designated UGAs, and agricultural, forest, and mineral resource lands	The Joyce UGA is more than 9 miles to the north and the Port Angeles UGA is about 15 miles to the east. This lamird does not contain, nor is it bordered on, any agricultural, forest or mineral resource lands.
	Identified by lots	This lamird is limited to one 2.23 acre parcel that contains Granny’s Café and Indian Valley Motel. It is located about 2.5 miles east and 3.5 miles west from the nearest neighboring RNC land uses.
Services	Public services/facilities limited to those necessary to serve the recreation or tourist use	This parcel is serviced by its own Class A Public Water System, entitled “the Granny’s Café and Indian Valley Motel.” System ID# 35645. It is located along US 101 and does not require any additional public services/facilities.
	Public services/facilities provided in a manner that does not permit low-density sprawl	The lamird’s RNC zoning designation is limited to the area within the LOB. Lamird development is not allowed beyond the LOB. This lamird has not increased in size since its adoption in 1995.
	For intensification, a designated use or area was in existence on July 1, 1990	The existing use of this lamird predates 1990.
Development Regulations RCW 36.70A.070 (5)(c);(d)(iv);(e)	Measures minimize and contain existing areas and uses	CCC 31.04.225, Rural and resource land use designations, purpose and designation criteria, states that “[t]he [RNC] designation is limited to those areas already well developed at plan adoption.” The RNC zoning designation at this location is limited to only the one parcel that is within the

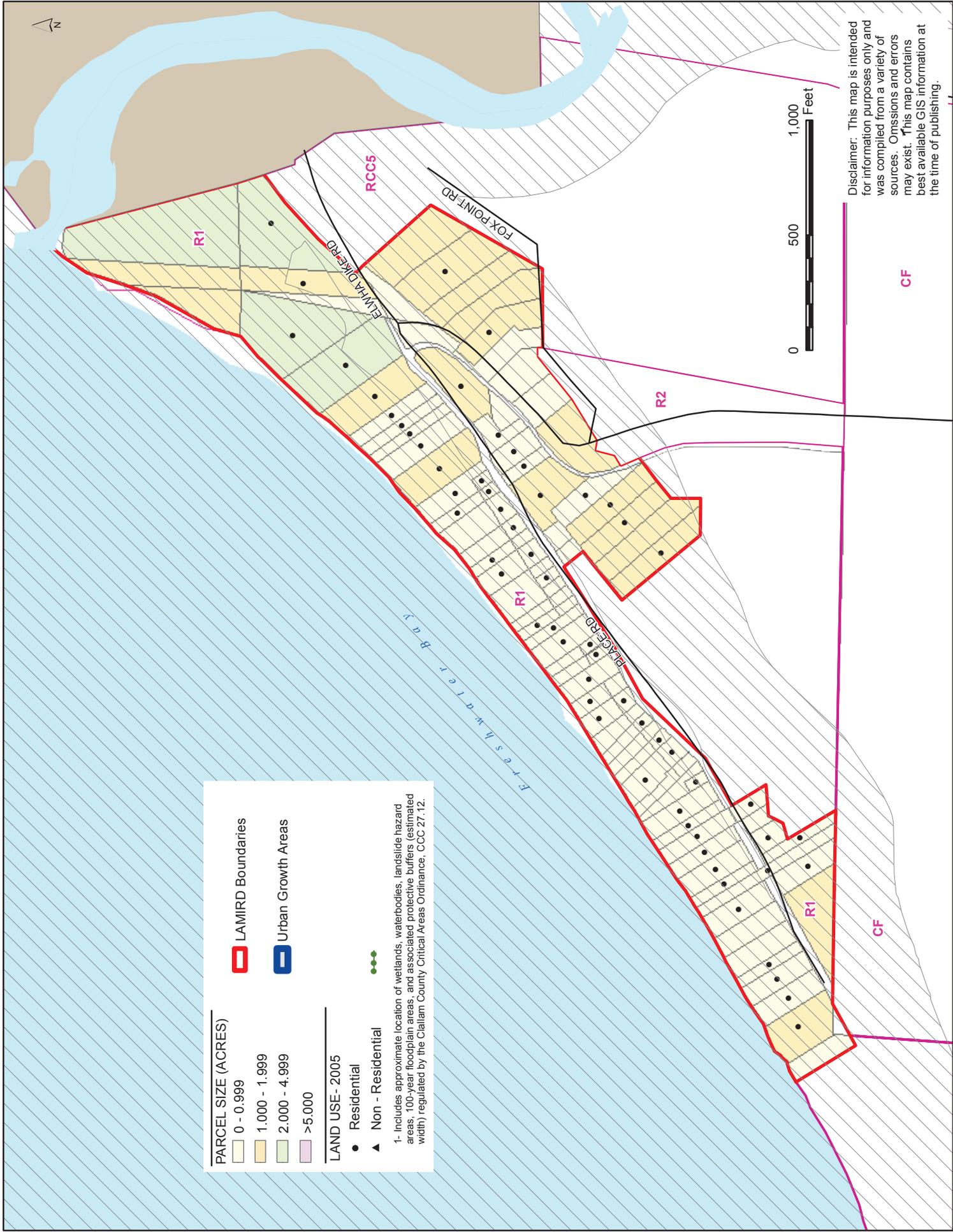
**Type 2 LAMIRDS: Small-Scale Recreational and Tourist Uses
RCW 36.70A.070 (5)(d)(ii)**

Criteria	
	<p>lamird boundaries. The zoning boundaries coincide with the lamird's boundaries. Extending the lamird boundaries would involve an amendment to the Zoning Code, pursuant to Chapter 33.35 CCC and would require the applicant to demonstrate "consistency with all goals, policies, and mapping criteria of the comprehensive plan." Lamird map PAPRLamird2-a confirms that the surrounding areas have retained their character since 1990.</p>
Measures contain or otherwise control rural development	<p>The RNC zoning designation specifies allowed, conditional and prohibited uses consistent with the purpose of the zoning designation which is "provide limited, low impact, neighborhood commercial activities in rural areas." CCC 33.15.050. This zoning designation does not extend beyond the boundaries of this lamird.</p>
Measures assure visual compatibility of rural development with the surrounding area	<p>The PAPER Regional Plan at CCC 31.04.225 explains that the RNC designation should achieve a "high degree of compatibility with rural areas... through the use of small buildings, small overall area devoted to commercial use, and design and layout which screens residential areas from objectionable features," all of which reflected in the Zoning Code at CCC 33.15.050, which conditions RNC development on an expanded setback from highways, and a maximum size and height for buildings of 10,000 square feet by 40 feet.</p>
Measures reduce the inappropriate conversion of undeveloped land into sprawling, low-density development	<p>The RNC zoning designation is limited to the area within the lamird boundaries. The zoning boundaries coincide with the lamird's boundaries. Extending the lamird boundaries would involve an amendment to the Zoning Code, pursuant to Chapter 33.35 CCC and would require the applicant to demonstrate "consistency with all goals, policies, and mapping criteria of the comprehensive plan." CCC 31.04.460, Lake Sutherland neighborhood, at (3) Land Uses, explains at (b) [Policy No. 3] that "These commercial uses can be expanded within the present area designated for this use but should not be expanded beyond these bounds during the planning time frame to encourage compact commercial service centers, to prevent "strip commercial" sprawl in rural areas and to maintain the scenic nature of this designated scenic corridor." This lamird has not increased in size since the adoption of the 1995 Comprehensive Plan and Zoning Map</p>
Measures protect critical areas	<p>Clallam County Critical Areas Ordinance at Chapter 27.12 CCC applies to development and redevelopment. No critical areas have been designated either within or bordering this lamird.</p>
Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	<p>Chapter 27.10 CCC, Right to Practice Forestry, Mining and Agriculture, contains notice provisions designed to avoid conflicts.</p>

Map PAPRlamird3-a
PLACE ROAD
1990 AND 2005 BUILT ENVIRONMENT
 Prepared by Clallam County Dep't of Community
 Development, Edits: CTT, June 26, 2006

- Legend**
- LAMIRD Boundaries
 - Urban Growth Areas
 - Zoning Boundaries
 - 2006 Parcel Boundaries





PARCEL SIZE (ACRES)

- 0 - 0.999
- 1,000 - 1,999
- 2,000 - 4,999
- >5,000

LAND USE- 2005

- Residential
- ▲ Non - Residential

1- Includes approximate location of wetlands, waterbodies, landslide hazard areas, 100-year floodplain areas, and associated protective buffers (estimated width) regulated by the Clallam County Critical Areas Ordinance, CCC 27.12.

LAMIRD Boundaries

Urban Growth Areas

Disclaimer: This map is intended for information purposes only and was compiled from a variety of sources. Omissions and errors may exist. This map contains the best available GIS information at the time of publishing.



PAPRLamird3-Place Road

Lamird Report

This report provides the written record of local circumstances that explains how the Place Road LAMIRD (“this lamird”) fits within the rural element goals of the Growth Management Act (“GMA”), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 1, as described at RCW 36.70A.070(5)(d)(i). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

This report refers to the Port Angeles Planning Region (“PAPR”) regional maps which are located in section E.0, PAPR Summary and Basemaps, and which are designated with the prefix “PAPR”. This report also refers to lamird-specific maps which are located in section E.3, PAPR Lamird 3, Place Road, and which are designated with the prefix “PAPRLamird3”.

Summary Section

Lamird Description

This lamird consists of 68 acres of Rural (R1) zoning (CCC 33.10.040) along the Strait of Juan de Fuca west of the Elwha River about 5 miles west of Port Angeles, located in the Place Road/Eden Valley/Little River neighborhood (CCC 31.04.450) on PAPR’s west side (see regional map PAPR-a). This parcels in this lamird average 0.6 acres in size and are contained and bounded by the Elwha River corridor to the east, bluffs on the south and west and the Strait of Juan de Fuca to the north. Even at full build out, the lamird’s isolated setting between the Strait of Juan de Fuca and rising bluffs will provide residents with a rural character lifestyle nonetheless.

Regional map PAPR-b shows how this lamird is surrounded and bounded almost entirely by low density Rural Character Conservation (RCC5) and Commercial Forest (CF) zoning. Regional map PAPR-c shows how portions of the lamird, mostly associated with the logical outer boundaries, are subject to shoreline, wetland, landslide, and critical aquifer protections under the Clallam County Critical Areas Code (“CAC”) and Shoreline Master Program (“SMP”). Development restrictions associated with the logical outer boundaries augment both the logical outer boundaries as well as the rural character of this lamird. Regional map PAPR-d shows how this lamird is accessed via US 101, SR 112, and county Place Road, as well as located on a Clallam Transit bus route, all adequate to support full build-out.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map PAPRLamird3-a) reveals the extent of the built-out within this lamird as of 1990 although the tree canopy obscures much of Place Road as it traverses east to west through the lamird, and many of the cabins and small homes that are typical of this lamird. The 2005 aerial photo contained on this same map confirms that the surrounding lower density areas have retained their character. A review of the Auditor’s and Assessor’s records confirms that all the major subdivisions within this lamird occurred well before June 1990, with the first division, The Place, recorded in April of 1929. The homes in this lamird date back to the late 1920s with most of them built from the 1930s to the 1980s. By 1990, county Place Road already existed to its current extent, providing access from SR 112 to, and east to west throughout, this lamird. The 1982 Zoning Map (see regional map PAPR-e-ii) shows this area zoned RR3 (one dwelling per acre) with substantially similar boundaries which were adjusted only to include the then-existing built environment within logical outer boundaries. This lamird has remained within the boundaries established on the 1995 Comprehensive Plan Zoning Map.

Local Circumstances

According to the statistics included in the Statistics Section below and as confirmed by lamird map PAPRIamird3-b (which simply puts a dot in the center of each improved lot regardless of where on the lot the improvement occurs), this area is already mostly developed at the maximum allowed density of one dwelling per acre with a pattern of development that was already firmly in place by 1990. The average parcel size is currently 0.6 acre, with 96.2 % of all parcels at less than 2 acres in size. Only 4 parcels remain of sufficient size to potentially subdivide at the current zoning density, and these parcels average 3.1 acres in size. Only 1 of the parcels that remain of sufficient size to further subdivide at current zoning density is vacant. Downzoning at this point would not make sense.

LAMIRD Criteria Section

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Usage RCW 36.70A.070 (5)(d)(i)	Existing Commercial, Industrial, Residential, or Mixed-use areas	The PAPR Regional Plan at CCC 31.04.230(2)(e)(i) provides that “[o]ne 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). Existing, legal, nonconforming lots will be buildable.” The relevant neighborhood section of the PAPR Regional Plan at CCC 31.04.450 identifies this lamird as fitting such criteria. See also Summary Section above, as well as the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.
Location and Boundary RCW 36.70A.070 (5)(d)(iv)	Outside designated UGAs, and agricultural, forest, and mineral resource lands	See regional map PAPR-b. The Port Angeles UGA is more than 5 miles to the east. This area does not contain any agricultural or forest resource lands. A small segment at the southwest corner of this lamird borders forest resource lands. Sand and gravel resources have been identified in this lamird but extensive similar resources exist throughout the planning region.
	Area clearly identified and contained with a logical outer boundary (LOB) delineated primarily by the built environment as of July 1, 1990	See lamird map PAPRIamird3-a for a 1990 aerial that shows the 1990 built environment and see Summary Section above for description. The land use pattern for this lamird was predominantly established before 1990 through a number of subdivisions and county roads which date back to well before 1990. Some remaining vacant parcels were retained within the logical outer boundaries to serve the projected rural population through infill development. Changing the zoning of these small pockets of land will create small islands of disparate zoning.
	LOB creation addresses neighborhood character	The LOB creation identified a cohesive and established neighborhood that existed as of July 1990. The area’s LOB helps maintain this area’s neighborhood character. According to the Place Road/Eden Valley/Little River neighborhood section of the PAPR Regional Plan at CCC 31.04.450, this was an established neighborhood that had developed as “rural suburban.” The purpose of the R1 zoning is “to provide areas having a suburban/rural density setting free from commercial and industrial developments.” Including this neighborhood within the boundaries of this primarily R1 zoned lamird accurately addresses the neighborhood’s pre-existing character.
	LOB creation addresses	See regional map PAPR-c. To the north, this lamird is bounded by the Strait of Juan de Fuca. To the south and west, this lamird

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
	physical boundaries	is bounded by significant bluffs. To the east, it is bounded by the Elwha River corridor.
	LOB creation addresses prevention of irregular boundaries	See lamird map PAPRlamird3-b. The boundaries of this lamird were generally drawn so as to include all compatibly sized residential parcels that fit the R1 zoning designation while excluding environmentally sensitive and larger lot areas. Larger parcels were included where excluding them would have meant drawing jagged lines or creating islands of divergent zoning.
	LOB creation addresses ability to provide appropriate services	See regional map PAPR-d. This lamird is accessed via county Place Road. Any further infill is subject to the Clallam County Subdivision Code (CCC Title 29) and the Clallam County Building Code (CCC Title 21), both of which require evidence of adequate water and sewage disposal.
Development Infill/ Development/ Redevelopment RCW 36.70A.070 (5)(d)(i);(iv)	Principally designed to serve the existing and projected rural population	The R1 zoning provides for residential use that serves the existing and projected rural population.
	Development is consistent with the area's existing character	The R1 zoning designation prescribes allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions which are consistent with the R1 zoning designation's stated purpose. For instance, the R1 zoning allows for residential infill at 1 dwelling per acre which is consistent with the lamird's average parcel size of 0.6 acres.
	Area not permitted to extend beyond LOB	The lamird's R1 zoning designation is limited to the area within the LOB. Lamird development is not allowed beyond the LOB. This lamird has not increased in size since its adoption in 1995.
Development Regulations RCW 36.70A.070 (5)(d)(iv);(e)	Measures minimize and contain existing areas	The R1 zoning designation is limited to the area within the lamird boundaries. The zoning boundaries coincide with the lamird's boundaries. Extending the lamird boundaries would involve an amendment to the Zoning Code, pursuant to Chapter 33.35 CCC and would require the applicant to demonstrate "consistency with all goals, policies, and mapping criteria of the comprehensive plan." The PAPER Regional Plan at CCC 31.04.230(4)(a)(i) makes it clear that while infill development at one dwelling per acre will be allowed "within the area limits set in the Comprehensive Plan," these area limits "will not be ... expanded." This lamird has not increased in size since the adoption of the 1995 Comprehensive Plan and Zoning Map and lamird map PAPRlamird3-a confirms that the surrounding areas have retained their character between 1990 and 2005.
	Measures minimize and contain existing uses	The R1 zoning designation specifies allowed, conditional and prohibited uses consistent with the purpose of this zoning designation which is "to provide areas having a suburban/rural density setting free from commercial and industrial developments." This zoning designation does not extend beyond the boundaries of this lamird.
	Measures protect critical areas	See regional map PAPR-c and lamird map PAPRlamird3-b for critical areas within or near this lamird. Development and

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
		<p>redevelopment of the areas within the lamird are subject to limitations under various County and State regulations, including Critical Areas and Shoreline Management regulations. Development restrictions associated with the logical outer boundaries augment both the logical outer boundaries as well as the rural character of this lamird.</p> <p>Further land divisions within critical aquifer recharge areas to densities exceeding 1 dwelling per 2.4 acre or involving Type 1 soils are conditioned on enhanced on-site sewage treatment that achieves >30% nitrate reduction, according to policies drafted by Clallam County Department of Health & Human Services under the authority of CCC 27.12.615 (3)(b).</p> <p>A comparison of the 1990 and 2005 aerial photos on lamird map PAPRIamird3-a shows that the identified environmentally sensitive areas in his lamird have remained relatively undeveloped within this time period, confirming the effectiveness of the above regulations.</p>
	Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	The R1 zone provides for extended setbacks from resource zones. Chapter 27.10 CCC, Right to Practice Forestry, Mining and Agriculture, contains notice provisions designed to avoid conflicts. The Place Road/Eden Valley/Little River neighborhood section in the PAPER Regional Plan at CCC 31.04.450 provides that "[f]urther encroachment of residential uses into commercial forest areas shall be prohibited..."

Statistics Section

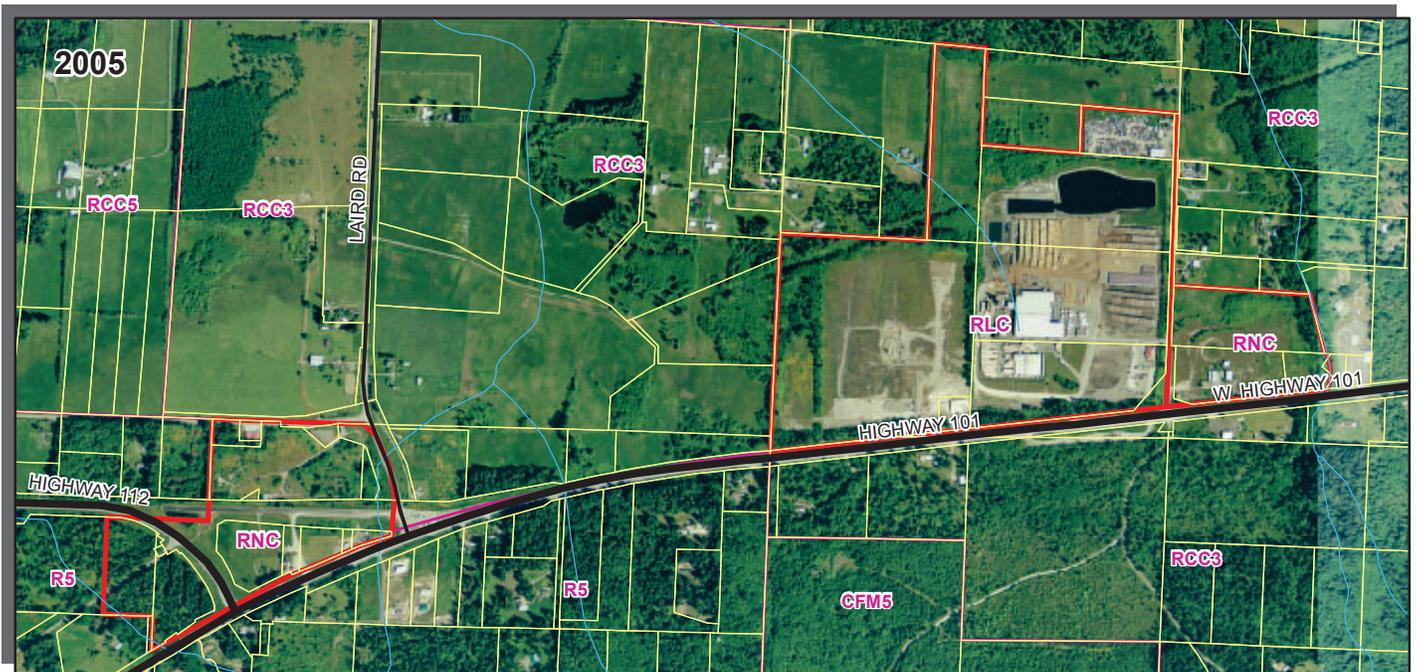
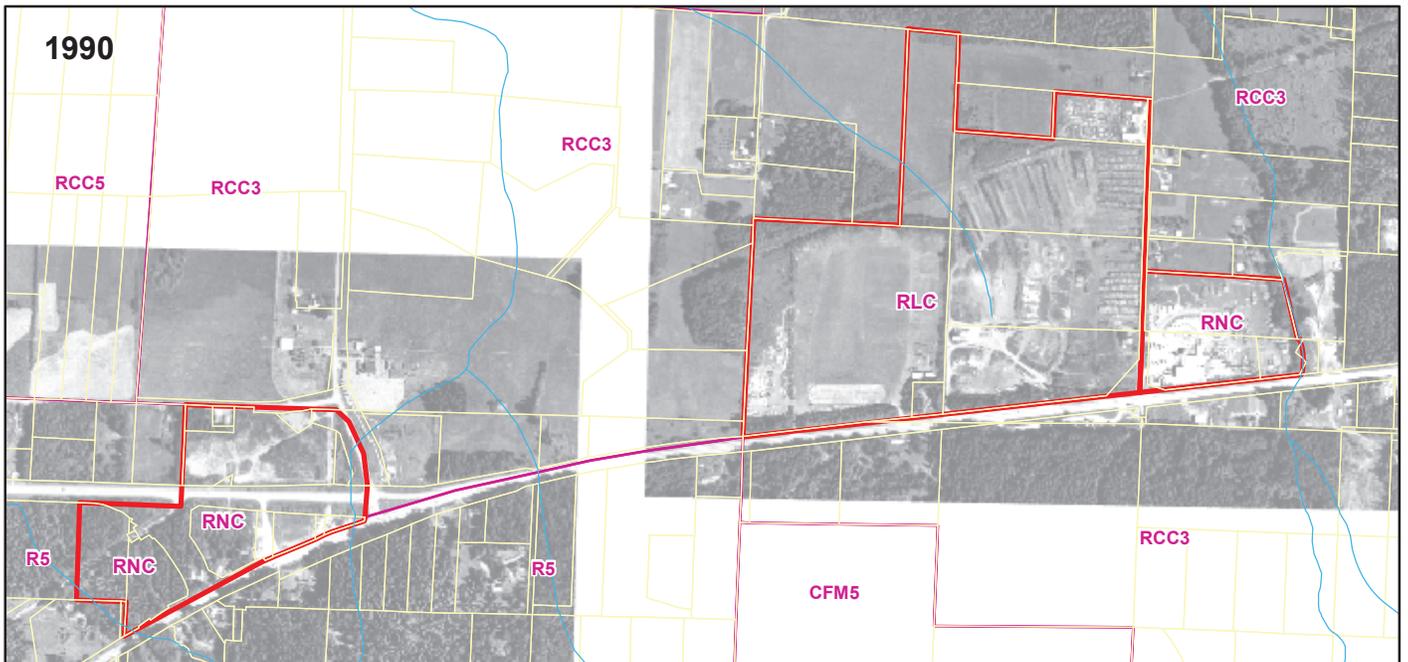
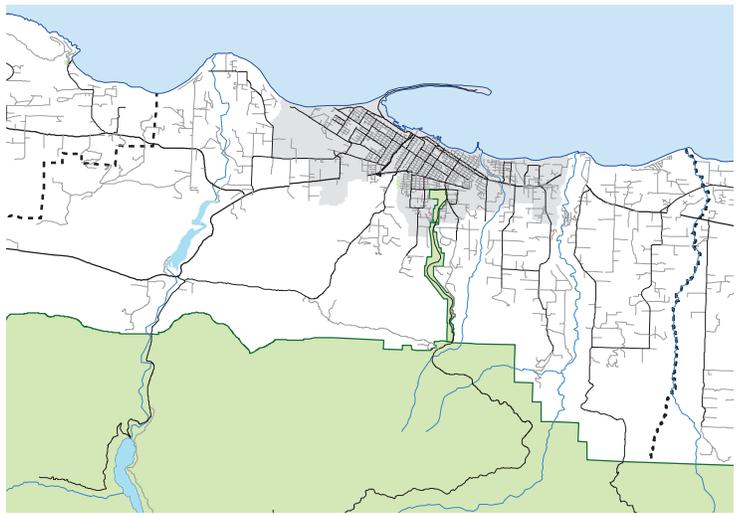
Current parcel size groupings

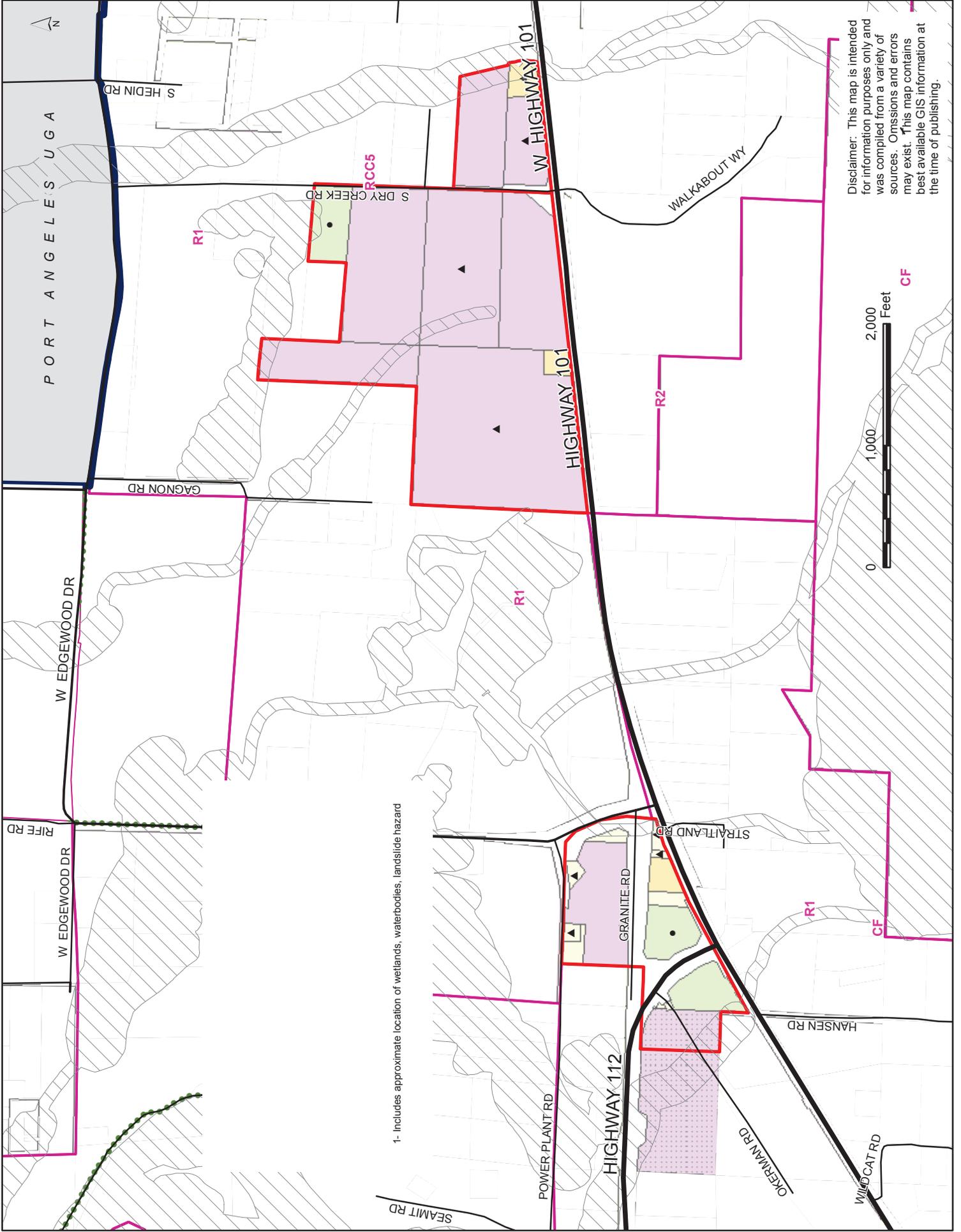
	Parcel size – acres				Row total
	0 - .99	1.00 – 1.99	2.00 – 4.99	>5.00	
# of parcels	82	19	4	0	105
Sum of acres	31.4	24.2	12.4	0	68.0
Average acres	0.4	1.3	3.1	0	0.6
% of acres	46.2%	35.6%	18.2%	0.0%	100.0%
% of parcels	78.1%	18.1%	3.8%	0.0%	100.0%

Build-out potential

	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	58	43	3	1	0	0	0	0	0	105
Acres sum	33.1	22.5	7.9	4.5	0	0	0	0	0	68.0
% of acres	48.6%	33.2%	11.6%	6.6%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
% of parcels	55.2%	41.0%	2.9%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Average size	0.6	0.5	2.6	4.5	0	0	0	0	0	0.6
Sum dwelling units	58	0	3	0	0	0	0	0	0	61
Sum development rights	58	43	6	4	0	0	0	0	0	111

Stats generated from Parcel GIS layer, and consist of areas within respective parcel boundaries, and thus exclude roads.





1- Includes approximate location of wetlands, waterbodies, landslide hazard

PAPRIamird4-Lairds Corner

Lamird Report

This report provides the written record of local circumstances that explains how the Lairds Corner LAMIRD (“this lamird”) fits within the rural element goals of the Growth Management Act (“GMA”), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 1, as described at RCW 36.70A.070(5)(d)(i). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

This report refers to the Port Angeles Planning Region (“PAPR”) regional maps which are located in section E.0, PAPR Summary and Basemaps, and which are designated with the prefix “PAPR”. This report also refers to lamird-specific maps which are located in section E.4, PAPR Lamird 4 Lairds Corner, and which are designated with the prefix “PAPRIamird4”

Summary Section

Lamird Description

This lamird consists of 106 acres of Rural Neighborhood Commercial zoning (RNC) (CCC 33.15.050) and 43.5 acres of Rural Limited Commercial zoning (RLC) west of Port Angeles, located at the intersection of US 101 and SR 112 in the Dry Creek neighborhood (CCC 31.04.440) on PAPR’s west side (see regional map PAPR-a). There is a small RNC zoned area located on the northeast corner of US 101 and county Dry Creek Road (“east Laird RNC”) and another small RNC zoned area located at the north intersection of US 101 and SR 112 (“west Laird RNC”). The RLC zoned area is located on the northeast corner of US 101 and county Dry Creek Road.

Regional map PAPR-b shows how this lamird is surrounded and bounded entirely by lower density rural zoning. Regional map PAPR-c shows how this lamird contains limited critical areas. Regional map PAPR-d shows how this lamird is served by a Class A watersystem, a bus route with service to Port Angeles, Forks, and Joyce, a park and ride lot, grocery, a fast-food facility, and a tavern. In addition to being directly located along and served by US 101, east Laird RNC and Laird RLC are separated and served by county S. Dry Creek Rd. and west Laird RNC is served by SR 112 and various county roads.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map PAPRIamird4-a) reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding rural areas have retained their character. It is clear from the 1990 and 2005 aerials that all of the infrastructure and various uses were already in place in this lamird by 1990.

A review of the records confirms that commercial uses in this area date back well before June 1990 and the 1982 Zoning Map (see regional map PAPR-e-ii) shows a substantially larger area zoned M (Industrial). With the adoption of the 1995 Comprehensive Plan and Zoning Map, only the then-existing commercial uses were included in the current lamird with most of the surrounding area downzoned to its current rural zoning. The PAPR Regional Plan talks about this at CCC 31.04.135: “Due to the present lack of industrial site demand and the lack of infrastructure, some of the large area which was designated for industrial uses in the Dry Creek area in the 1982 Comprehensive Plan has been re-evaluated for its potential land use. Property which is not needed for long-term industrial development has been identified in the current plan and residential development ... at rural densities on these former industrial sites will be permitted outside the urban growth area.” This lamird recognizes the uses that were already in place while more than 600 acres were rezoned from Industrial to Rural. This lamird has remained within the boundaries established on the 1995 Zoning Map.

Local Circumstances

This lamird is recognized as one of the “Clallam County economic development nodes where commercial, industrial and/or mixed use (C/I) zoning are supported by the land use elements of Clallam county...” CCC 31.02.610(7)(a); Figure 31.02.610(F). The minimum lot size for both the RNC and RLC zones is one acre for all uses. As can be seen from lamird map PAPRIamird4-b, most of the larger lots are already in commercial use. Very few vacant parcels remain to be downzoned. This area has been recognized as Industria/Commercial, since at least the 1982 Comprehensive Plan and Zoning Map, and owners have undoubtedly bought these parcels for commercial purposes and at commercial prices. Downzoning at this point would impact the owners’ legitimate property interests and should be avoided.

LAMIRD Criteria Section

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Usage RCW 36.70A.070 (5)(d)(i)	Existing Commercial, Industrial, Residential, or Mixed-use areas	<p>This lamird is recognized as one of the “Clallam County economic development nodes where commercial, industrial and/or mixed use (C/I) zoning are supported by the land use elements of Clallam county...” CCC 31.02.610(7)(a); Figure 31.02.610(F).</p> <p>Regarding east Laird RNC, the PAPR Regional Plan at CCC 31.04.220 states: “The Corey and Sons site east of Dry Creek Road is recommended for change to a rural neighborhood commercial designation in this plan to allow for appropriate use on the site while limiting further water pollution to Dry Creek which had been common under its prior use. Remote industrial sites west of the Elwha River have been recommended for designation as commercial forestry or rural land uses depending on surrounding land uses.” Regarding the Laird RLC, the PAPR Regional Plat at 33.04.220 states that while the “[c]ommercial and industrial uses found west of Dry Creek Road have exceeded those which should be found in rural area” (at CCC 31.04.220), the RLC designation only “allows for continued use of areas which have already developed in limited commercial and light industrial uses [and t]he boundaries of such areas will be strictly defined at the time of plan adoption and will not expand” (at CCC 31.04.225).</p> <p>See also Summary Section above, as well as the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.</p>
Location and Boundary RCW 36.70A.070 (5)(d)(iv)	Outside designated UGAs, and agricultural, forest, and mineral resource lands	See regional map PAPR-b. The Port Angeles UGA is less than half a mile to the east from the most eastern edge of this lamird. This lamird does not contain, nor is it bordered on, any agricultural and forest resource lands. Sand and gravel resources have been identified in this lamird but extensive similar resources exist throughout the planning region.
	Area clearly identified and contained with a logical outer boundary (LOB) delineated primarily by the built environment as of July 1, 1990	See lamird map PAPRIamird4-a for a 1990 aerial that shows the 1990 built environment and see Summary Section above for description. The land use pattern for this lamird was predominantly established before 1990 through existing uses and prior commercial/industrial zoning.
	LOB creation	The commercial/industrial zoning in this area dates back to at

Type 1 LAMIRDS: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
	addresses neighborhood character	<p>least the 1982 Comprehensive Plan and Zoning Map. The respective purposes of the current RNC and RLC designations are “to provide limited, low impact, neighborhood commercial activities in rural areas,” and “to provide for a mix of industrial uses and limited, low-impact, neighborhood commercial activities in rural areas where these types of uses are already well established,” respectively. The various commercial areas were designated with the designation that most accurately addresses their character.</p> <p>According to the PAPER Regional Plan, at CCC 31.04.225, the RLC designation “allows for continued use of areas which have already developed in limited commercial and light industrial uses. The boundaries of such areas will be strictly 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.”</p>
	LOB creation addresses physical boundaries	The southern boundary is US 101, the east and west boundaries are both Type 3 streams and the north boundary was drawn to include only the then existing commercial uses when more than 600 acres of industrial zoning was downzoned to rural.
	LOB creation addresses prevention of irregular boundaries	Logical outer boundaries were drawn while limiting the lamird primarily to pre-existing uses.
	LOB creation addresses ability to provide appropriate services	See regional map PAPER-d. This lamird is accessed via US 101. Many of the parcels within this lamird are accessed via county frontage roads that already existed as of 1990. This lamird is served by Dry Creek Water Association (20050) Class A Watersystem. Any further infill is subject to the Clallam County Subdivision Code (CCC Title 29) and the Clallam County Building Code (CCC Title 21), both of which require evidence of adequate water and sewage disposal. According to the Zoning Code at CCC 33.15.060, proposed development under the RLC designation “shall not require expansion of urban services such as sewer.”
Development Infill/ Development/ Redevelopment RCW 36.70A.070 (5)(d)(i);(iv)	Principally designed to serve the existing and projected rural population	The job opportunities created under the RNC and RLC designations benefits the existing and projected rural population.
	Development is consistent with the area’s existing character	To reduce the visual impact of nonresidential land uses in rural areas, both the RNC and the RLC designations at CCC 33.15.050 and 33.15.060, respectively, limit building sizes to 10,000 square feet and 40 feet height and favor access from frontage roads other than directly from US 101. In addition, the RNC and RLC designations each prescribe allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions that are consistent with that zoning designation’s stated purpose. Each of the zoning designations provides that conditional uses are subject to a “determination that the proposed use is consistent with applicable land use regulations and the character of the neighborhood.”
	Area not permitted to	The lamird’s RNC and RLC zoning designations are limited to

Type 1 LAMIRDS: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
	extend beyond LOB	the area within the LOB. Lamird development is not allowed beyond the LOB. This lamird has not increased in size since its adoption in 1995.
Development Regulations RCW 36.70A.070 (5)(d)(iv);(e)	Measures minimize and contain existing areas	This lamird are subject to higher density zoning that does not extend beyond its boundaries. Extending the lamird boundaries would involve an amendment to the Zoning Code, pursuant to Chapter 33.35 CCC and would require the applicant to demonstrate "consistency with all goals, policies, and mapping criteria of the comprehensive plan." The PAPER Regional Plan at CCC 31.04.230 provides that "[f]urther development of commercial uses outside of these existing locations [including this one] would not be permitted in order to direct a majority of commercial and industrial development to urban growth areas." The PAPER Regional Plan at CCC 31.04.225 limits the RNC designation "to those areas already well developed at plan adoption" with the caveat that they "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." The RLC zoning designation itself at CCC 33.15.060 contains the provision that "[n]o expansion of this zone shall be permitted." Indeed this lamird has not increased in size between 1995 and the present.
	Measures minimize and contain existing uses	The Port Angeles Regional Plan policy at CCC 31.04.230 includes the policy that "[c]ommercial uses allowed in rural residential designations should be limited to those which would not impact rural character." The RLC designation only "allows for continued use of areas which have already developed in limited commercial and light industrial uses (at CCC 31.04.224). Both the RNC and RLC zoning designations recognize the rural setting where they occur which is reflected in their criteria that specify allowed, conditional, and prohibited uses.
	Measures protect critical areas	See regional map PAPER-c and lamird map PAPERlamird4-b for critical areas within or near this lamird. Development and redevelopment of the areas within the lamird are subject to limitations under various County and State regulations, including Critical Areas regulations. A comparison of the 1990 and 2005 aerial photos on lamird map PAPERlamird4-a shows that the identified environmentally sensitive areas in this lamird have remained relatively undeveloped within this time period, confirming the effectiveness of relevant regulations.
	Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	Chapter 27.10 CCC, Right to Practice Forestry, Mining and Agriculture, contains notice provisions designed to avoid conflicts.

Statistics Section

Current parcel size groupings

RLC	Parcel size – acres				Row total
	0 - .99	1.00 – 1.99	2.00 – 4.99	>5.00	
# of parcels	0	1	1	5	7
Sum of acres	0	1.0	4.4	100.6	106.0
Average acres	0	1.0	4.4	20.1	15.1
% of acres	0.0%	1.0%	4.2%	94.8%	100.0%
% of parcels	0.0%	14.3%	14.3%	71.4%	100.0%

RNC	Parcel size – acres				Row total
	0 - .99	1.00 – 1.99	2.00 – 4.99	>5.00	
# of parcels	10	2	3	3	18
Sum of acres	4.1	3.2	12.4	23.8	43.5
Average acres	0.4	1.6	4.1	7.9	2.4
% of acres	9.5%	7.3%	28.5%	54.6%	100.0%
% of parcels	55.6%	11.1%	16.7%	16.7%	100.0%

Build-out potential

RLC	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	1	2	0	2	2	0	0	0	0	7
Acres sum	4.4	15.3	0	28.5	57.9	0	0	0	0	106.0
% of acres	4.2%	14.4%	0.0%	26.8%	54.6%	0.0%	0.0%	0.0%	0.0%	100.0%
% of parcels	14.3%	28.6%	0.0%	28.6%	28.6%	0.0%	0.0%	0.0%	0.0%	100.0%
Average size	4.4	7.6	0	14.2	28.9	0	0	0	0	15.1
Sum dwelling units	1	0	0	0	0	0	0	0	0	1
Sum development rights	1	2	0	2	2	0	0	0	0	7

RNC	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	0	7	1	4	6	0	0	0	0	18
Acres sum	0	4.0	3.8	26.8	8.9	0	0	0	0	43.5
% of acres	0.0%	9.3%	8.7%	61.5%	20.5%	0.0%	0.0%	0.0%	0.0%	100.0%
% of parcels	0.0%	38.9%	5.6%	22.2%	33.3%	0.0%	0.0%	0.0%	0.0%	100.0%
Average size	0	0.6	3.8	6.7	1.5	0	0	0	0	2.4
Sum dwelling units	0	0	1	0	0	0	0	0	0	1
Sum development rights	0	7	3	24	10	0	0	0	0	44

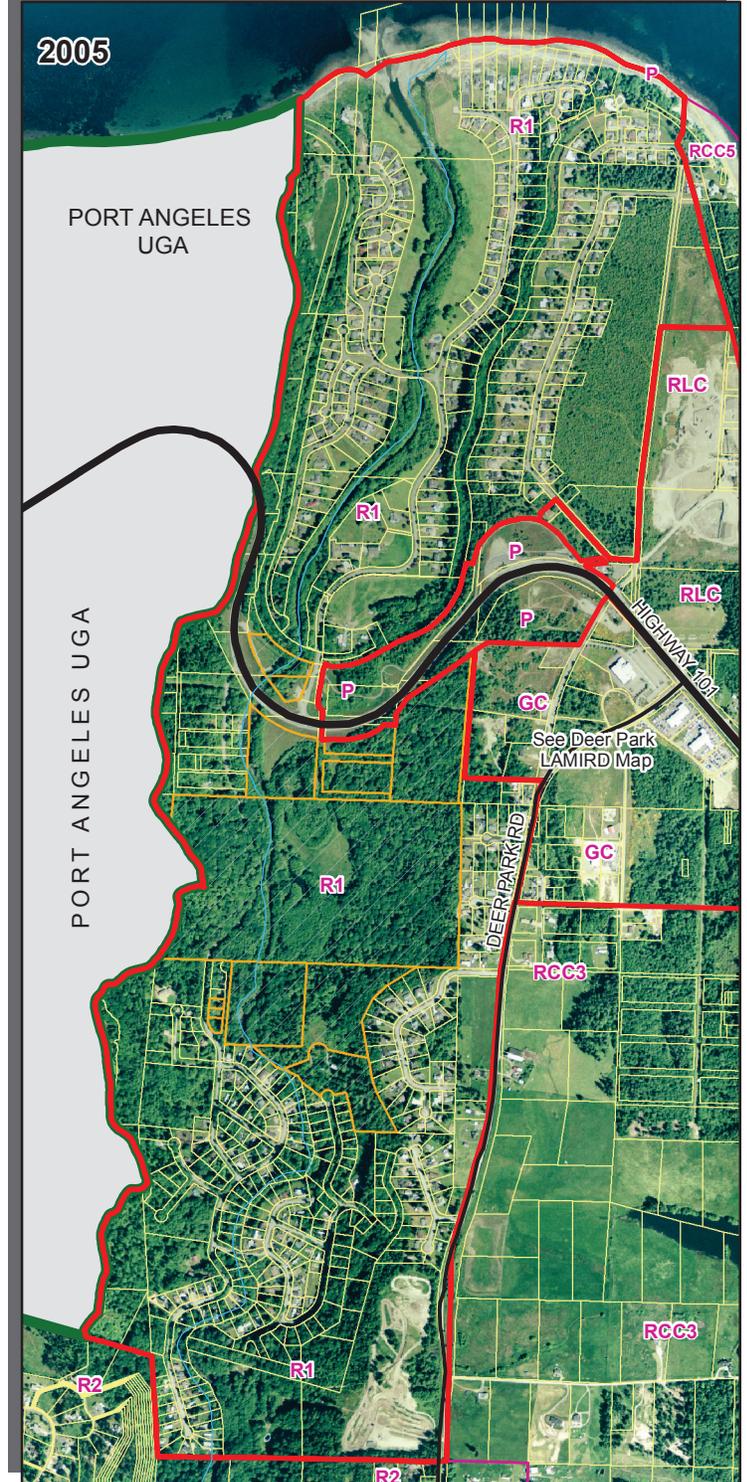
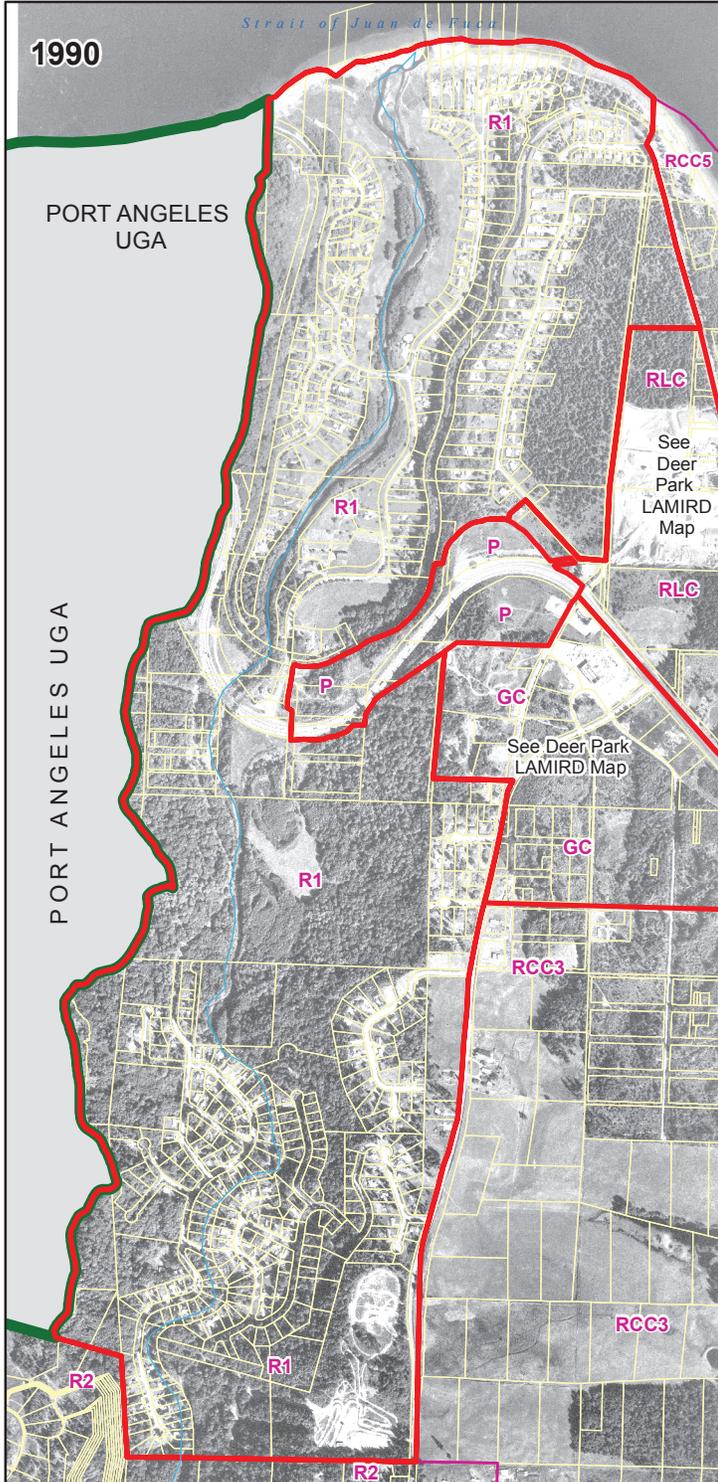
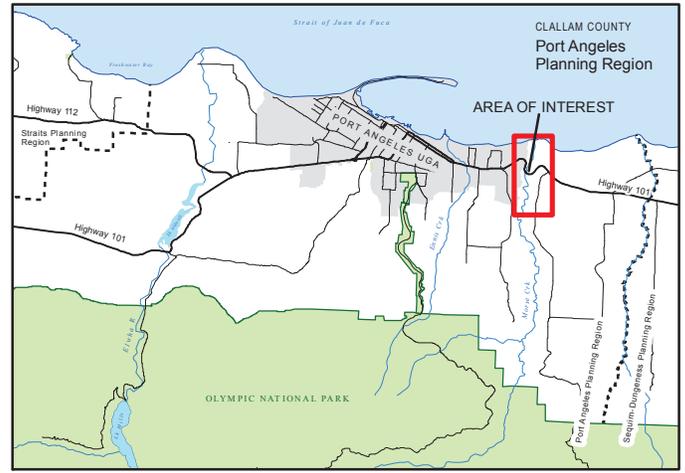
Stats generated from Parcel GIS layer, and consist of areas within respective parcel boundaries, and thus exclude roads.

Map PAPRIamird5-a

4 SEASONS

1990 AND 2005 BUILT ENVIRONMENT

Prepared by Clallam County Dep't of Community Development, Edits: CTT, June 26, 2006

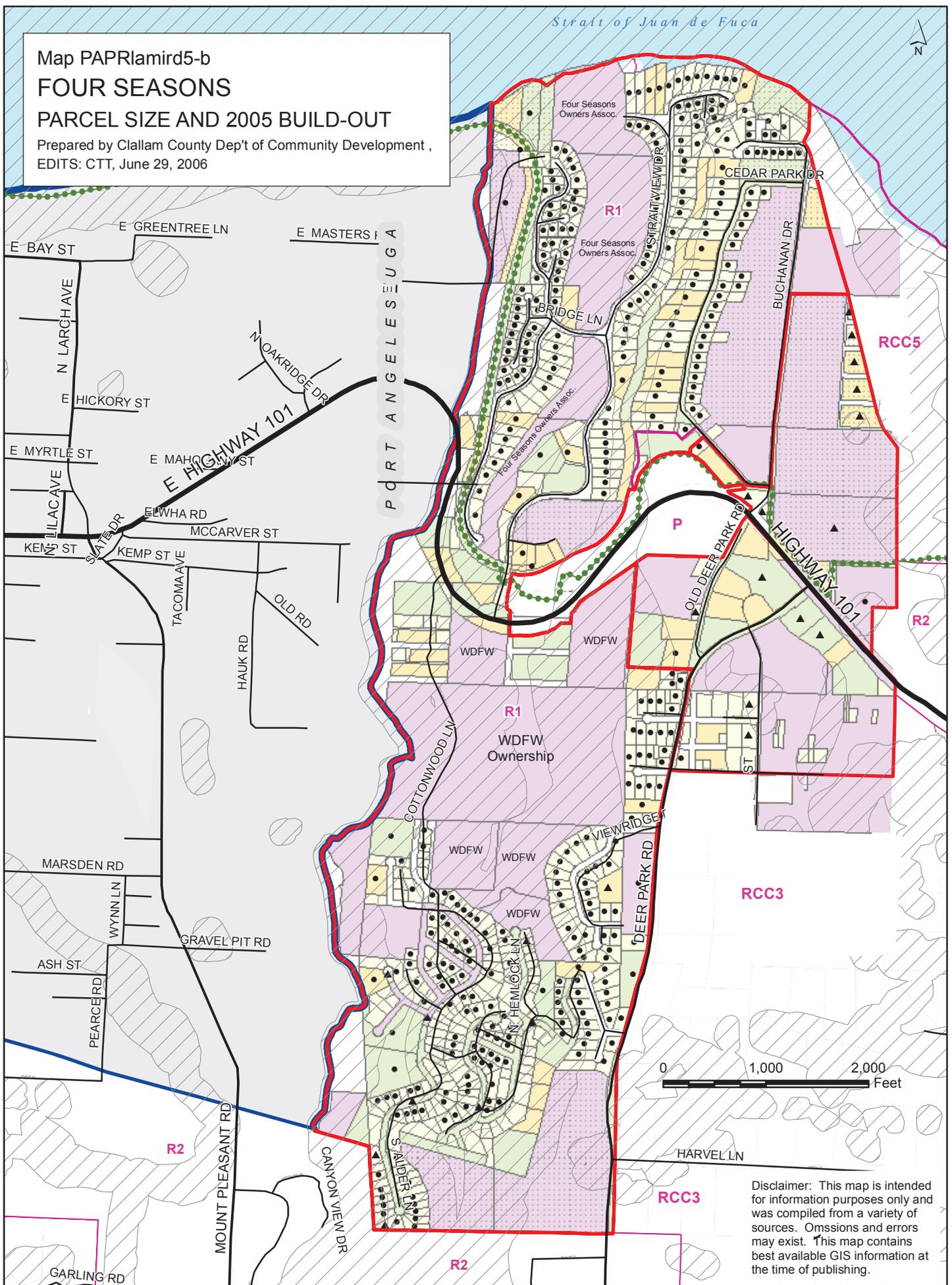


Map PAPRIamird5-b
FOUR SEASONS

PARCEL SIZE AND 2005 BUILD-OUT

Prepared by Clallam County Dep't of Community Development,
EDITS: CTT, June 29, 2006

Strait of Juan de Fuca



Disclaimer: This map is intended for information purposes only and was compiled from a variety of sources. Omissions and errors may exist. This map contains best available GIS information at the time of publishing.

PAPRIamird5-Four Seasons

Lamird Report

This report provides the written record of local circumstances that explains how the 4 Seasons LAMIRD (“this lamird”) fits within the rural element goals of the Growth Management Act (“GMA”), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 1, as described at RCW 36.70A.070(5)(d)(i). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

This report refers to the Port Angeles Planning Region (“PAPR”) regional maps which are located in section E.0, PAPR Summary and Basemaps, and which are designated with the prefix “PAPR”. This report also refers to lamird-specific maps which are located in section E.5, PAPR Lamird 5 Four Seasons, and which are designated with the prefix “PAPRIamird5”.

Summary Section

Lamird Description

This lamird consists of 644.4 acres of Rural zoning (R1) (CCC 33.10.040) bisected by a corridor containing Hwy 101 and Olympic Discovery Trail, located primarily in the 4 Seasons neighborhood (CCC 31.04.340) on PAPR’s east side (see regional map PAPR-a). Regional map PAPR-b shows how this lamird is bounded by the Morse Creek ravine to the west, the Strait of Juan de Fuca to the north, Rural Character Conservation (RCC3) and Commercial zoning to the west, and Rural Moderate (R2) zoning to the south. Sections of this lamird, mostly associated with the logical outer boundaries, are subject to landslide, shoreline and wetland buffers under the Clallam County Critical Areas Code (“CAC”) (see regional map PAPR-c and Lamird map PAPRIamird5-b). Development restrictions associated with the logical outer boundaries augment both the logical outer boundaries as well as the rural character of this lamird.

Regional map PAPR-d shows how this lamird is served by a variety of rural infrastructure, including a number of Class A watersystems, paved county and private roads, and easy access to nearby US 101, which is located on a Clallam Transit bus route with service to both Port Angeles and Sequim. The Olympic Discovery Trail parallels US 101 at this location and provides an alternate transportation route to Port Angeles to the west and Sequim to the east. Even at full build-out, the lamird’s setting along the river and bounded by ravines and the Straits will provide residents with a rural character lifestyle.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map PAPRIamird5-a) reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding lower density rural areas have retained their character. A review of the Auditor’s and Assessor’s records confirms that the various divisions that make up 4 Seasons Park (south of Hwy 101), 4 Seasons Ranch and Cedar Park (both north of Hwy 101) date back to the 1950s and 1960s, and that most of the additional shortplats within this lamird occurred well before June 1990. The 1982 Zoning Map (see regional map PAPR-e-i) shows this area zoned RR3 (one dwelling per acre) with substantially similar boundaries which were adjusted only to include the then-existing built environment within logical outer boundaries.

This lamird has remained within the boundaries established on the 1995 Zoning Map with a number of large parcels totaling about 129 acres of R1 zoning south of Hwy 101 purchased by the Washington Department of Fish and Wildlife (WDFW) for the purpose of protection and habitat restoration.

Local Circumstances

According to the statistics included in the Statistics Section below and as confirmed by lamird map PAPRIamird5-b (which simply puts a dot in the center of each improved lot regardless of where on the lot the improvement occurs), this area is already mostly developed at the maximum allowed density of one dwelling per acre with a pattern of development that was already firmly in place by 1990. The average parcel size is currently 1.1 acres, with 92% of all parcels at less than 2 acres in size. About 8% of all parcels remain of sufficient size to potentially subdivide, but of those, a significant number are held either by WDFW, the Four Seasons Ranch Owners Association, or the Four Seasons Park Community:

Owner	Parcels 2 – 4.99 acres	Parcels > 5 acres	Total acres owned, including parcels of < 2 acres
WDFW	3 parcels (sized 2.06, 2.3, and 3.13 acres)	6 parcels (sized 6.48, 10.53, 72.98, 7.4, 9.48, and 12.60 acres)	13 parcels totaling 129 acres
Four Seasons Ranch	1 parcel (sized 2.13 acres)	3 parcels (sized 7.26, 23.14, 14.24 acres)	7 parcels totaling 49.52 acres
Four Seasons Park	2 parcels (sized 2.02 and 2.45 acres)		13 parcels totaling 10.22 acres
Total	6 parcels of 2-4.99 acres totaling 14.09 acres	9 parcels > 5 acres totaling 164.11 acres	33 parcels totaling 189 acres

As a result, only a small number of parcels actually remain that are of sufficient size to further subdivide at current zoning density. Downzoning at this point would not make sense.

LAMIRD Criteria Section

Type 1 LAMIRDS: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Usage RCW 36.70A.070 (5)(d)(i)	Existing Commercial, Industrial, Residential, or Mixed-use areas	The PAPER Regional Plan at CCC 31.04.230(2)(e)(i) provides that “[o]ne 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). Existing, legal, nonconforming lots will be buildable.” See also Summary Section above, as well as the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.
Location and Boundary RCW 36.70A.070 (5)(d)(iv)	Outside designated UGAs, and agricultural, forest, and mineral resource lands	This lamird was originally located well east of the Port Angeles UGA but the UGA has grown in size over the years and is now located at the west boundary of this lamird. There has been extensive dialogue between Port Angeles city and Clallam County regarding the east boundary line of the UGA. Ordinance 575, 1995 adopting the Port Angeles Regional Plan, at section 31.04.310 at UGA boundary (1) reads that “The physical boundaries of the urban growth area should be Deer Park Road and Bagley Creek to the east” which would have incorporated this lamird within the Port Angeles UGA. However, subsequent Ordinance 584, 1996, modified the Regional Plan “by revising the UGA boundary...to delete the area east of the west rim of the Morse Creek canyon. The physical boundaries of the urban growth area should be the west rim of the Morse Creek canyon to the east...” The west rim of the Morse Creek canyon makes a logical eastern boundary for the UGA as extending city services (sewer) down the ravine where this lamird is located would be challenging technically and financially prohibitive. Instead, the

Type 1 LAMIRDS: Existing Commercial, Industrial, Residential, or Mixed-use areas

Criteria		
		<p>“steep-sided creek ravines form a natural greenbelt” (see Port Angeles Regional Plan, at CCC 31.04.410(9)(a)) that are ideally suited to serve as the far-most eastern boundary of the UGA, beyond which the UGA will not expand. This area does not contain, nor is it bordered on, any agricultural or forest resource lands. Sand and gravel resources have been identified in portions of this lamird but extensive similar resources exist throughout the planning region.</p>
	<p>Area clearly identified and contained with a logical outer boundary (LOB) delineated primarily by the built environment as of July 1, 1990</p>	<p>See lamird map PAPRIamird5-a for a 1990 aerial that shows the 1990 built environment. The land use pattern for this lamird was predominantly established before 1990 through a number of subdivisions which date back to well before 1990. Some remaining vacant parcels were retained within the logical outer boundaries but a significant number of these larger vacant parcels are owned by either the respective home-owners associations or WDFW and designated for open space. Changing the zoning of the small remaining pockets of vacant parcels at this point will create small islands of disparate zoning within the logical outer boundaries for this lamird.</p> <p>This area was designated Rural Residential 3 (RR3), which allowed for densities of one dwelling per acre, under the 1982 Comprehensive Plan and Zoning Map. The outer boundaries of this lamird are substantially smaller than the outer boundary of the RR3 zoning established under the 1982 Comprehensive Plan and Zoning Map, with logical outer boundaries drawn at the time of the 1995 Comprehensive Plan and Zoning Map to include only the then built environment.</p>
	<p>LOB creation addresses neighborhood character</p>	<p>The LOB creation identified a cohesive and established neighborhood that existed as of July 1990. The area’s LOB helps maintain this area’s neighborhood character. This was an established rural residential neighborhood, and the current R1 zoning maintains its character.</p>
	<p>LOB creation addresses physical boundaries</p>	<p>The 4 Seasons Park R1 section is bounded to the west by the Morse Creek ravine, to the north by Hwy 101 corridor, the east by Deer Park Road, and the south by the section line. The 4 Seasons Ranch R1 section is bounded to the west by the Morse Creek ravine, to the north by the Strait of Juan de Fuca, the east by the Deer Park lamird and the south by Hwy 101 corridor.</p>
	<p>LOB creation addresses prevention of irregular boundaries</p>	<p>The boundaries of this lamird were drawn based on logical outer boundaries with an intent to limit, pre-existing one-acre residential and commercial uses.</p>
	<p>LOB creation addresses ability to provide appropriate services</p>	<p>See regional map PAPR-d. This lamird is accessed via US 101 and a number of paved county roads and private roads that were already in place by 1990, as well as a bus route and alternate transportation via the Olympic Discovery Trail. This lamird is primarily served by Fairview LUD #1/LUD #11 Bluffs Class A Watersystem (43296) and Four Seasons Park Class A Watersystem (00302). Any further infill is subject to the Clallam County Subdivision Code (CCC Title 29) and the Clallam County Building Code</p>

Type 1 LAMIRDS: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
		(CCC Title 21), both of which require evidence of adequate water and sewage disposal.
Development Infill/ Development/ Redevelopment RCW 36.70A.070 (5)(d)(i);(iv)	Principally designed to serve the existing and projected rural population	The R1 zoning provides for residential use that serves the existing and projected rural population.
	Development is consistent with the area's existing character	The R1 zoning designation prescribes allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions which are consistent with the R1 zoning designation's stated purpose. For instance, the R1 zoning allows for residential infill at 1 dwelling per acre which is consistent with the lamird's average parcel size of 1.1 acres.
	Area not permitted to extend beyond LOB	The R1 zoning designation is contained within the LOB. Lamird development is not allowed beyond the LOB. This lamird has not increased in size since its adoption in 1995.
Development Regulations RCW 36.70A.070 (5)(d)(iv);(e)	Measures minimize and contain existing areas	The R1 zoning designation is limited to the area within the lamird boundaries. The zoning boundaries coincide with the lamird's boundaries. Extending the lamird boundaries would involve an amendment to the Zoning Code, pursuant to Chapter 33.35 CCC and would require the applicant to demonstrate "consistency with all goals, policies, and mapping criteria of the comprehensive plan." The PAPER Regional Plan at CCC 31.04.230(4)(a)(i) makes it clear that while infill development at one dwelling per acre will be allowed "within the area limits set in the Comprehensive Plan," these area limits "will not be ... expanded." Indeed, this lamird has not increased in size since the adoption of the 1995 Comprehensive Plan and Zoning Map and lamird map PAPERlamird5-a confirms that the surrounding areas have retained their character between 1990 and 2005.
	Measures minimize and contain existing uses	The R1 zoning designation specifies allowed, conditional and prohibited uses consistent with the purpose of this zoning designation which is "to provide areas having a suburban/rural density setting free from commercial and industrial developments." This zoning designation does not extend beyond the boundaries of this lamird.
	Measures protect critical areas	See regional map PAPER-c and lamird map PAPERlamird6-b for critical areas within or near this lamird. Development and redevelopment of the areas within the lamird are subject to limitations under various County and State regulations, including Critical Areas and Shoreline Management regulations. Development restrictions associated with the logical outer boundaries augment both the logical outer boundaries as well as the rural character of this lamird. Further land divisions within critical aquifer recharge areas to densities exceeding 1 dwelling per 2.4 acre or involving Type 1 soils are conditioned on enhanced on-site sewage treatment that achieves >30% nitrate reduction, according to policies drafted by Clallam County Department of Health & Human Services under the authority of CCC 27.12.615 (3)(b). Open space amenities were designed into both subdivisions with many of the vacant parcels along the river owned by the

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
		subdivisions as explained in the Summary above. In addition, in 2002, The Washington Department Fish and Wildlife acquired several parcels totaling over 120 acres. This property is dissected by a ½-mile length of Morse Creek near Port Angeles and by Hwy 101. These acquisitions allow the permanent protection and ultimate restoration of mainstem, side channel and off-channel habitat historically used by Puget Sound chinook and currently used by bull trout, summer chum, fall chum, coho, pink, steelhead, and cutthroat. This section of the Creek is channelized, diked and depleted of wood throughout and will benefit greatly from the restoration efforts that are underway and planned for this area. A comparison of the 1990 and 2005 aerial photos on lamird map PAPRLamird5-a shows that the identified environmentally sensitive areas in his lamird have remained relatively undeveloped within this time period, confirming the effectiveness of the above regulations. Many of the remaining larger vacant parcels within critical area designations are in fact protected from further development.
	Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	The R1 zone provides for extended setbacks from resource zones. Chapter 27.10 CCC, Right to Practice Forestry, Mining and Agriculture, contains notice provisions designed to avoid conflicts.

Statistics Section

Current parcel size groupings

R1	Parcel size – acres				Row total
	0 - .99	1.00 – 1.99	2.00 – 4.99	>5.00	
# of parcels	517	41	28	21	607
Sum of acres	210.6	52.2	80.6	301.0	644.4
Average acres	0.4	1.3	2.9	14.3	1.1
% of acres	32.7%	8.1%	12.5%	46.7%	100.0%
% of parcels	85.2%	6.8%	4.6%	3.5%	100.0%

Build-out potential

R1	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	387	132	11	15	6	13	18	24	1	607
Acres sum	175.6	66.9	40.2	104.7	9.3	128.7	21.0	91.4	6.5	644.4
% of acres	27.3%	10.4%	6.2%	16.2%	1.4%	20.0%	3.3%	14.2%	1.0%	100.0%
% of parcels	63.8%	21.7%	1.8%	2.5%	1.0%	2.1%	3.0%	4.0%	0.2%	100.0%
Average size	0.5	0.5	3.7	7.0	1.6	9.9	1.2	3.8	6.5	1.1
Sum dwelling units	387	0	11	0	0	0	0	0	0	398
Sum development rights	387	132	35	95	9	124	25	97	6	910

Stats generated from Parcel GIS layer, and consist of areas within respective parcel boundaries, and thus exclude roads.

Washington Department of Ecology Aerial Photos dated July 22, 1994

Showing Cedar Park to left and north half of Four Seasons Ranch to the right



Showing all of Four Seasons Ranch within the Morse Creek ravine. The west wall of the Morse Creek ravine (to the right) serves as the east boundary of the Port Angeles UGA.

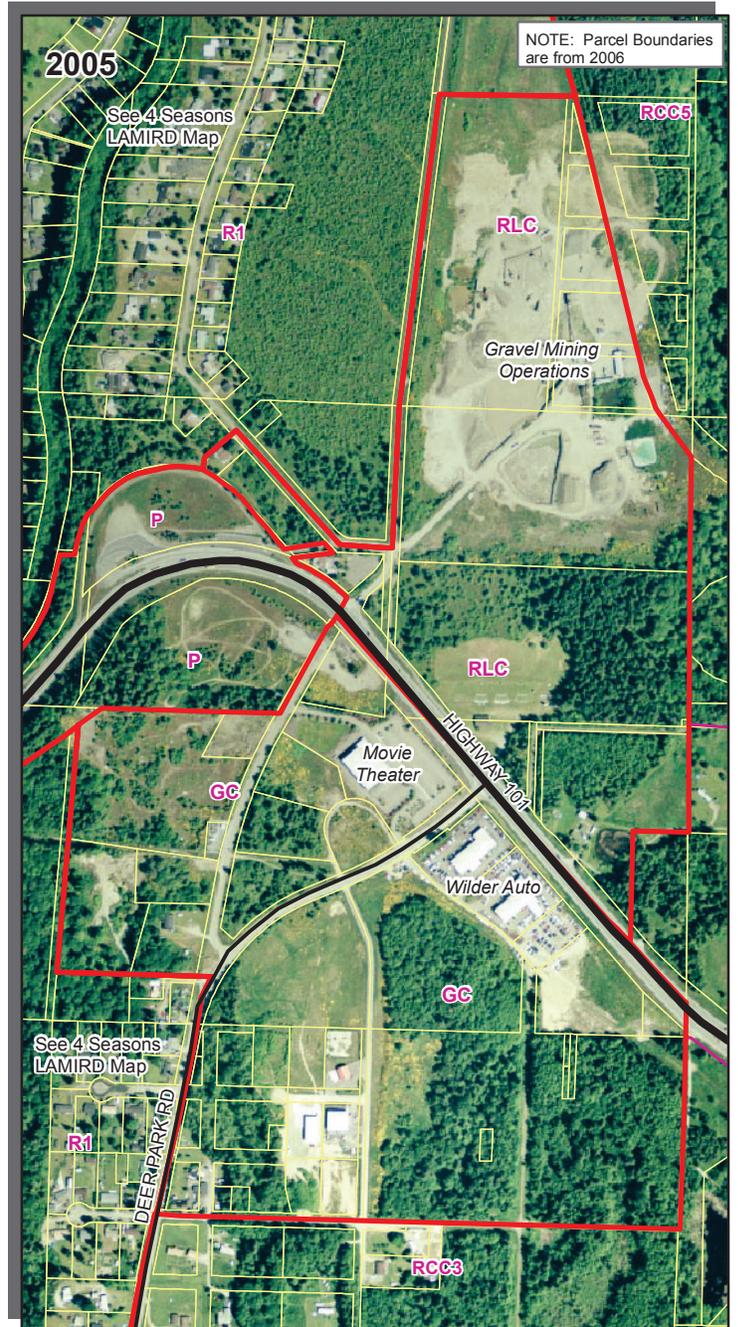
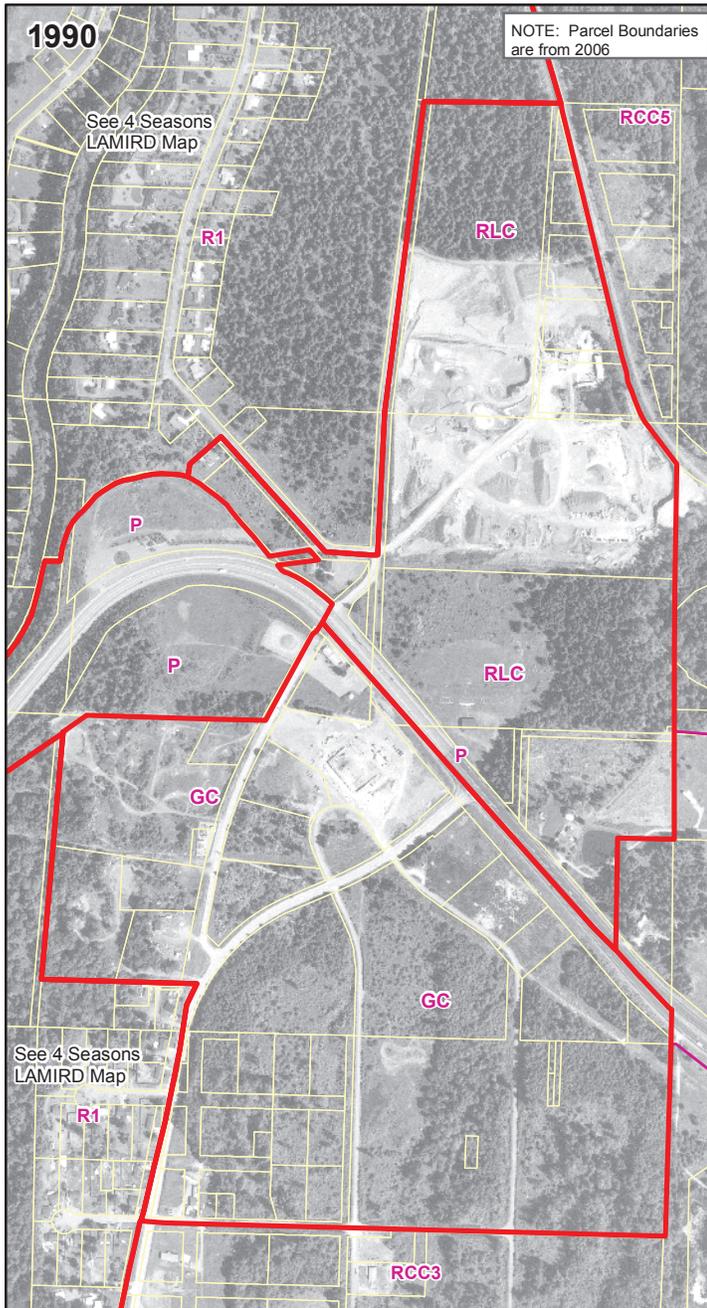
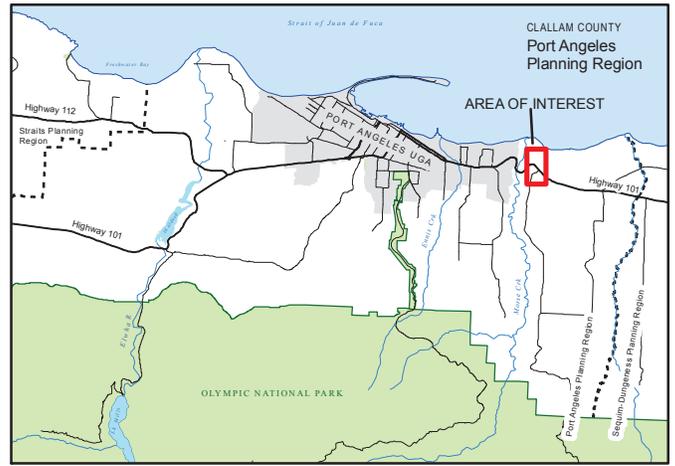


Map PAPRIamird6-a DEER PARK 1990 AND 2005 BUILT ENVIRONMENT

Prepared by Clallam County Dep't of Community Development, Edits: CTT, June 28, 2006

Legend

- LAMIRD Boundaries
- Urban Growth Areas
- Zoning Boundaries
- 2006 Parcel Boundaries
- ~ Rivers



Disclaimer: This map is intended for information purposes only and was compiled from a variety of sources. Omissions and errors may exist. This map contains best available GIS information at the time of publishing.

Map PAPRIamird6-b

DEER PARK

PARCEL SIZE AND 2005 BUILD-OUT

Prepared by Clallam County Dep't of Community Development ,
EDITS: CTT, June 29, 2006

PARCEL SIZE (ACRES)

- 0 - 0.999
- 1.000 - 1.999
- 2.000 - 4.999
- >5.000

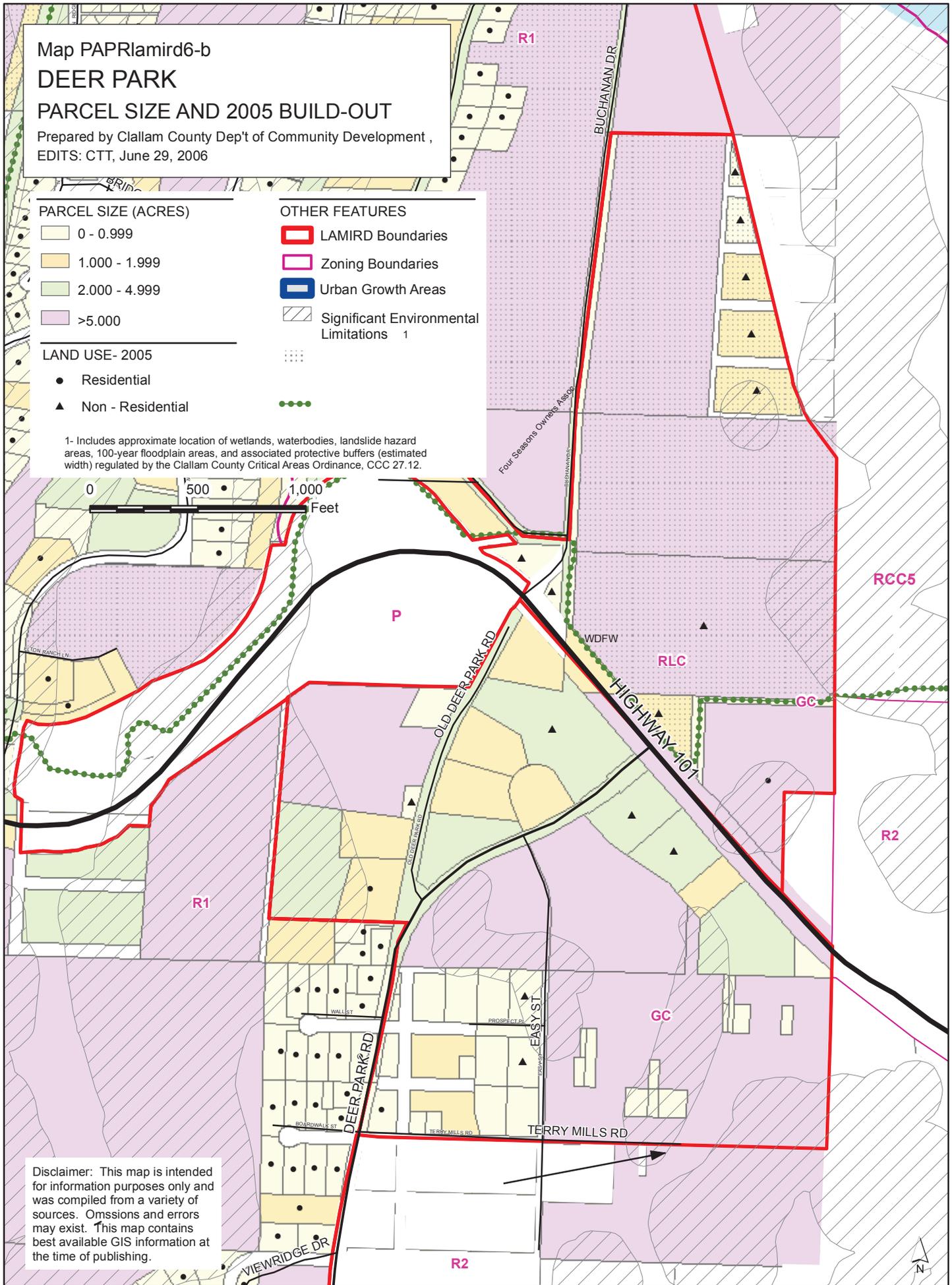
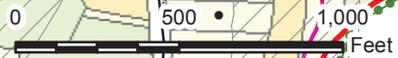
OTHER FEATURES

- LAMIRD Boundaries
- Zoning Boundaries
- Urban Growth Areas
- Significant Environmental Limitations 1
- Residential
- Non - Residential

LAND USE- 2005

- Residential
- Non - Residential

1- Includes approximate location of wetlands, waterbodies, landslide hazard areas, 100-year floodplain areas, and associated protective buffers (estimated width) regulated by the Clallam County Critical Areas Ordinance, CCC 27.12.



Disclaimer: This map is intended for information purposes only and was compiled from a variety of sources. Omissions and errors may exist. This map contains best available GIS information at the time of publishing.



PAPRIamird6-Deer Park

Lamird Report

This report provides the written record of local circumstances that explains how the Deer Park LAMIRD ("this lamird") fits within the rural element goals of the Growth Management Act ("GMA"), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 1, as described at RCW 36.70A.070(5)(d)(i). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

This report refers to the Port Angeles Planning Region ("PAPR") regional maps which are located in section E.0, PAPR Summary and Basemaps, and which are designated with the prefix "PAPR". This report also refers to lamird-specific maps which are located in section E.6, PAPR Lamird 6 Deer Park, and which are designated with the prefix "PAPRIamird6".

Summary Section

Lamird Description

This lamird consists of 68.3 acres of Rural Limited Commercial (RLC) (CCC 33.15.060) and 88.6 acres of General Commercial (GC) (CCC 33.15.030) bisected by a corridor containing US 101 and Olympic Discovery Trail, located in the Fairview and Deer Park neighborhoods (CCC 31.04.400 and 31.04.410), respectively, on PAPR's east side (see regional map PAPR-a). Regional map PAPR-b shows how this lamird is bounded to the west by the Four Seasons lamird and surrounded by lower-density rural areas on the other sides. Regional map PAPR-c and Lamird map PAPRIamird6-b shows some critical areas associated with the logical outer boundaries of this lamird.

Regional map PAPR-d shows that this lamird is served by a variety of rural infrastructure including a Class A watersystem, access via US 101 and the Olympic Discovery Trail (both of which bisect this lamird), several county roads (Deer Park to the GC-zoned area and Buchanan Drive to the RLC-zoned area), and private roads. The Deer Park Gateway Overview, a rest area off US 101 that offers spectacular mountain views as well as access to Olympic Discovery Trail, was completed within the last few years. The Clallam County Six Year Transportation Improvement Program includes construction of an overpass at Deer Park Road that would ease US 101-Deer Park traffic flow and is awaiting grant funding.

This lamird was originally slated to be included in the Port Angeles UGA, but ultimately it was decided that it would make more sense to locate the UGA boundary on the west rim of the Morse Creek canyon, about a mile west of this lamird, for the reason that the costs associated with extending UGA infrastructure down and beyond the Morse Creek canyon would be prohibitive. Instead, the Morse Creek canyon with its steep forested slopes and open spaces will serve as a buffer between the UGA and the county.

The primary commercial uses of the RLC-zoned part of this lamird include a restaurant, a gun club, and a gravel pit, all of which predate 1990 and all of which have remained in use and within the lamird boundaries established in 1995. In fact, this part of the lamird has actually reduced in size from the boundaries established on the 1995 Zoning Map with a 2.64 acre parcel rezoned from RLC to Rural Moderate (R2) and a 3.05 acre parcel rezoned from RLC to Rural (R1).

The main uses of the GC-zoned southern part are a movie theatre (completed in 1990), an auto dealership (completed 1997-1999), a depleted gravel pit in the west section, and various other commercial uses in the south section.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map PAPRIamird6-a) reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding lower density rural areas have retained their character. The Deer Park neighborhood section in the PAPR Regional Plat at CCC 31.04.410, specifically recognizes the “[c]ommercial uses near Deer Park include the Deer Park Cinema and approximately thirty (30) acres of additional undeveloped commercial land.”

The 1982 Zoning Map (see regional map PAPR-e-ii) shows that Commercial zoning in this area dates back to 1982 Comprehensive Plan and Zoning Map, and was only somewhat expanded in scope under the 1995 Comprehensive Plan and Zoning Code to include the properties held by a common owner who had already improved those parcels with a road that is visible on the 1990 aerial photo.

Local Circumstances

This lamird is recognized as one of the “Clallam County economic development nodes where commercial, industrial and/or mixed use (C/I) zoning are supported by the land use elements of Clallam county...” CCC 31.02.610(7)(a); Figure 31.02.610(F). Many of the lamird’s properties in the south section have changed ownership since 1990, with the new owners purchasing these properties for commercial purposes. Some of these enterprises have already commercially developed their properties, such as a warehouse operated by J&J Construction, while others are actively moving forward with commercially developing their properties, according to the parcel files. Commercial activities in this neighborhood are controlled by zoning-dependent development criteria, and are located on frontage roads other than US 101, preventing strip-malls. Changing the zoning on these parcels would significantly reduce the value and use of these parcels to these owners and would run contrary to one of the stated goals of the GMA that deals with property rights (see RCW RCW 36.70A.020, Planning goals, at (6).

LAMIRD Criteria Section

Type 1 LAMIRDS: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Usage RCW 36.70A.070 (5)(d)(i)	Existing Commercial, Industrial, Residential, or Mixed-use areas	This lamird is recognized as one of the “Clallam County economic development nodes where commercial, industrial and/or mixed use (C/I) zoning are supported by the land use elements of Clallam county...” CCC 31.02.610(7)(a); Figure 31.02.610(F). See also Summary Section above, as well as the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.
Location and Boundary RCW 36.70A.070 (5)(d)(iv)	Outside designated UGAs, and agricultural, forest, and mineral resource lands	See regional map PAPR-b. The Port Angeles UGA is about 1 mile to the west. This lamird does not contain, nor is it bordered on, any agricultural and forest resource lands. Sand and gravel resources have been identified in this lamird but extensive similar resources exist throughout the planning region. A gravel pit exists in the northern, RLC zoned portion, of this lamird. Mineral extraction is conditionally allowed under both the RLC and GC zoning, subject to a determination that such a proposed use is “consistent with ... the character of the neighborhood.”
	Area clearly identified and contained with a logical outer boundary (LOB) delineated primarily by the built environment	See lamird map PAPRIamird6-a for a 1990 aerial that shows the 1990 built environment and see Summary Section above for description. The land use pattern for this lamird was predominantly established before 1990. Commercial zoning in this area dates back to at least 1982. Some remaining vacant parcels were retained within the logical outer boundaries for infill development. Changing the zoning of these small pockets of land will create small islands of disparate zoning.

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
	as of July 1, 1990	
	LOB creation addresses neighborhood character	The LOB creation identified a cohesive and established neighborhood that existed as of July 1990. The area's LOB helps maintain this area's neighborhood character. The commercial zoning in this area dates back to at least the 1982 Zoning Map. The various commercial areas were designated with the designation that most accurately addresses their then-existing characters. According to the Deer Park neighborhood section in the PAPR Regional Plat, the boundaries of this lamird were drawn to include "the vacant commercial sites developed south of the cinema and the large twenty (20) acre commercial site east of Deer Park Road."
	LOB creation addresses physical boundaries	This lamird is bounded by US 101 to the north, Terry Mills Rd to the south, and Deer Park Rd to the west.
	LOB creation addresses prevention of irregular boundaries	The boundaries of this lamird were drawn based on, and with an intent to limit, pre-existing commercial designations, uses, vested interests, and contiguous ownerships within logical outer boundaries.
	LOB creation addresses ability to provide appropriate services	See regional map PAPR-d. This lamird is accessed via US 101. Most of the parcels within this lamird are accessed via private and county frontage roads that already existed as of 1990. This lamird is served by Fairview LUD #1/LUD #11 Bluffs Class A Watersystem (43296). Any further infill is subject to the Clallam County Subdivision Code (CCC Title 29) and the Clallam County Building Code (CCC Title 21), both of which require evidence of adequate water and sewage disposal. According to the Zoning Code, proposed development under the RLC designation "shall not require expansion of urban services such as sewer" and the minimum lot size in the GC designation shall be the "minimum necessary to provide adequate potable water and sewage disposal for proposed use." See CCC 33.15.060 and 33.15.030.
Development Infill/ Development/ Redevelopment	Principally designed to serve the existing and projected rural population	The job opportunities created under the RLC and GC designations benefits the existing and projected rural population.
RCW 36.70A.070 (5)(d)(i);(iv)	Development is consistent with the area's existing character	To reduce the visual impact of nonresidential land uses in rural areas, both the RLC and GC designations limit building sizes to 10,000 and 20,000 square feet, respectively, and 40 feet and 50 feet in height, respectively. In addition, the zoning code specifies allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions for each zoning designation that are consistent with that zoning designation's stated purpose. Each of the zoning designations provides that conditional uses are subject to a "determination that the proposed use is consistent with applicable land use regulations and the character of the neighborhood."

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
	Area not permitted to extend beyond LOB	The lamird's RLC and GC zoning designations are limited to the area within the LOB. Lamird development is not allowed beyond the LOB. This lamird has not increased in size since its adoption in 1995.
Development Regulations RCW 36.70A.070 (5)(d)(iv);(e)	Measures minimize and contain existing areas	The RLC and GC zoning designations are limited to the area within the lamird boundaries. The zoning boundaries coincide with the lamird's boundaries. Extending the lamird boundaries would involve an amendment to the Zoning Code, pursuant to Chapter 33.35 CCC and would require the applicant to demonstrate "consistency with all goals, policies, and mapping criteria of the comprehensive plan." In addition, the RLC zoning designation itself contains the provision that "[n]o expansion of this zone shall be permitted." CCC 33.15.060. Indeed this lamird has not increased in size between 1995 and the present. Since 1995, this lamird has actually reduced in size with 3.05 acres rezoned from RLC to R1 (Ord 758, 04), and 2.64 acres was rezoned from RLC to R2 (Ord 774, 05).
	Measures minimize and contain existing uses	The County-wide Comprehensive Plan at CCC 31.02.275, Commercial and industrial land uses, provides that while "[c]ommercial and industrial land uses in Clallam County should generally be focused into the designated urban growth areas.. [s]ome types of commercial or industrial land uses may be appropriately located outside of urban growth areas..." Within this lamird are located a gravel pit and a gun club, both of which more appropriately located outside of a UGA. The Port Angeles Regional Plan policy at CCC 31.04.230 includes the policy that "[c]ommercial uses allowed in rural residential designations should be limited to those which would not impact rural character." Both the RLC and GC designations recognize the rural setting where they occur which is reflected in the criteria that specify allowed, conditional, and prohibited uses.
	Measures protect critical areas	See regional map PAPR-c and lamird map PAPRIamird6-b for critical areas within or near this lamird. Development and redevelopment of the areas within the lamird are subject to limitations under various County and State regulations, including Critical Areas regulations. A comparison of the 1990 and 2005 aerial photos on lamird map PAPRIamird6-a shows that the identified environmentally sensitive areas in this lamird have remained relatively undeveloped within this time period, confirming the effectiveness of relevant regulations.
	Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	This lamird contains sand and gravel resources and an operating gravel pit. Mineral extraction is conditionally allowed under the RLC and GC designations (if found "consistent with... the character of the neighborhood"), ensuring that these activities occur in areas where they are least likely to interfere with residential uses. Chapter 27.10 CCC, Right to Practice Forestry, Mining and Agriculture, contains notice provisions designed to avoid conflicts.

Statistics Section

Current parcel size groupings

Deer Park GC	Parcel size – acres				Row total
	0 - .99	1.00 – 1.99	2.00 – 4.99	>5.00	
# of parcels	31	9	6	4	50
Sum of acres	12.0	13.2	18.2	45.2	88.6
Average acres	0.4	1.5	3.0	11.3	1.8
% of acres	13.5%	14.9%	20.6%	51.0%	100.0%
% of parcels	62.0%	18.0%	12.0%	8.0%	100.0%

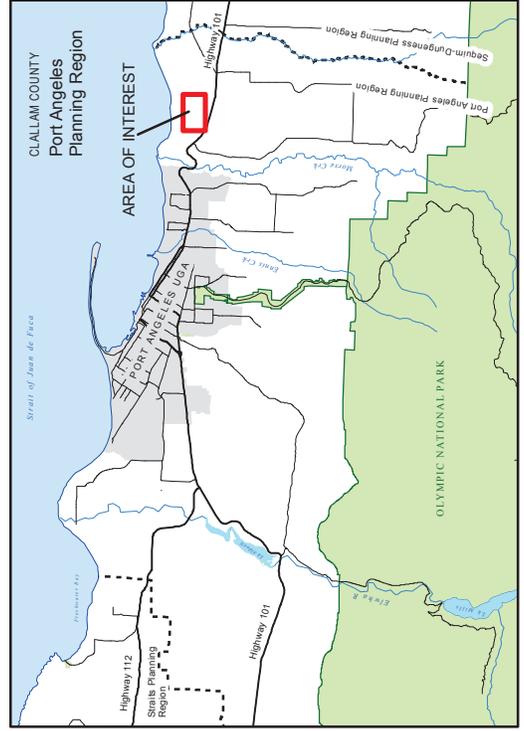
Deer Park RLC	Parcel size – acres				Row total
	0 - .99	1.00 – 1.99	2.00 – 4.99	>5.00	
# of parcels	9	5	0	4	18
Sum of acres	3.1	7.0	0	58.3	68.3
Average acres	0.3	1.4	0	14.6	3.8
% of acres	4.5%	10.2%	0.0%	85.3%	100.0%
% of parcels	50.0%	27.8%	0.0%	22.2%	100.0%

Stats generated from Parcel GIS layer, and consist of areas within respective parcel boundaries, and thus exclude roads.

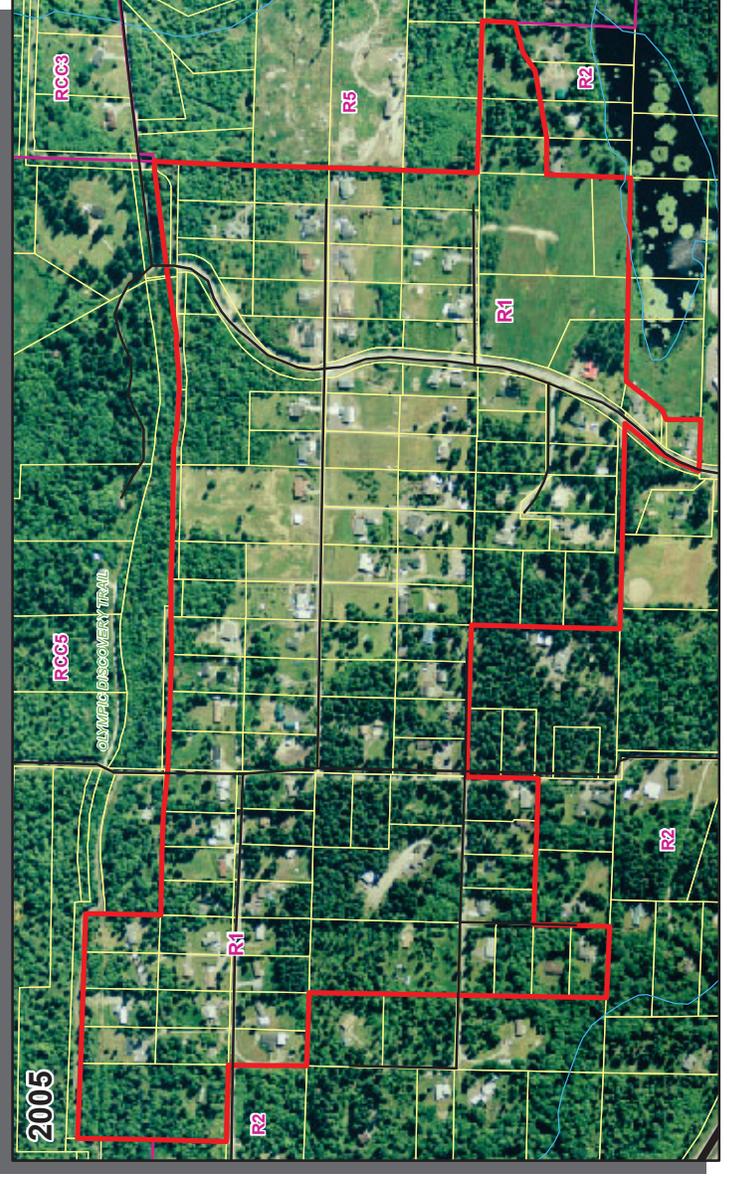
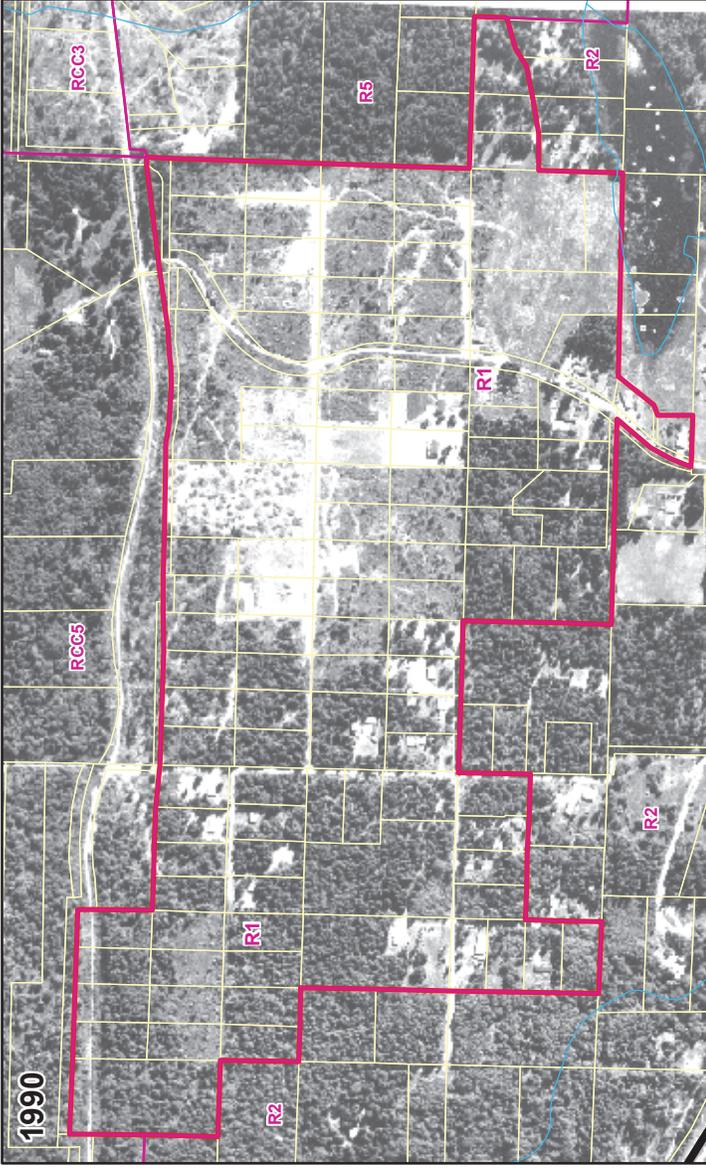
Map PAPRlamird7-a
LAKE FARM
 1990 AND 2005 BUILT ENVIRONMENT

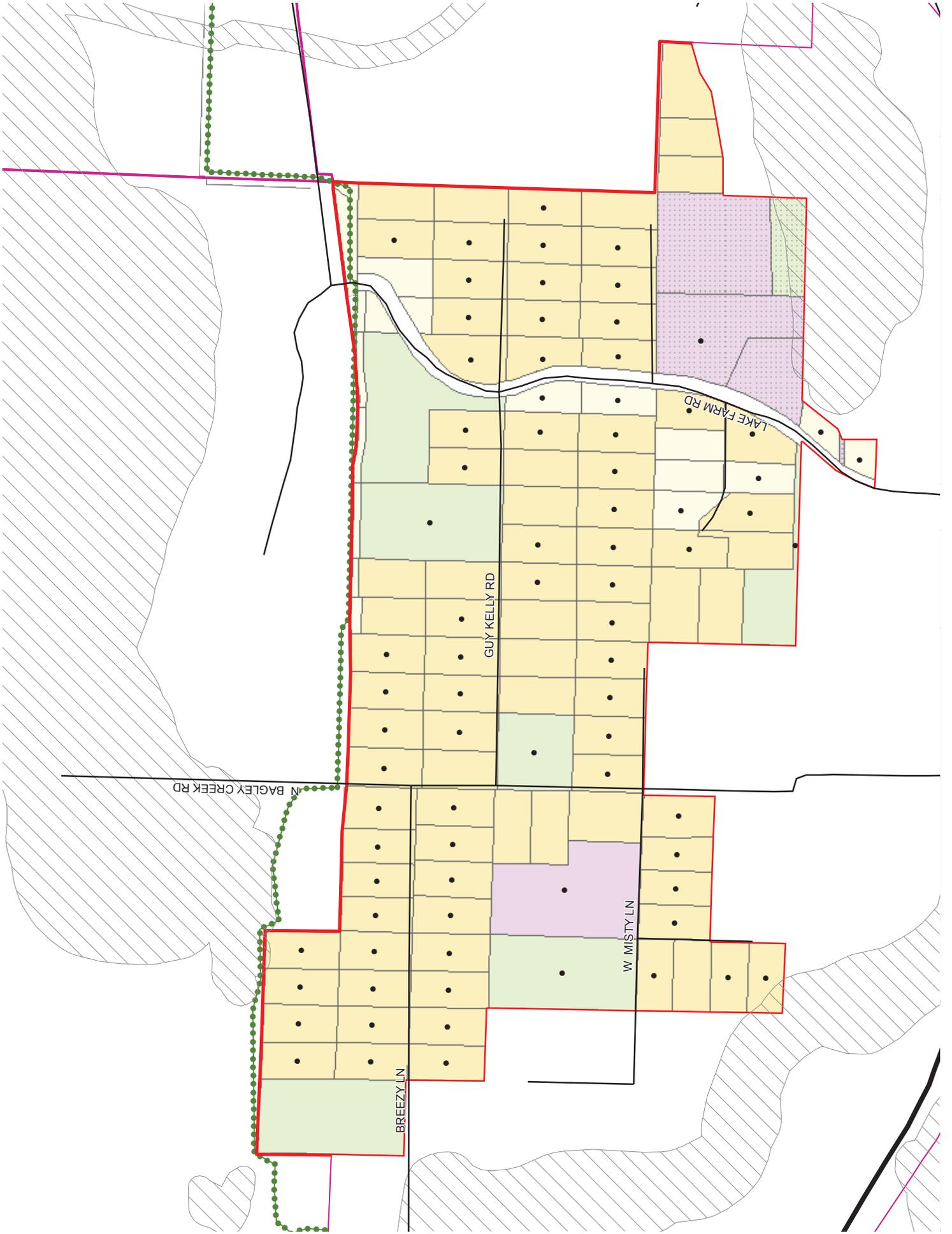
Prepared by Clallam County Dept of Community
 Development, Edits: CTT, July 13, 2006

- Legend**
-  LAMIRD Boundaries
 -  Urban Growth Areas
 -  Zoning Boundaries
 -  2006 Parcel Boundaries
 -  Rivers



Disclaimer: This map is intended for information purposes only and was compiled from a variety of sources. Omissions and errors may exist. This map contains best available GIS information at the time of publishing.





N BAGLEY CREEK RD

GUY KELLY RD

LAKE FARM RD

BREEZY LN

W MISTY LN

PAPRIamird7-Lake Farm

Lamird Report

This report provides the written record of local circumstances that explains how the Lake Farm LAMIRD (“this lamird”) fits within the rural element goals of the Growth Management Act (“GMA”), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 1, as described at RCW 36.70A.070(5)(d)(i). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

This report refers to the Port Angeles Planning Region (“PAPR”) regional maps which are located in section E.0, PAPR Summary and Basemaps, and which are designated with the prefix “PAPR”. This report also refers to lamird-specific maps which are located in section E.7, PAPR Lamird 7 Lake Farm, and which are designated with the prefix “PAPRIamird7”.

Summary Section

Lamird Description

This lamird consists of 164 acres of Rural zoning (R1) (CCC 33.10.040) located in the Fairview Neighborhood (CCC 31.04.400) on PAPR’s east side (see regional map PAPR-a). This lamird contains residential use lots that are bounded to the north by the Olympic Discovery Trail (which is a rail-to-trail constructed after rail service ceased in the 1980s), and to east, south, and west were drawn to reduce the pre-existing one-dwelling-per-acre zoning to include only those areas that had already developed at that density. Even at full build out, the lamird’s setting among larger lot rural lands will provide residents with a rural character lifestyle.

Regional map PAPR-b shows how this lamird is surrounded by low density Rural Low (R5), Rural Moderate (R2), and Rural Character Conservation (RCC5) zoning. Regional map PAPR-c shows how this lamird is located between critical areas that how only minor portions along the boundaries may be subject to Critical Area Code (“CAC”) wetland and stream buffers, with various portions of the lamird subject to critical aquifer protections. Development restrictions associated with the boundaries augment both the logical outer boundaries as well as the rural character of this lamird. Regional map PAPR-d shows how this lamird is served by a variety of rural infrastructure, including a Class A watersystem and adequate access via a number of county and private roads as well as the Olympic Discovery Trail, which has been constructed since 1990 to provide an alternate transportation route to both Port Angeles to the west and Sequim to the east. All this will allow for appropriate infill.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map PAPRIamird7-a) reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding lower density rural areas have retained their character. A review of the Auditor’s and Assessor’s records confirms that most of the shortplats within this lamird occurred well before June 1990. As the 1990 aerial photo confirms, the south to north roads that serve this lamird already existed (these are county roads N. Bagley Creek Rd to the west and Lake Farm Rd to the east). Also already existing to almost their current extent were the private east to west roads that serve the individual lots within this lamird.

The 1982 Zoning Map (see regional map PAPR-e-i) shows this area zoned RR3 (one dwelling per acre) with boundaries that extended well beyond the current lamird boundaries. In fact, this lamird was significantly reduced in size with the adoption of the 1995 Comprehensive Plan and Zoning Map, to include only the then-existing built environment. In shrinking the size, the lamird boundaries were drawn around then-existing compatible-sized parcels and infrastructure, while excluding environmentally sensitive

areas. This lamird has remained within the boundaries established on the 1995 Comprehensive Plan and Zoning Map.

Local Circumstances

According to the statistics included in the Statistics Section below and as confirmed by lamird map PAPRIamird7-b (which simply puts a dot in the center of each improved lot regardless of where on the lot the improvement occurs), this area is already mostly developed at the maximum allowed density of one dwelling per acre with a pattern of development that was already firmly in place by 1990. The average parcel size is currently 1.4 acres, with 91.6 % of all parcels at less than 2 acres in size. 8.4% of all parcels remain of sufficient size to potentially subdivide, and these parcels average 4.09 acres in size. Only 4 of the parcels that remain of sufficient size to further subdivide at current zoning density are vacant. Downzoning at this point would not make sense.

LAMIRD criteria section

Type 1 LAMIRDS: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Usage RCW 36.70A.070 (5)(d)(i)	Existing Commercial, Industrial, Residential, or Mixed-use areas	The PAPR Regional Plan at CCC 31.04.230(2)(e)(i) provides that “[o]ne 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). Existing, legal, nonconforming lots will be buildable.” The relevant neighborhood section of the PAPR Regional Plan at CCC 31.04.400 identifies this lamird as fitting such criteria. See also Summary Section above, as well as the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.
Location and Boundary RCW 36.70A.070 (5)(d)(iv)	Outside designated UGAs, and agricultural, forest, and mineral resource lands	See regional map PAPR-b. The nearest UGA (the Port Angeles UGA) is more than one mile to the west. This lamird does not contain, nor is it bordered on, any agricultural and forest resource lands. Sand and gravel resources have been identified in this lamird but extensive similar resources exist throughout the planning region.
	Area clearly identified and contained with a logical outer boundary (LOB) delineated primarily by the built environment as of July 1, 1990	See lamird map PAPRIamird8-a for 1990 aerial that shows the 1990 built environment and see Summary Section above for description. The land use pattern for this lamird was predominantly established before 1990 through a pattern of short-plats which date back to well before 1990. Some remaining vacant parcels were retained within the logical outer boundaries which will allow for infill. Changing the zoning of the small remaining pockets of vacant parcels at this point will create small islands of disparate zoning. This area was designated Rural Residential 3 (RR3), which allowed for densities of one dwelling per acre, under the 1982 Comprehensive Plan and Zoning Map. The outer boundaries of this lamird are substantially smaller than the outer boundary of the RR3 zoning established under the 1982 Comprehensive Plan and Zoning Map, with logical outer boundaries drawn at the time of the 1995 Comprehensive Plan and Zoning Map to include only the then built environment.
	LOB creation addresses neighborhood character	The LOB creation identified a cohesive and established neighborhood that existed as of July 1990. The area’s LOB helps maintain this area’s neighborhood character. This was an established rural residential neighborhood, and the current

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
		R1 zoning maintains its character.
	LOB creation addresses physical boundaries	See regional map PAPR-c. This lamird is bounded to the west by the lower density-zoned ravined corridor that contains Bagley Creek. It is bounded to the north by the rail-to-trail Olympic Discovery Trail and the lower density zoned area beyond the Trail that contains over a 100 acres of Class II wetlands. It is bounded to the east by the lower density zoned area that contains the Class 5 waters that connect the several large Class 2 wetland complexes that extend all along the east including the southeast boundary.
	LOB creation addresses prevention of irregular boundaries	See lamird map PAPRIamird8-b. The boundaries of this lamird were generally drawn so as to include all compatibly sized residential parcels that fit the R1 zoning designation while excluding environmentally sensitive and larger lot areas. Larger parcels were included where excluding them would have meant drawing jagged lines or creating islands of divergent zoning, i.e. at the northern line.
	LOB creation addresses ability to provide appropriate services	See regional map PAPR-d. This lamird is accessed via US 101 and the county roads of N. Bagley Creek and Lake Farm. The parcels within this lamird are accessed via a number of private roads, which already existed as of 1990. This lamird is served by Fairview LUD #1/LUD #11 Bluffs Class A Watersystem (43296). Any further infill is subject to the Clallam County Subdivision Code (CCC Title 29) and the Clallam County Building Code (CCC Title 21), both of which require evidence of adequate water and sewage disposal.
Development Infill/ Development/ Redevelopment RCW 36.70A.070 (5)(d)(i);(iv)	Principally designed to serve the existing and projected rural population	The R1 zoning provides for residential use that serves the existing and projected rural population.
	Development is consistent with the area's existing character	The R1 zoning designation prescribes allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions which are consistent with the R1 zoning designation's stated purpose. For instance, the R1 zoning allows for residential infill at 1 dwelling per acre which is consistent with the lamird's average parcel size of 1.4 acres.
	Area not permitted to extend beyond LOB	The R1 zoning designation is contained within the LOB. Lamird development is not allowed beyond the LOB. This lamird has not increased in size since its adoption in 1995.
Development Regulations RCW 36.70A.070 (5)(d)(iv);(e)	Measures minimize and contain existing areas	The R1 zoning designation is limited to the area within the lamird boundaries. The zoning boundaries coincide with the lamird's boundaries. Extending the lamird boundaries would involve an amendment to the Zoning Code, pursuant to Chapter 33.35 CCC and would require the applicant to demonstrate "consistency with all goals, policies, and mapping criteria of the comprehensive plan." The PAPR Regional Plan at CCC 31.04.230(4)(a)(i) makes it clear that while infill development at one dwelling per acre will be allowed "within the area limits set in the Comprehensive Plan," these area limits "will not be ... expanded." See also CCC 31.04.400(3)(c). Indeed, this lamird has not increased in

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
		size since the adoption of the 1995 Comprehensive Plan and Zoning Map and lamird map PAPRIamird6-a confirms that the surrounding areas have retained their character between 1990 and 2005.
	Measures minimize and contain existing uses	The R1 zoning designation specifies allowed, conditional and prohibited uses consistent with the purpose of this zoning designation which is "to provide areas having a suburban/rural density setting free from commercial and industrial developments." This zoning designation does not extend beyond the boundaries of this lamird.
	Measures protect critical areas	See regional map PAPR-c and lamird map PAPRIamird7-b for critical areas within or near this lamird. Development and redevelopment of the areas within the lamird are subject to limitations under various County and State regulations, including Critical Areas regulations. Development restrictions associated with the logical outer boundaries augment both the logical outer boundaries as well as the rural character of this lamird. Further land divisions within critical aquifer recharge areas to densities exceeding 1 dwelling per 2.4 acre or involving Type 1 soils are conditioned on enhanced on-site sewage treatment that achieves >30% nitrate reduction, according to policies drafted by Clallam County Department of Health & Human Services under the authority of CCC 27.12.615 (3)(b). A comparison of the 1990 and 2005 aerial photos on lamird map PAPRIamird7-a shows that the identified environmentally sensitive areas in this lamird have remained relatively undeveloped within this time period, confirming the effectiveness of relevant regulations.
	Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	The R1 zone provides for extended setbacks from resource zones. Chapter 27.10 CCC, Right to Practice Forestry, Mining and Agriculture, contains notice provisions designed to avoid conflicts.

Statistics Section

Current parcel size groupings

	Parcel size – acres				Row total
	0 - .99	1.00 – 1.99	2.00 – 4.99	>5.00	
# of parcels	19	91	8	2	120
Sum of acres	10.5	112.6	30.4	10.5	164.0
Average acres	0.6	1.2	3.8	5.3	1.4
% of acres	6.4%	68.7%	18.5%	6.4%	100.0%
% of parcels	15.8%	75.8%	6.7%	1.7%	100.0%

Build-out potential

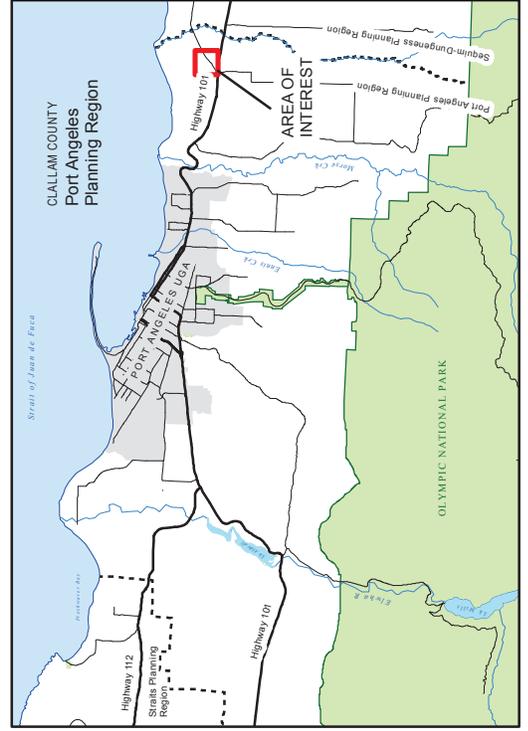
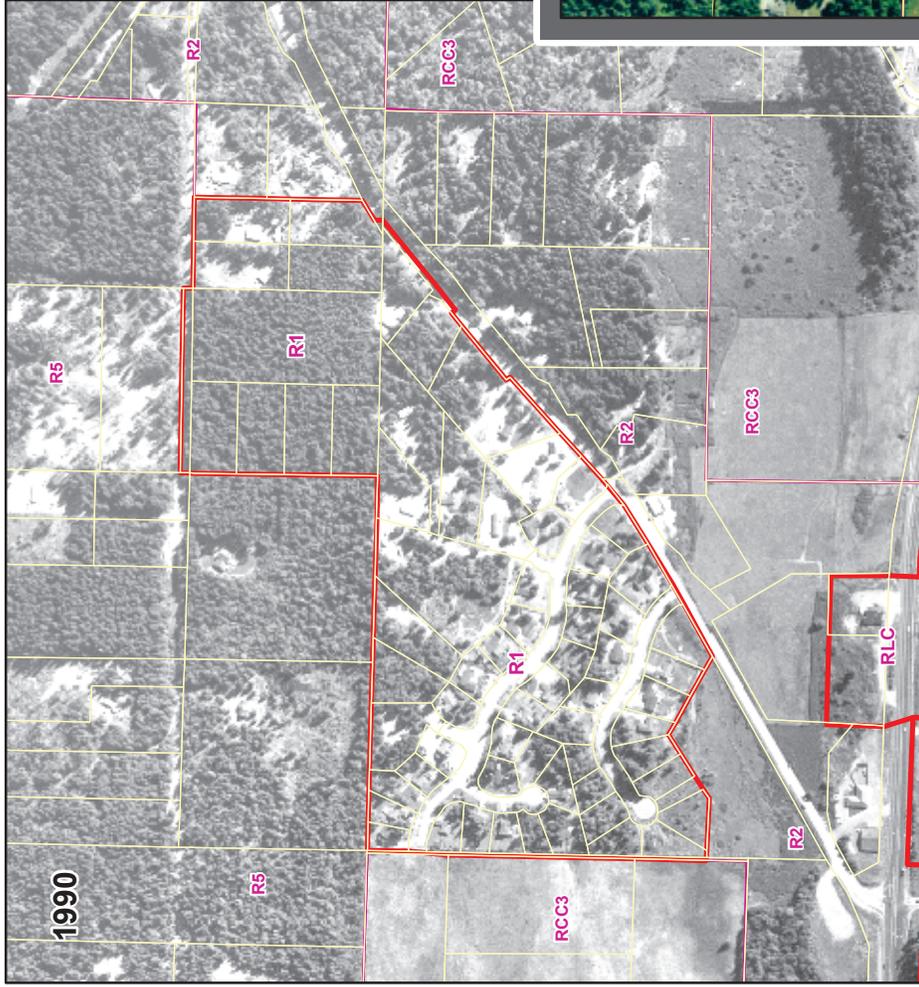
	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	74	27	7	4	0	8	0	0	0	120
Acres sum	88.1	31.4	26.3	16.2	0	2.0	0	0	0	164.0
% of acres	53.7%	19.1%	16.0%	9.9%	0.0%	1.2%	0.0%	0.0%	0.0%	100.0%
% of parcels	61.7%	22.5%	5.8%	3.3%	0.0%	6.7%	0.0%	0.0%	0.0%	100.0%
Average size	1.2	1.2	3.8	4.0	0	0.3	0	0	0	1.4
Sum dwelling units	74	0	7	0	0	0	0	0	0	81
Sum development rights	74	27	23	14	0	8	0	0	0	146

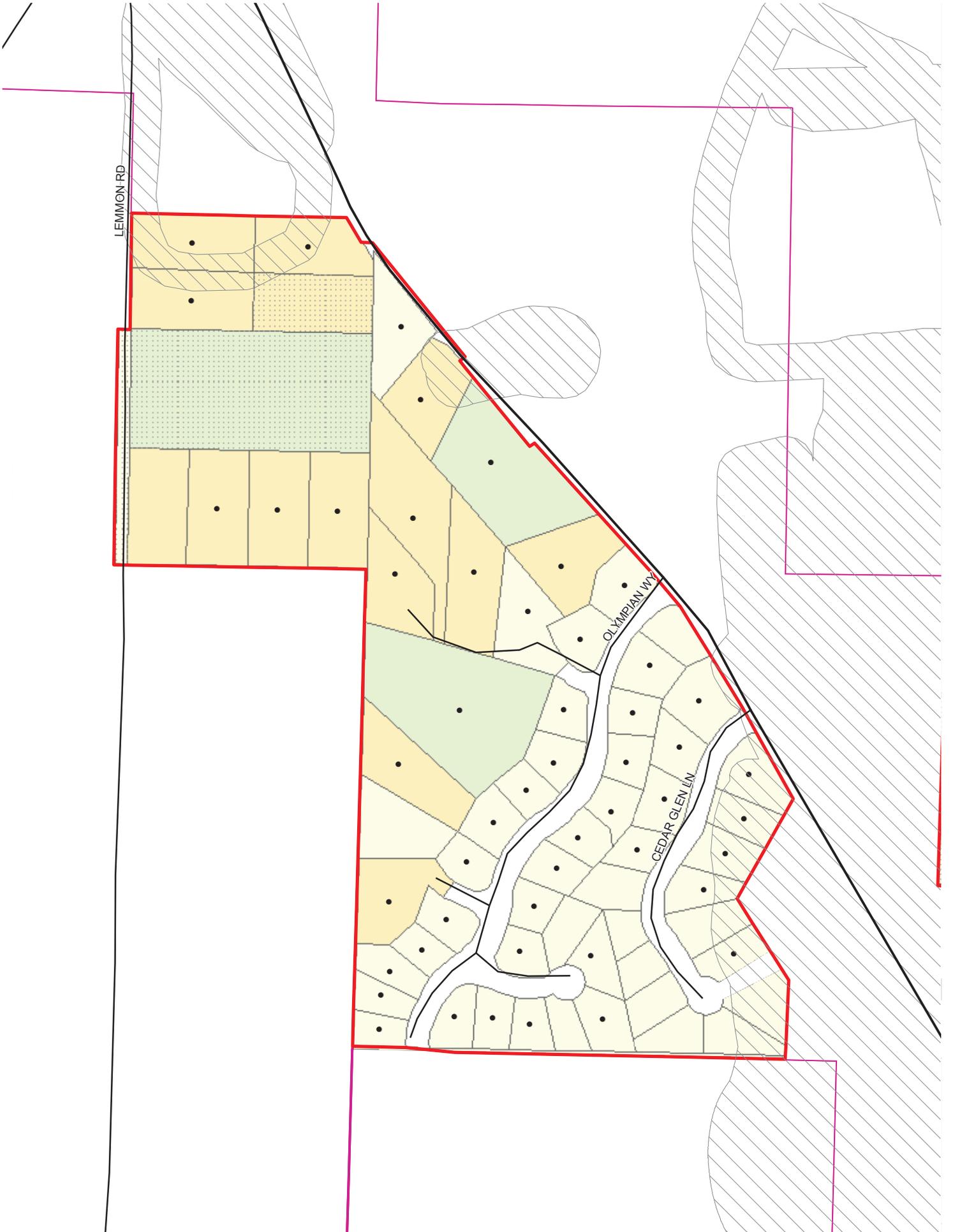
Stats generated from Parcel GIS layer, and consist of areas within respective parcel boundaries, and thus exclude roads.

Map PAPRlamird8-a
CEDAR GLEN
 1990 AND 2005 BUILT ENVIRONMENT

Prepared by Clallam County Dep't of Community
 Development, Edits: CTT, June 28, 2006

- Legend**
- ▭ LAMIRD Boundaries
 - ▭ Urban Growth Areas
 - ▭ Zoning Boundaries
 - ▭ 2006 Parcel Boundaries
 - ~ Rivers





PAPRIamird8-Cedar Glen

Lamird Report

This report provides the written record of local circumstances that explains how the Cedar Glen LAMIRD ("this lamird") fits within the rural element goals of the Growth Management Act ("GMA"), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 1, as described at RCW 36.70A.070(5)(d)(i). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

This report refers to the Port Angeles Planning Region ("PAPR") regional maps which are located in section E.0, PAPR Summary and Basemaps, and which are designated with the prefix "PAPR". This report also refers to lamird-specific maps which are located in section E.8, PAPR Lamird 8 Cedar Glen, and which are designated with the prefix "PAPRIamird8."

Summary Section

Lamird Description

This lamird consists of 50.6 acres of Rural zoning (R1) (CCC 33.10.040) located along Old Olympic Highway near its intersection with US 101 in the Fairview Neighborhood (CCC 31.04.400) on the east side of the PAPR. This lamird contains residential use lots that are bounded to the east by Old Olympic Highway, to the south and west by the boundaries of the Cedar Glen Subdivision that makes up most of this lamird, and to the north is bounded by the pre-existing shortplats that were included because they fit the character of the lamird better than the surrounding areas. Even at full build out, the lamird's setting among larger lot rural lands will provide residents with a rural character lifestyle.

Regional map PAPR-b shows how this lamird is surrounded by low density Rural Low (R5), Rural Moderate (R2), and Rural Character Conservation (RCC3) zoning. Regional map PAPR-c shows how this lamird is located between critical areas that how only minor portions associated with the logical outer boundaries may be subject to Critical Area Code ("CAC") wetland and stream buffers, with the north half of the lamird subject to critical aquifer protections. Development restrictions associated with the boundaries augment both the logical outer boundaries as well as the rural character of this lamird. Regional map PAPR-d shows how this lamird is served by a variety of rural infrastructure, including a Class A watersystem and adequate access via a number of county and private roads as well as the Olympic Discovery Trail, all of which will allow for appropriate infill.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map PAPRIamird8-a) reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding lower density rural areas have retained their character. A review of the Auditor's and Assessor's records confirms that most of the subdivisions and shortplats within this lamird occurred well before June 1990. In fact, the Cedar Glen Subdivision, which makes up most of this lamird, was platted in 1978, well before even the 1982 Comprehensive Plan and Zoning Map and shows up clearly on the 1990 aerial photo. Although not as clearly visible, the shortplats that make up the most-northern portion of this lamird had already occurred by 1990 and the private road that serves and borders them to the north (Lemmon Road) already existed. The lamird boundaries were drawn for the 1995 Comprehensive Plan and Zoning Map to include only the then-existing built and vested environment.

Local Circumstances

According to the statistics included in the Statistics Section below and as confirmed by lamird map PAPRIamird8-b (which simply puts a dot in the center of each improved lot regardless of where on the lot the improvement occurs), this area is already mostly developed at the maximum allowed density of one

dwelling per acre with a pattern of development that was already firmly in place by 1990. The average parcel size is currently 0.7 acres, with all but 3 parcels at less than 2 acres in size. The 3 parcels that remain of sufficient size to potentially subdivide are all less than 5 acres and only 1 is vacant. Downzoning at this point would not make sense.

LAMIRD Criteria Section

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Usage RCW 36.70A.070 (5)(d)(i)	Existing Commercial, Industrial, Residential, or Mixed-use areas	The PAPR Regional Plan at CCC 31.04.230(2)(e)(i) provides that “[o]ne 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). Existing, legal, nonconforming lots will be buildable.” The relevant neighborhood section of the PAPR Regional Plan at CCC 31.04.400 identifies this lamird as fitting such criteria. See also Summary Section above, as well as the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.
Location and Boundary RCW 36.70A.070 (5)(d)(iv)	Outside designated UGAs, and agricultural, forest, and mineral resource lands	See regional map PAPR-b. The nearest UGA (the Port Angeles UGA) is more than 3 miles to the west. This lamird does not contain, nor is it bordered on, any agricultural and forest resource lands. Sand and gravel resources have been identified this lamird but extensive similar resources exist throughout the planning region.
	Area clearly identified and contained with a logical outer boundary (LOB) delineated primarily by the built environment as of July 1, 1990	See lamird map PAPRlamird8-a for 1990 aerial that shows the 1990 built environment and see Summary Section above for description. The land use pattern for this lamird was predominantly established before 1990. Some remaining vacant parcels were retained within the logical outer boundaries, which will provide for infill. Changing the zoning of the small remaining pockets of vacant parcels at this point would create small islands of disparate zoning.
	LOB creation addresses neighborhood character	The LOB creation identified a cohesive and established neighborhood that existed as of July 1990. The area’s LOB helps maintain this area’s neighborhood character. This was an established rural residential neighborhood, and the current R1 zoning maintains its character.
	LOB creation addresses physical boundaries	See regional map PAPR-c. To the west is Old Olympic Hwy, to the north is private Mellon Road, to the south and west are the boundaries that define the Cedar Glen subdivision.
	LOB creation addresses prevention of irregular boundaries	See lamird map PAPRlamird8-b. The boundaries of this lamird were generally drawn so as to include all compatibly sized residential parcels that fit the R1 zoning designation while excluding environmentally sensitive and larger lot areas that better fit the neighboring zone. For instance, the parcels at the north-west were included because they were already primarily parceled out around 1.2 acre sizes and were considered more appropriately included into the R1 zoning rather than the R2 or R5 zoning which was selected for the area to the north. Straight lines were then used to avoid jagged, irregular boundaries.
	LOB creation	See regional map PAPR-d. This lamird is accessed via US

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
	addresses ability to provide appropriate services	101 and Old Olympic Highway, both long-existing and main thoroughfares. Most of the parcels within this lamird are accessed via Olympian Way and Cedar Glen Lane, both county roads that already existed as of 1990. The northern parcels are accessed via private Lemmon Road, which also already existed as of 1990. This lamird is served by Fairview LUD #1/LUD #11 Bluffs Class A Watersystem (43296). Any further infill is subject to the Clallam County Subdivision Code (CCC Title 29) and the Clallam County Building Code (CCC Title 21), both of which require evidence of adequate water and sewage disposal.
Development Infill/ Development/ Redevelopment RCW 36.70A.070 (5)(d)(i);(iv)	Principally designed to serve the existing and projected rural population	The R1 zoning provides for residential use that serves the existing and projected rural population.
	Development is consistent with the area's existing character	The R1 zoning designation prescribes allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions which are consistent with the R1 zoning designation's stated purpose. For instance, the R1 zoning allows for residential infill at 1 dwelling per acre which is consistent with the lamird's average parcel size of 0.7 acres.
	Area not permitted to extend beyond LOB	The R1 zoning designation is contained within the LOB. Lamird development is not allowed beyond the LOB. This lamird has not increased in size since its adoption in 1995.
Development Regulations RCW 36.70A.070 (5)(d)(iv);(e)	Measures minimize and contain existing areas	The R1 zoning designation is limited to the area within the lamird boundaries. The zoning boundaries coincide with the lamird's boundaries. Extending the lamird boundaries would involve an amendment to the Zoning Code, pursuant to Chapter 33.35 CCC and would require the applicant to demonstrate "consistency with all goals, policies, and mapping criteria of the comprehensive plan." The PAPR Regional Plan at CCC 31.04.230(4)(a)(i) makes it clear that while infill development at one dwelling per acre will be allowed "within the area limits set in the Comprehensive Plan," these area limits "will not be ... expanded." See also CCC 31.04.400(3)(c). Indeed, this lamird has not increased in size since the adoption of the 1995 Comprehensive Plan and Zoning Map and lamird map PAPRLamird8-a confirms that the surrounding areas have retained their character between 1990 and 2005.
	Measures minimize and contain existing uses	The R1 zoning designation specifies allowed, conditional and prohibited uses consistent with the purpose of this zoning designation which is "to provide areas having a suburban/rural density setting free from commercial and industrial developments." This zoning designation does not extend beyond the boundaries of this lamird.
	Measures protect critical areas	See regional map PAPR-c and lamird map PAPRLamird8-b for critical areas within or near this lamird. Development and redevelopment of the areas within the lamird are subject to limitations under various County and State regulations,

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
		<p>including Critical Areas regulations.</p> <p>Development and redevelopment of the areas within the lamird are subject to limitations under various County and State regulations, including Critical Areas regulations. This lamird is situated in an area with few environmentally sensitive areas. The environmentally sensitive areas that surround this lamird are zoned larger lot rural. Development restrictions associated with the logical outer boundaries augment both the logical outer boundaries as well as the rural character of this lamird.</p> <p>Further land divisions within critical aquifer recharge areas to densities exceeding 1 dwelling per 2.4 acre or involving Type 1 soils are conditioned on enhanced on-site sewage treatment that achieves >30% nitrate reduction, according to policies drafted by Clallam County Department of Health & Human Services under the authority of CCC 27.12.615 (3)(b). A comparison of the 1990 and 2005 aerial photos on lamird map PAPRlamird8-a shows that the identified environmentally sensitive areas in this lamird have remained relatively undeveloped within this time period, confirming the effectiveness of relevant regulations.</p>
	Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	<p>The R1 zone provides for extended setbacks from resource zones.</p> <p>Chapter 27.10 CCC, Right to Practice Forestry, Mining and Agriculture, contains notice provisions designed to avoid conflicts.</p>

Statistics Section

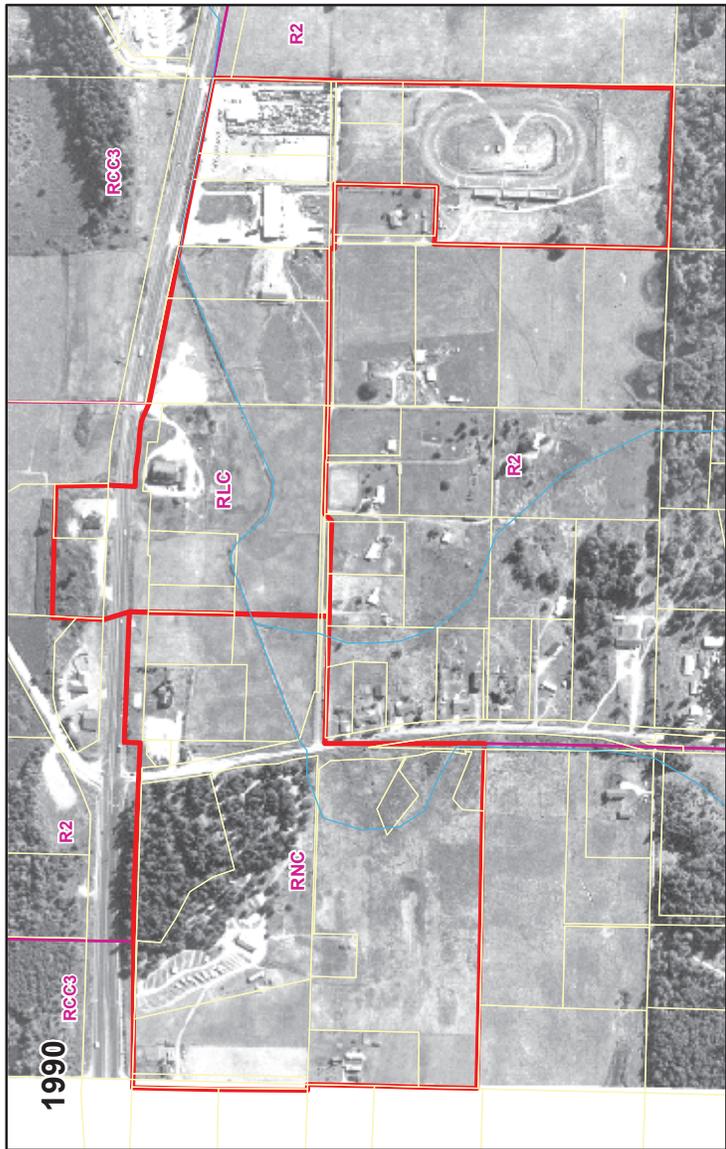
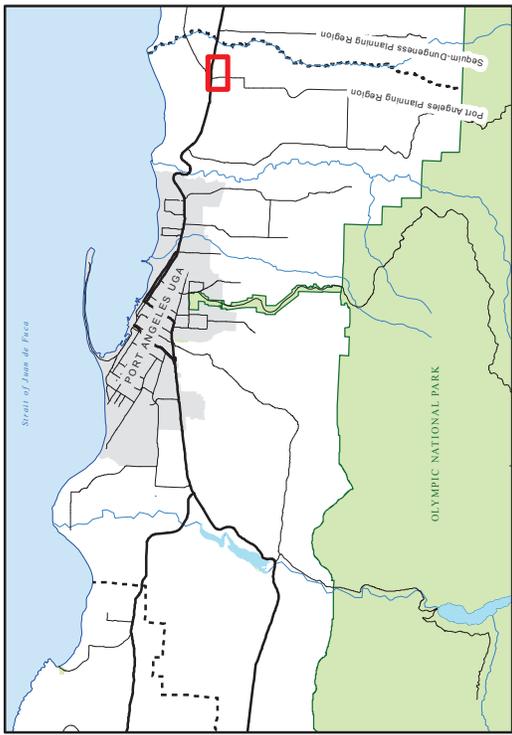
Current parcel size groupings

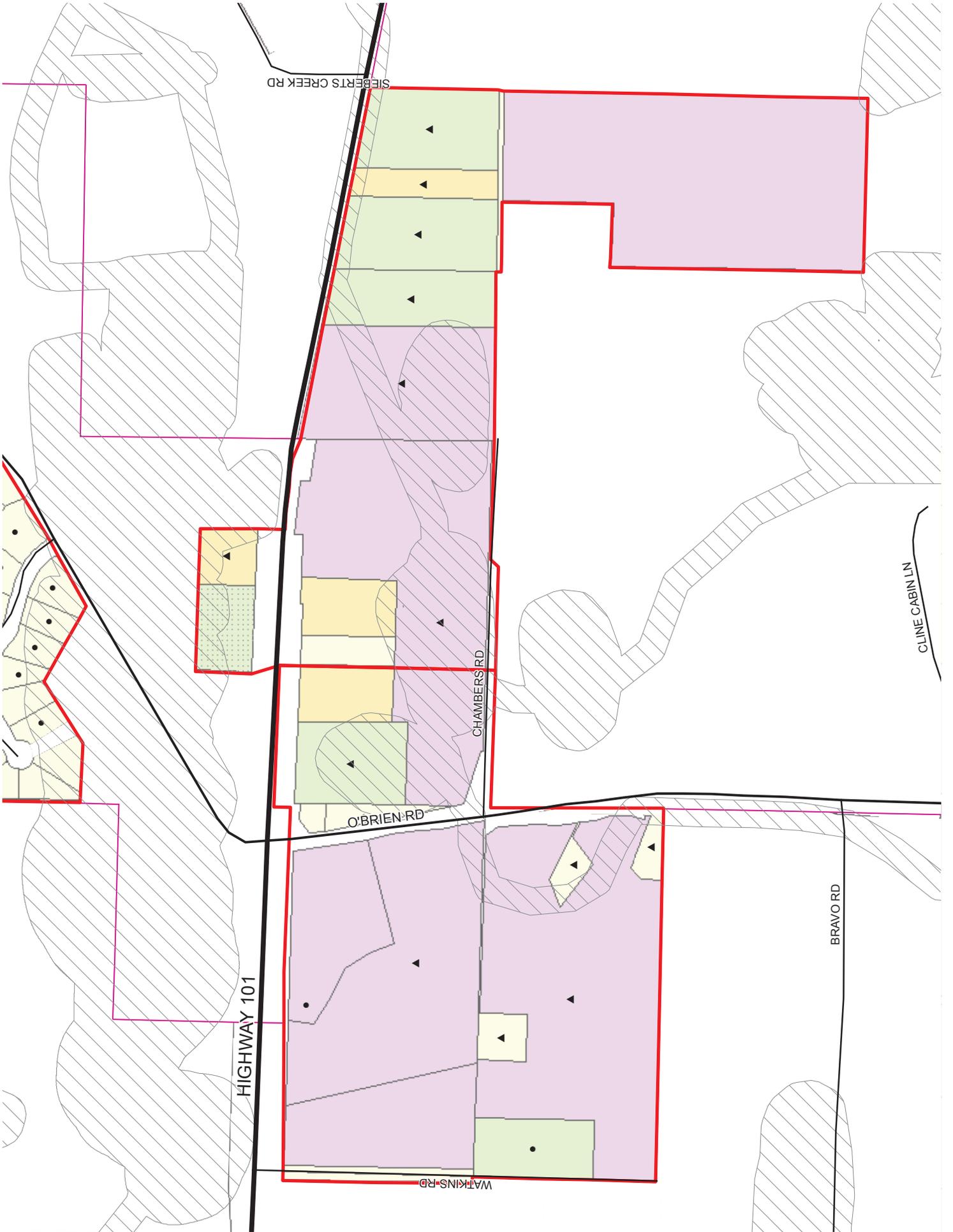
	Parcel size – acres				Row total
	0 - .99	1.00 – 1.99	2.00 – 4.99	>5.00	
# of parcels	50	15	3		68
Sum of acres	22.2	17.8	10.6		50.6
Average acres	0.4	1.2	3.5		0.7
% of acres	44.0%	35.2%	20.9%	0.0%	100.0%
% of parcels	73.5%	22.1%	4.4%	0.0%	100.0%

Build-out potential

	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	49	16	2	1	0	0	0	0	0	68
Acres sum	31.5	8.5	5.6	4.9	0	0	0	0	0	50.6
% of acres	62.4%	16.7%	11.2%	9.7%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
% of parcels	72.1%	23.5%	2.9%	1.5%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Average size	0.6	0.5	2.8	4.9	0	0	0	0	0	0.7
Sum dwelling units	49	0	2	0	0	0	0	0	0	51
Sum development rights	49	16	5	4	0	0	0	0	0	74

Stats generated from Parcel GIS layer, and consist of areas within respective parcel boundaries, and thus exclude roads.





PAPRIamird9-O'Brien

Lamird Report

This report provides the written record of local circumstances that explains how the O'Brien LAMIRD ("this lamird") fits within the rural element goals of the Growth Management Act ("GMA"), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 1, as described at RCW 36.70A.070(5)(d)(i). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

This report refers to the Port Angeles Planning Region ("PAPR") regional maps which are located in section E.0, PAPR Summary and Basemaps, and which are designated with the prefix "PAPR". This report also refers to lamird-specific maps which are located in section E.9, PAPR Lamird 9 O'Brien, and which are designated with the prefix "PAPRIamird9."

Summary Section

Lamird Description

This lamird consists of 43.7 acres of Rural Neighborhood Commercial zoning (RNC) (CCC 33.15.050) and 54.1 acres of Rural Limited Commercial zoning (RLC) (CCC 33.15.060) about 3 miles east of Port Angeles, located at the intersection of O'Brien Road south of US 101 in the Fairview neighborhood (CCC 31.04.400) on PAPR's east side (see regional map PAPR-a). The RNC zoned area is located west of O'Brien Road and the RLC zoned area is located east of O'Brien Road. This PAPR Regional Plan recognizes that while the "[c]ommercial and industrial uses found just east of the O'Brien Road intersection ... have exceeded those which should be found in rural area" (at CCC 31.04.220), the RLC designation only "allows for continued use of areas which have already developed in limited commercial and light industrial uses [and t]he boundaries of such areas will be strictly defined at the time of plan adoption and will not expand" (at CCC 31.04.225).

Located in the southeast corner of the RLC zoned section is a car racing track which predates 1990 and which is one of those uses that is more appropriately located outside of a high density UGA. Along the south side of the highway from east to west are located a retail furniture outlet (which owns 4 adjacent parcels), a mini-storage facility, and a winery. The two parcels north of the highway are owned east to west by a rock shop and the county, respectively. The RNC section is made up primarily of Olympic Christian School and the KOA Campground.

Regional map PAPR-b shows how this lamird is surrounded and bounded entirely by lower density rural zoning. Regional map PAPR-c shows how this lamird contains only limited critical areas associated primarily with the logical outer boundaries. Regional map PAPR-d shows how this lamird is served by a Class A watersystem. In addition to being directly located along and served by US 101, it is also served by various county and private frontage roads.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map PAPRIamird9-a) reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding rural areas have retained their character. It is clear from the 1990 and 2005 aeriels that all of the infrastructure and most of the buildings were already in place in this lamird by 1990. The car racing track, furniture outlet buildings, the winery barn, the rock shop, and the KOA campground can all be clearly seen.

A review of the records confirms that commercial uses in this area date back well before June 1990 and the 1982 Zoning Map (see regional map PAPR-e-i) shows this area Commercial (C2) with substantially

similar boundaries which were adjusted to include the then-existing built environment. The PAPR Regional Plan at CCC 31.04.410 provides that 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.” This lamird has indeed remained within the boundaries established on the 1995 Zoning Map.

Local Circumstances

This lamird is recognized as one of the “Clallam County economic development nodes where commercial, industrial and/or mixed use (C/I) zoning are supported by the land use elements of Clallam county...” CCC 31.02.610(7)(a); Figure 31.02.610(F). The minimum lot size for both the RNC and RLC zones is one acre for all uses. As can be seen from lamird map PAPRlamird9-b, most of the larger lots are already in commercial use. Very few vacant parcels remain to be downzoned. Because of the long-existing commercial character of this neighborhood, these parcels have undoubtedly been bought at commercial prices. Downzoning at this point doesn’t make any sense.

LAMIRD Criteria Section

Type 1 LAMIRDS: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Usage RCW 36.70A.070 (5)(d)(i)	Existing Commercial, Industrial, Residential, or Mixed-use areas	This lamird is recognized as one of the “Clallam County economic development nodes where commercial, industrial and/or mixed use (C/I) zoning are supported by the land use elements of Clallam county...” CCC 31.02.610(7)(a); Figure 31.02.610(F). See also Summary Section above, as well as the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.
Location and Boundary RCW 36.70A.070 (5)(d)(iv)	Outside designated UGAs, and agricultural, forest, and mineral resource lands	See regional map PAPR-b. The Port Angeles UGA is more than 3 miles to west. This lamird does not contain, nor is it bordered on, any agricultural and forest resource lands. Sand and gravel resources have been identified in this lamird but extensive similar resources exist throughout the planning region.
	Area clearly identified and contained with a logical outer boundary (LOB) delineated primarily by the built environment as of July 1, 1990	See lamird map PAPRlamird1-a for a 1990 aerial that shows the 1990 built environment and see Summary Section above for description. The land use pattern for this lamird was predominantly established before 1990. Commercial zoning in this area dates back to at least 1982. Some remaining vacant parcels were retained within the logical outer boundaries for infill development. Changing the zoning of these small pockets of land will create small islands of disparate zoning.
	LOB creation addresses neighborhood character	The LOB creation identified a cohesive and established neighborhood that existed as of July 1990. The area’s LOB helps maintain this area’s neighborhood character. The commercial zoning in this area dates back to at least the 1982 Zoning Map. The various commercial areas were designated with the designation that most accurately addresses their then-existing characters. The respective purposes of the current RNC and RLC designations are “to provide limited, low impact, neighborhood commercial activities in rural areas,” and “to provide for a mix of industrial uses and limited, low-impact, neighborhood commercial activities in rural areas where these types of uses are already well established,” respectively. The

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
		<p>various commercial areas were designated with the designation that most accurately addresses their character.</p> <p>According to the PAPR Regional Plan, at CCC 31.04.225, the RLC designation “allows for continued use of areas which have already developed in limited commercial and light industrial uses. The boundaries of such areas will be strictly 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.”</p>
	LOB creation addresses physical boundaries	The northern boundary is primarily US 101, the east boundary was determined by the pre-existing race track and Octane Lane; the south boundary by Chambers Road, the west line by Watkins Road.
	LOB creation addresses prevention of irregular boundaries	The boundaries were drawn to limit the lamird in size specifically to pre-existing uses.
	LOB creation addresses ability to provide appropriate services	See regional map PAPR-d. This lamird is accessed via US 101. Most of the parcels within this lamird are accessed via private and county frontage roads that already existed as of 1990. This lamird is served by Fairview LUD #1/LUD #11 Bluffs Class A Watersystem (43296). Any further infill is subject to the Clallam County Subdivision Code (CCC Title 29) and the Clallam County Building Code (CCC Title 21), both of which require evidence of adequate water and sewage disposal. According to the Zoning Code, proposed development under the RLC designation “shall not require expansion of urban services such as sewer.” See CCC 33.15.060.
<p align="center">Development Infill/ Development/ Redevelopment</p> <p align="center">RCW 36.70A.070 (5)(d)(i);(iv)</p>	Principally designed to serve the existing and projected rural population	The job opportunities created under the RNC and RLC designations benefits the existing and projected rural population.
	Development is consistent with the area’s existing character	To reduce the visual impact of nonresidential land uses in rural areas, both the RNC and the RLC designations limit building sizes to 10,000 square feet and 40 feet height and favor access from frontage roads other than directly from US 101. In addition, the zoning code specifies allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions for each zoning designation that are consistent with that zoning designation’s stated purpose. Each of the zoning designations provides that conditional uses are subject to a “determination that the proposed use is consistent with applicable land use regulations and the character of the neighborhood.”
	Area not permitted to extend beyond LOB	The lamird’s RLC and GC zoning designations are limited to the area within the LOB. Lamird development is not allowed beyond the LOB. This lamird has not increased in size since its adoption in 1995.
Development Regulations	Measures minimize and	The RNC and RLC zoning designations are limited to the area within the lamird boundaries. The zoning boundaries coincide

Type 1 LAMIRDS: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
RCW 36.70A.070 (5)(d)(iv);(e)	contain existing areas	<p>with the lamird's boundaries. Extending the lamird boundaries would involve an amendment to the Zoning Code, pursuant to Chapter 33.35 CCC and would require the applicant to demonstrate "consistency with all goals, policies, and mapping criteria of the comprehensive plan."</p> <p>The PAPR Regional Plan at CCC 31.04.230 provides that "[f]urther development of commercial uses outside of these existing locations [including this one] would not be permitted in order to direct a majority of commercial and industrial development to urban growth areas."</p> <p>The PAPR Regional Plan at CCC 31.04.225 limits the RNC designation "to those areas already well developed at plan adoption" with the caveat that they "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." The RLC zoning designation itself contains the provision that "[n]o expansion of this zone shall be permitted." Indeed this lamird has not increased in size between 1995 and the present.</p>
	Measures minimize and contain existing uses	<p>The Port Angeles Regional Plan policy at CCC 31.04.230 includes the policy that "[c]ommercial uses allowed in rural residential designations should be limited to those which would not impact rural character." The RLC designation only "allows for continued use of areas which have already developed in limited commercial and light industrial uses (at CCC 31.04.224). Both the RNC and RLC zoning designations recognize the rural setting where they occur which is reflected in their criteria that specify allowed, conditional, and prohibited uses.</p>
	Measures protect critical areas	<p>See regional map PAPR-c and lamird map PAPRLamird9-b for critical areas within or near this lamird. Development and redevelopment of the areas within the lamird are subject to limitations under various County and State regulations, including Critical Areas regulations.</p> <p>A comparison of the 1990 and 2005 aerial photos on lamird map PAPRLamird8-a shows that the identified environmentally sensitive areas in this lamird have remained relatively undeveloped within this time period, confirming the effectiveness of relevant regulations.</p>
	Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	<p>Chapter 27.10 CCC, Right to Practice Forestry, Mining and Agriculture, contains notice provisions designed to avoid conflicts.</p>

Statistics Section

Current parcel size groupings

RLC	Parcel size – acres				Row total
	0 - .99	1.00 – 1.99	2.00 – 4.99	>5.00	
# of parcels	2	4	3	3	12
Sum of acres	1.4	5.6	9.7	37.4	54.1
Average acres	0.7	1.4	3.2	12.5	4.5
% of acres	2.5%	10.4%	17.9%	69.1%	100.0%
% of parcels	16.7%	33.3%	25.0%	25.0%	100.0%

RNC	Parcel size – acres				Row total
	0 - .99	1.00 – 1.99	2.00 – 4.99	>5.00	
# of parcels	5	1	2	3	11
Sum of acres	2.4	1.6	4.9	34.9	43.7
Average acres	0.5	1.6	2.4	11.6	4.0
% of acres	5.5%	3.6%	11.1%	79.7%	100.0%
% of parcels	45.5%	9.1%	18.2%	27.3%	100.0%

Build-out potential

RLC	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	0	2	0	0	7	0	2	1	0	12
Acres sum	0	2.5	0	0	31.8	0	2.3	17.5	0	54.1
% of acres	0.0%	4.5%	0.0%	0.0%	58.8%	0.0%	4.2%	32.4%	0.0%	100.0%
% of parcels	0.0%	16.7%	0.0%	0.0%	58.3%	0.0%	16.7%	8.3%	0.0%	100.0%
Average size	0	1.2	0	0	4.5	0	1.1	17.5	0	4.5
Sum dwelling units	0	0	0	0	0	0	0	0	0	0
Sum development rights	0	2	0	0	7	0	2	1	0	12

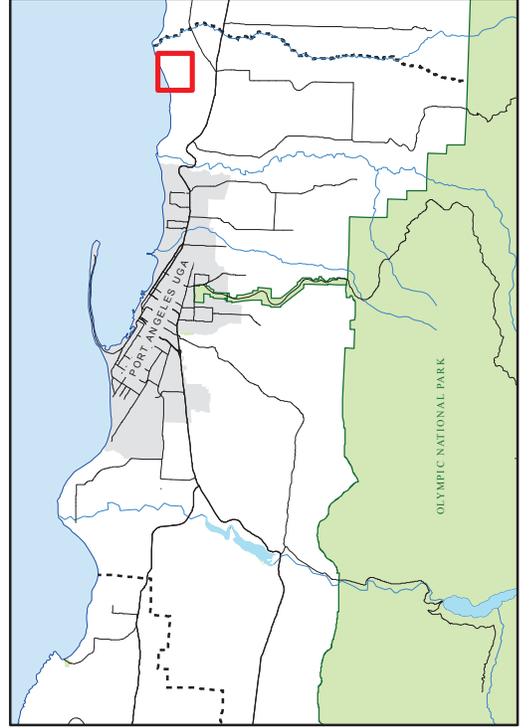
RNC	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	0	2	2	0	7	0	0	0	0	11
Acres sum	0	1.8	10.8	0	31.1	0	0	0	0	43.7
% of acres	0.0%	4.1%	24.7%	0.0%	71.2%	0.0%	0.0%	0.0%	0.0%	100.0%
% of parcels	0.0%	18.2%	18.2%	0.0%	63.6%	0.0%	0.0%	0.0%	0.0%	100.0%
Average size	0	0.9	5.4	0	4.4	0	0	0	0	4.0
Sum dwelling units	0	0	2	0	0	0	0	0	0	2
Sum development rights	0	2	10	0	31	0	0	0	0	43

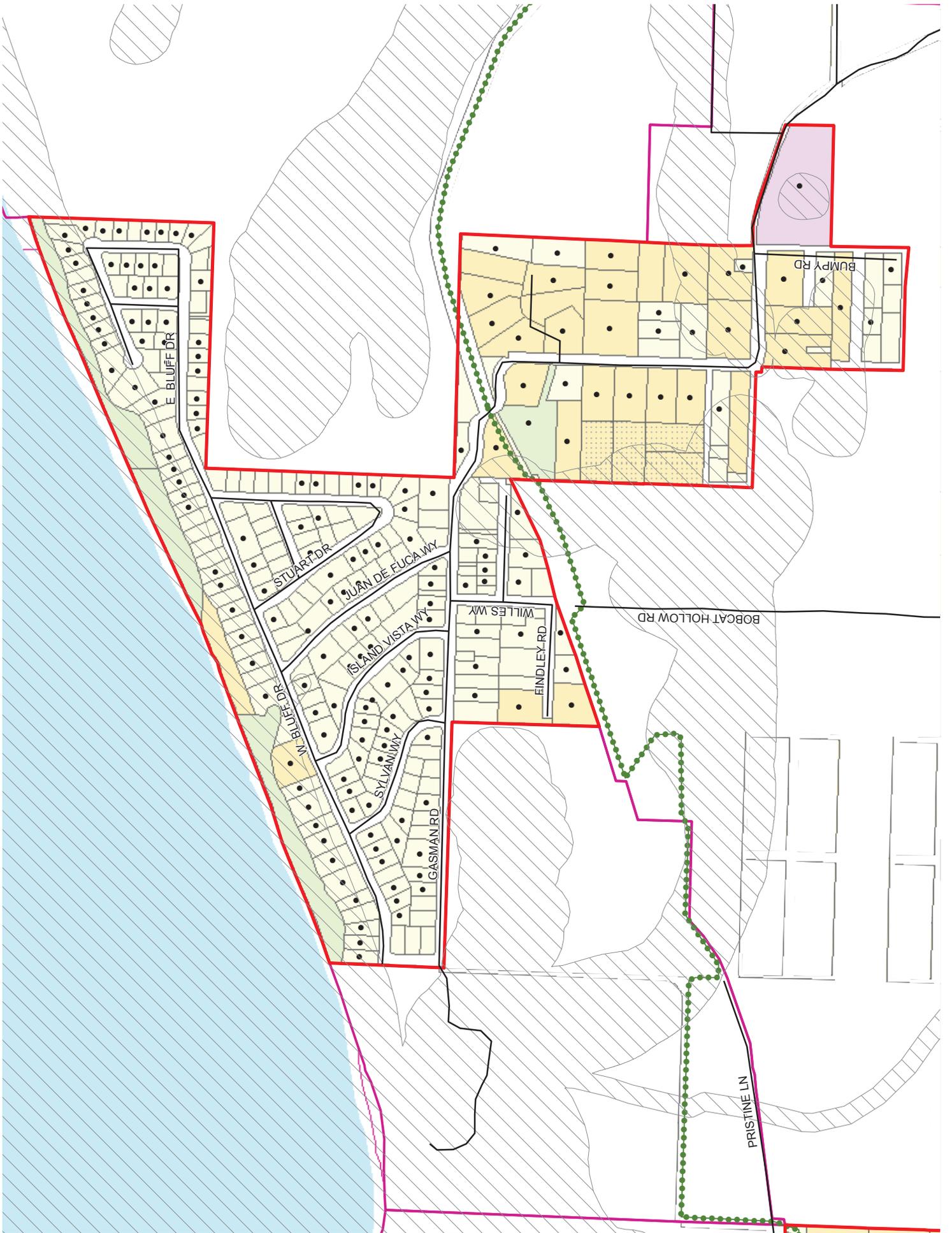
Stats generated from Parcel GIS layer, and consist of areas within respective parcel boundaries, and thus exclude roads.

Map PAPRlamird10-a
THE BLUFFS
 1990 AND 2005 BUILT ENVIRONMENT

Prepared by Clallam County Dept't of Community
 Development, Edits: CTT, June 22, 2006

- Legend**
- ▭ LAMIRD Boundaries
 - ▭ Urban Growth Areas
 - ▭ Zoning Boundaries
 - ▭ 2006 Parcel Boundaries





PAPRIamird10-The Bluffs

Lamird Report

This report provides the written record of local circumstances that explains how the Bluffs LAMIRD (“this lamird”) fits within the rural element goals of the Growth Management Act (“GMA”), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 1, as described at RCW 36.70A.070(5)(d)(i). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

This report refers to the Port Angeles Planning Region (“PAPR”) regional maps which are located in section E.0, PAPR Summary and Basemaps, and which are designated with the prefix “PAPR”. This report also refers to lamird-specific maps which are located in section E.10, PAPR Lamird 10 The Bluffs, and which are designated with the prefix “PAPRIamird10”.

Summary Section

Lamird Description

This lamird consists of 132.3 acres of Rural (R1) zoning (CCC 33.10.040) along the Strait of Juan de Fuca about 5 miles east of Port Angeles, located in the Fairview neighborhood (CCC 31.04.400) on PAPR’s east side (see regional map PAPR-a). This parcels in this lamird average 0.4 acres in size and are contained and bounded to the north by the Strait of Juan de Fuca and to the east, south and west by large Class II wetlands. Even at full build out, the lamird’s isolated setting along the Strait of Juan de Fuca and among larger lot rural areas will provide residents with a rural character lifestyle.

Regional map PAPR-b shows how this lamird is surrounded and bounded almost entirely by low density Rural Character Conservation (RCC3) and Rural Low (R5) zoning. Regional map PAPR-c shows how portions of the lamird, mostly associated with the logical outer boundaries, are subject to shoreline, wetland, landslide, and critical aquifer protections under the Clallam County Critical Areas Code (“CAC”) and Shoreline Master Program (“SMP”). Development restrictions associated with the boundaries augment both the logical outer boundaries as well as the rural character of this lamird.

Regional map PAPR-d shows how this lamird is served by a variety of rural infrastructure, all of which will allow for appropriate infill. Regional map PAPR-d shows how this lamird is accessed via county Gasman Road, and serviced throughout via county roads, all adequate to support full build-out. Furthermore, the Olympic Discovery Trail, which has been constructed since 1990 to provide an alternate transportation route to both Port Angeles to the west and Sequim to the east, bisects and serves this lamird.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map PAPRIamird10-a) reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding lower density rural areas have retained their character. A review of the Auditor’s and Assessor’s records confirms that most of the subdivisions and shortplats within this lamird occurred well before June 1990. In fact, the Union Pacific Addition was the first subdivision to occur within this lamird and was recorded in April of 1890. The Bluffs Division One and The Bluffs Division Two make up the northern half of this lamird and date back to August 1962 and June 1970 respectively. As the 1990 aerial photo confirms, already existing to almost its current extent in 1990 is the road network throughout this lamird.

The 1982 Zoning Map (see regional map PAPR-e-i) shows this area zoned RR3 (one dwelling per acre) with boundaries that extended well beyond the current lamird boundaries. In fact, this lamird was significantly reduced in size with the adoption of the 1995 Comprehensive Plan and Zoning Map, to

include only the then-existing built environment. In shrinking the size, the lamird boundaries were drawn around then-existing compatible-sized parcels and infrastructure with logical outer boundaries, while excluding environmentally sensitive areas. This lamird has remained within the boundaries established on the 1995 Comprehensive Plan and Zoning Map.

Local Circumstances

According to the statistics included in the Statistics Section below and as confirmed by lamird map PAPRIamird10-b (which simply puts a dot in the center of each improved lot regardless of where on the lot the improvement occurs), this area is already mostly developed at the maximum allowed density of one dwelling per acre with a pattern of development that was already firmly in place by 1990/ The average parcel size is currently .4 acres, with 99.3 % of all parcels at less than 2 acres in size. Only 2 parcels remain of sufficient size to potentially subdivide, and these are 2.2 and 5.1 acres in size and both of them already contain dwellings. Downzoning at this point would not make sense.

LAMIRD Criteria Section

Type 1 LAMIRDS: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Usage RCW 36.70A.070 (5)(d)(i)	Existing Commercial, Industrial, Residential, or Mixed-use areas	The PAPER Regional Plan at CCC 31.04.230(2)(e)(i) provides that “[o]ne 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). Existing, legal, nonconforming lots will be buildable.” The relevant neighborhood section of the PAPER Regional Plan at CCC 31.04.400 identifies this lamird as fitting such criteria. See also Summary Section above, as well as the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.
Location and Boundary RCW 36.70A.070 (5)(d)(iv)	Outside designated UGAs, and agricultural, forest, and mineral resource lands	The Port Angeles UGA is located about five miles to the west. This area does not contain, nor is it bordered on, any agricultural or forest resource lands. Sand and gravel resources have been identified in this lamird but extensive similar resources exist throughout the planning region.
	Area clearly identified and contained with a logical outer boundary (LOB) delineated primarily by the built environment as of July 1, 1990	See lamird map PAPRIamird10-a for 1990 aerial that shows the 1990 built environment and see Summary Section above for description. The land use pattern for this lamird was predominantly established before 1990. Some remaining vacant parcels were retained within the logical outer boundaries, which will provide for infill. Changing the zoning of the small remaining pockets of vacant parcels at this point would create small islands of disparate zoning.
	LOB creation addresses neighborhood character	The LOB creation identified a cohesive and established neighborhood that existed as of July 1990. The area’s LOB helps maintain this area’s neighborhood character. This was an established rural residential neighborhood, and the current R1 zoning maintains its character.
	LOB creation addresses physical boundaries	See regional map PAPER-c. This lamird is bounded to the north by the Strait of Juan de Fuca and is surrounded to the east, south and west by large Class II wetlands.
	LOB creation addresses prevention of irregular boundaries	See lamird map PAPRIamird10-b. The boundaries of this lamird were generally drawn so as to include all compatibly sized residential parcels that fit the R1 zoning

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
		designation within logical outer boundaries while excluding environmentally sensitive and larger lot areas. Larger parcels were included where excluding them would have meant drawing jagged lines or creating islands of divergent zoning.
	LOB creation addresses ability to provide appropriate services	See regional map PAPER-d. This lamird is accessed via county Gasman Road. The parcels within this lamird are accessed mostly via county roads, all of which already existed as of 1990. This lamird is served by Fairview LUD #1/LUD #11 Bluffs Class A Watersystem (43296). Any further infill is subject to the Clallam County Subdivision Code (CCC Title 29) and the Clallam County Building Code (CCC Title 21), both of which require evidence of adequate water and sewage disposal.
Development Infill/ Development/ Redevelopment RCW 36.70A.070 (5)(d)(i);(iv)	Principally designed to serve the existing and projected rural population	The R1 zoning provides for residential use that serves the existing and projected rural population.
	Development is consistent with the area's existing character	The R1 zoning designation prescribes allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions which are consistent with the R1 zoning designation's stated purpose. For instance, the R1 zoning allows for residential infill at 1 dwelling per acre which is consistent with the lamird's average parcel size of 0.4 acres.
	Area not permitted to extend beyond LOB	The R1 zoning designation is contained within the LOB. Lamird development is not allowed beyond the LOB. This lamird has not increased in size since its adoption in 1995.
Development Regulations RCW 36.70A.070 (5)(d)(iv);(e)	Measures minimize and contain existing areas	The R1 zoning designation is limited to the area within the lamird boundaries. The zoning boundaries coincide with the lamird's boundaries. Extending the lamird boundaries would involve an amendment to the Zoning Code, pursuant to Chapter 33.35 CCC and would require the applicant to demonstrate "consistency with all goals, policies, and mapping criteria of the comprehensive plan." The PAPER Regional Plan at CCC 31.04.230(4)(a)(i) makes it clear that while infill development at one dwelling per acre will be allowed "within the area limits set in the Comprehensive Plan," these area limits "will not be ... expanded." See also CCC 31.04.400(3)(c). Indeed, this lamird has not increased in size since the adoption of the 1995 Comprehensive Plan and Zoning Map and lamird map PAPERlamird10-a confirms that the surrounding areas have retained their character between 1990 and 2005.
	Measures minimize and contain existing uses	The R1 zoning designation specifies allowed, conditional and prohibited uses consistent with the purpose of this zoning designation which is "to provide areas having a suburban/rural density setting free from commercial and industrial developments." This zoning designation does not extend beyond the boundaries of this lamird.
	Measures protect	See regional map PAPER-c and lamird map

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
	critical areas	PAPRLamird10-b for critical areas within or near this lamird. Development and redevelopment of the areas within the lamird are subject to limitations under various County and State regulations, including Critical Areas regulations. Development restrictions associated with the logical outer boundaries augment both the logical outer boundaries as well as the rural character of this lamird. Further land divisions within critical aquifer recharge areas to densities exceeding 1 dwelling per 2.4 acre or involving Type 1 soils are conditioned on enhanced on-site sewage treatment that achieves >30% nitrate reduction, according to policies drafted by Clallam County Department of Health & Human Services under the authority of CCC 27.12.615 (3)(b). A comparison of the 1990 and 2005 aerial photos on lamird map PAPRLamird10-a shows that the identified environmentally sensitive areas in his lamird have remained relatively undeveloped within this time period, confirming the effectiveness of the above regulations.
	Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	The R1 zone provides for extended setbacks from resource zones. Chapter 27.10 CCC, Right to Practice Forestry, Mining and Agriculture, contains notice provisions designed to avoid conflicts.

Statistics Section

Current parcel size groupings

	Parcel size – acres				Row total
	0 - .99	1.00 – 1.99	2.00 – 4.99	>5.00	
# of parcels	273	33	1	1	308
Sum of acres	85.2	39.8	2.2	5.1	132.3
Average acres	0.3	1.2	2.2	5.1	0.4
% of acres	64.4%	30.1%	1.7%	3.8%	100.0%
% of parcels	88.6%	10.7%	0.3%	0.3%	100.0%

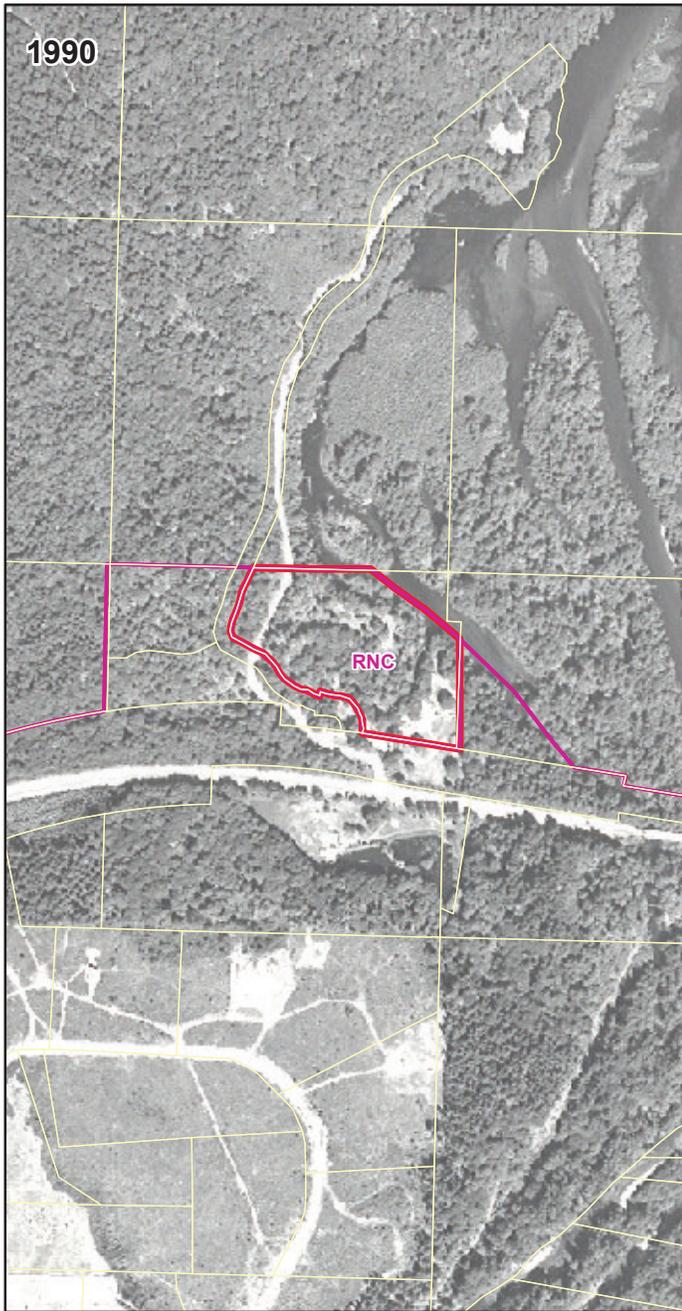
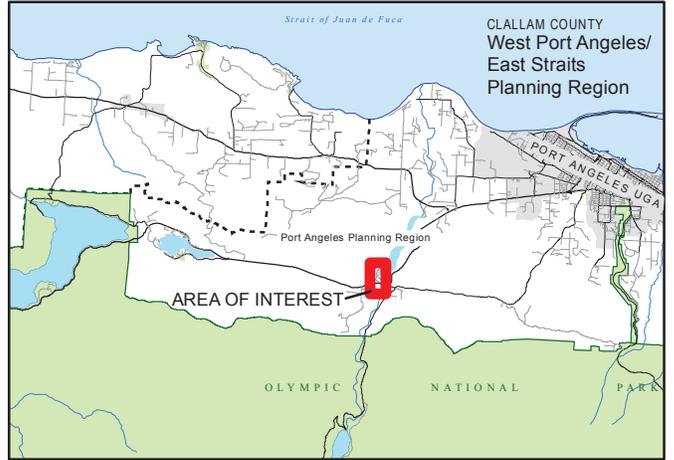
Build-out potential

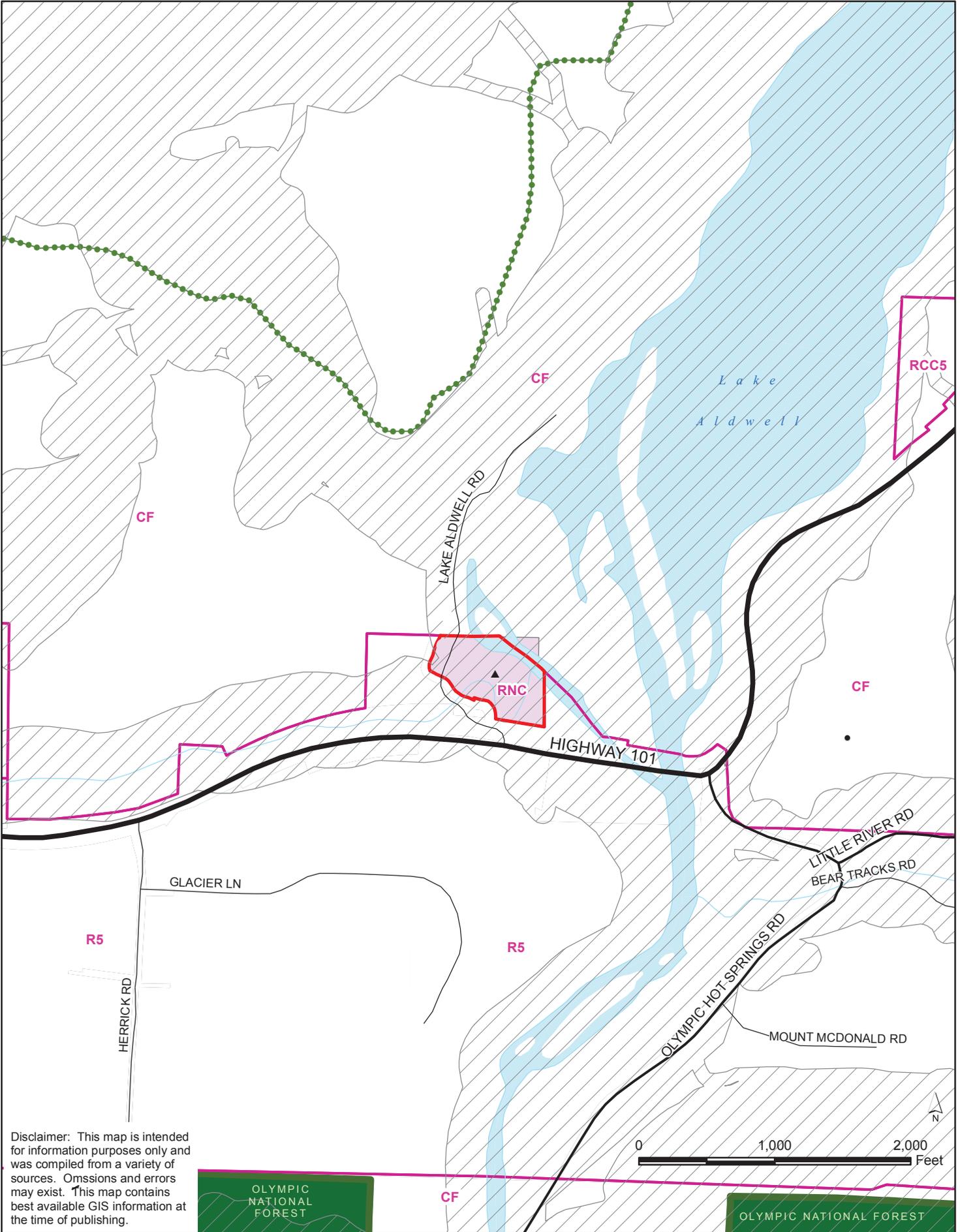
	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	176	115	2	0	1	1	3	10	0	308
Acres sum	82.8	39.6	7.3	0	0.0	0.2	0.2	2.2	0	132.3
% of acres	62.6%	29.9%	5.5%	0.0%	0.0%	0.2%	0.1%	1.6%	0.0%	100.0%
% of parcels	57.1%	37.3%	0.6%	0.0%	0.3%	0.3%	1.0%	3.2%	0.0%	100.0%
Average size	0.5	0.3	3.6	0	0.0	0.2	0.1	0.2	0	0.4
Sum dwelling units	177	0	2	0	0	0	0	0	0	179
Sum development rights	177	115	7	0	1	1	3	10	0	314

Stats generated from Parcel GIS layer, and consist of areas within respective parcel boundaries, and thus exclude roads.

Washington Department of Ecology Aerial Photos dated July 22, 1994







Disclaimer: This map is intended for information purposes only and was compiled from a variety of sources. Omissions and errors may exist. This map contains best available GIS information at the time of publishing.

OLYMPIC NATIONAL FOREST

OLYMPIC NATIONAL FOREST

PAPRIamird11-Indian Creek

Lamird Report

This report provides the written record of local circumstances that explains how the Indian Creek LAMIRD (“this lamird”) fits within the rural element goals of the Growth Management Act (“GMA”), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 2, as described at RCW 36.70A.070(5)(d)(ii). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

This report refers to the Port Angeles Planning Region (“PAPR”) summary and regional maps which are located in section E.0, PAPR Summary and Maps, and which are designated with the prefix “PAPR”. This report also refers to lamird-specific maps which are located in section E.11, PAPR Lamird 11 Indian Creek, and which are designated with the prefix “PAPRIamird11.”

Summary Section

Lamird Description

This lamird consists of 8.6 acres of Rural Neighborhood Commercial zoning (RNC) (CCC 33.15.050) about 5 miles west of Port Angeles, located along US 101 in the Place Road/Eden Valley/Little River neighborhood (CCC 31.04.450) on PAPR’s west side (see regional map PAPR-a). This lamird is made up of one parcel containing the Indian Valley RV Park with cabins dating back to 1938 according to the Assessor’s Record. It is located just off US 101 along the Elwha River. This one-parcel operation serves tourists en route to major tourist destinations to the west (Olympic National Park and the Pacific Coast among others).

Regional map PAPR-b shows how this lamird is surrounded and bounded almost entirely by lower density rural zoning. Regional map PAPR-c shows critical areas. Regional map PAPR-d shows how this lamird is served with direct access onto US 101 and is served by a Clallam Transit bus route with service to Port Angeles and Forks.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map PAPRIamird2-a) reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding commercial forest areas have retained their character. Although the tree canopy obscures much of the built-out, a review of the Auditor’s and Assessor’s records confirms that the cabins that are part of this facility date back to 1938.

Local Circumstances

The Assessor’s Records indicate that there are three cabins and house on this 8.6 acre parcels, dating from 1938 to 1970. Development restrictions associated with critical areas augment both the logical outer boundaries as well as the rural character of this lamird. Any further development of this parcel will be limited by the relevant zoning designation, subdivision, and building codes. Downzoning at this point would not make sense.

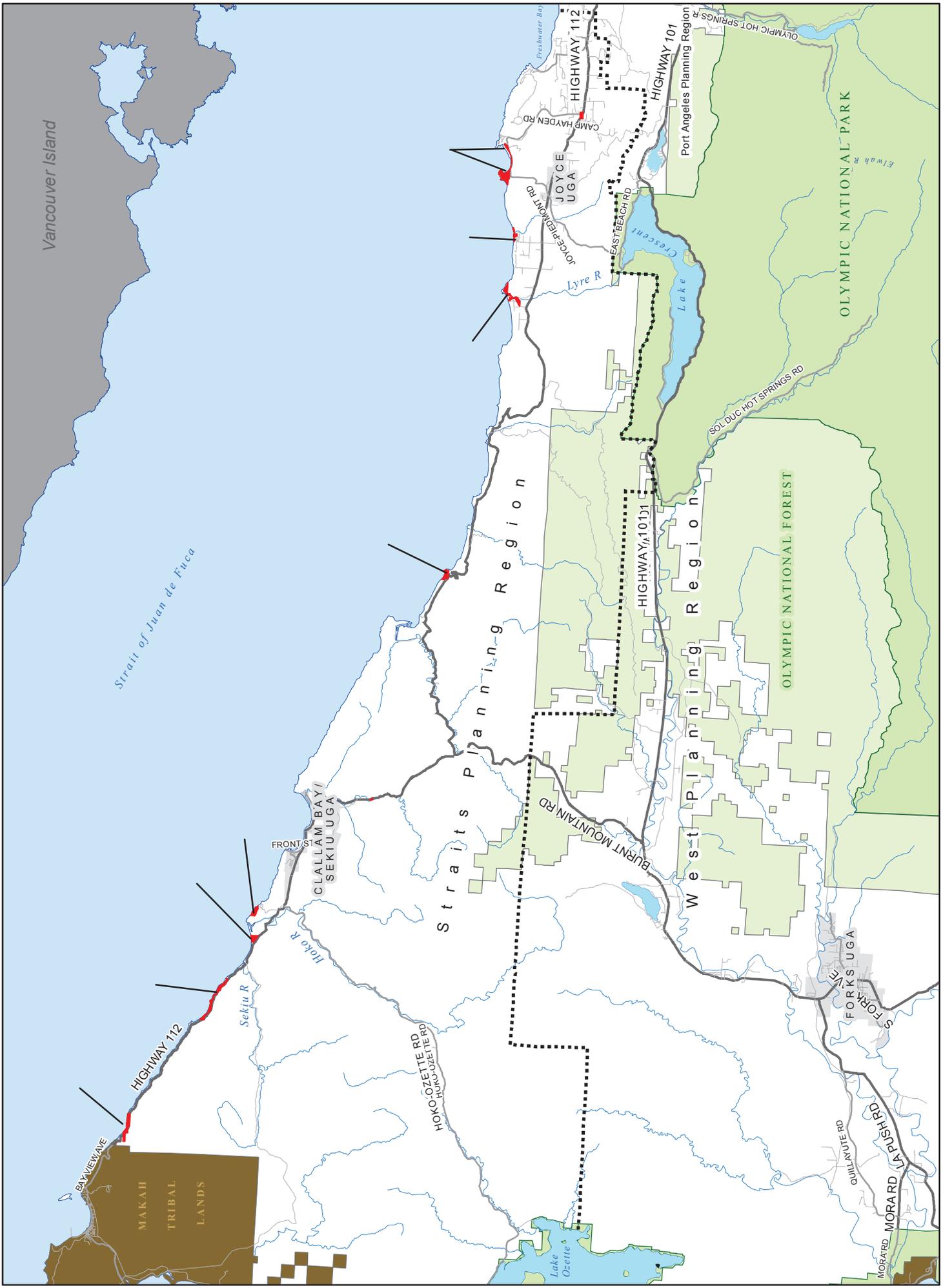
LAMIRD Criteria Section

Type 2 LAMIRDs: Small-Scale Recreational and Tourist Uses RCW 36.70A.070 (5)(d)(ii)		
Criteria		
Usage	Intensified development	The PAPR Regional Plan at CCC 31.04.230(6)(b)

Type 2 LAMIRDs: Small-Scale Recreational and Tourist Uses RCW 36.70A.070 (5)(d)(ii)		
Criteria		
	of lots with small-scale recreational and tourist uses OR New development of small-scale recreational and tourist uses	acknowledges the pre-existing rural neighborhood commercial designation at “the juncture of Highway 101 and the Elwha River” and provides that the same “should be allowed within the original area limits set by the Port Angeles regional plan...,” should be limited to less than twenty (20) acres in any one rural neighborhood commercial location (CCC 31.04.225) and spaced from each other a distance of at least “two and one-half (2-1/2) to three (3) miles... along State highways in order to prevent sprawl development or strip commercial corridors” (CCC 31.04.230(7)(a)). Both the 1995 Comprehensive Plan at CCC 31.04.225 and the applicable zoning designation at 33.15.050 specify that any land use and development be compatible with rural areas.
	Uses rely on rural location and setting.	The Indian Valley RV Park provides important services in an isolated setting en-route to major tourist destinations.
	Does not permit new residential development.	Allowing residential use in RNC lamirds is crucial because these areas are generally located in isolated settings and the services they provide generally require late and early hours or on-site management.
Location and Boundary	Outside designated UGAs, and agricultural, forest, and mineral resource lands	The Port Angeles UGA is about 5 miles to the east. This lamird does not contain, nor is it bordered on, any agricultural or forest resource lands. Sand and gravel resources have been identified in this lamird but extensive similar resources exist throughout the planning region.
	Identified by lots	This lamird is limited to one 8.6 acre parcel that contains the Indian Valley RV Park. It is located about 3.5 miles east and 3.5 miles west from the nearest neighboring RNC land uses.
Services	Public services/facilities limited to those necessary to serve the recreation or tourist use	This parcel is located along US 101 and does not require any additional public services/facilities.
	Public services/facilities provided in a manner that does not permit low-density sprawl	The lamird’s RNC zoning designation is limited to the area within the LOB. Lamird development is not allowed beyond the LOB. This lamird has not increased in size since its adoption in 1995.
	For intensification, a designated use or area was in existence on July 1, 1990	The existing use of this lamird predates 1990.
Development Regulations RCW 36.70A.070 (5)(c);(d)(iv);(e)	Measures minimize and contain existing areas and uses	CCC 31.04.225, Rural and resource land use designations, purpose and designation criteria, states that “[t]he [RNC] designation is limited to those areas already well developed at plan adoption.” The RNC zoning designation at this location is limited to only the one parcel that is within the lamird boundaries. The zoning boundaries coincide with the lamird’s boundaries. Extending the lamird boundaries would involve an amendment to the Zoning Code, pursuant to Chapter 33.35 CCC and would require the applicant to demonstrate “consistency with all goals, policies, and

**Type 2 LAMIRDs: Small-Scale Recreational and Tourist Uses
RCW 36.70A.070 (5)(d)(ii)**

Criteria	
	mapping criteria of the comprehensive plan.” Lamird map PAPRIamird11-a confirms that the surrounding areas have retained their character since 1990.
Measures contain or otherwise control rural development	The RNC zoning designation specifies allowed, conditional and prohibited uses consistent with the purpose of the zoning designation which is “provide limited, low impact, neighborhood commercial activities in rural areas.” CCC 33.15.050. This zoning designation does not extend beyond the boundaries of this lamird.
Measures assure visual compatibility of rural development with the surrounding area	The PAPER Regional Plan at CCC 31.04.225 explains that the RNC designation should achieve a “high degree of compatibility with rural areas... through the use of small buildings, small overall area devoted to commercial use, and design and layout which screens residential areas from objectionable features,” all of which reflected in the Zoning Code at CCC 33.15.050, which conditions RNC development on an expanded setback from highways, and a maximum size and height for buildings of 10,000 square feet by 40 feet.
Measures reduce the inappropriate conversion of undeveloped land into sprawling, low-density development	The RNC zoning designation is limited to the area within the lamird boundaries. The zoning boundaries coincide with the lamird’s boundaries. Extending the lamird boundaries would involve an amendment to the Zoning Code, pursuant to Chapter 33.35 CCC and would require the applicant to demonstrate “consistency with all goals, policies, and mapping criteria of the comprehensive plan.” This lamird has not increased in size since the adoption of the 1995 Comprehensive Plan and Zoning Map
Measures protect critical areas	Clallam County Critical Areas Ordinance at Chapter 27.12 CCC applies to development and redevelopment.
Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	Chapter 27.10 CCC, Right to Practice Forestry, Mining and Agriculture, contains notice provisions designed to avoid conflicts.

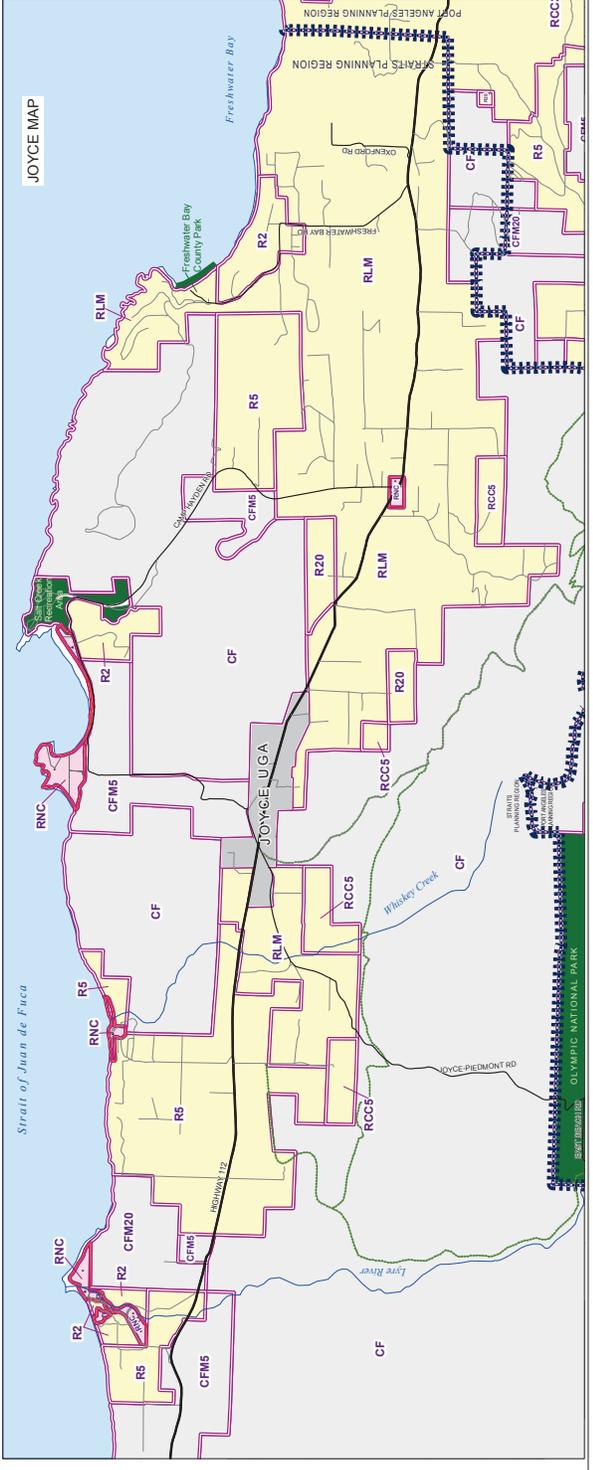
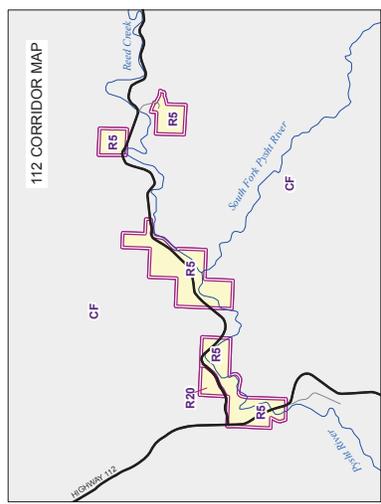
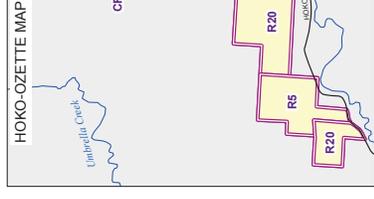
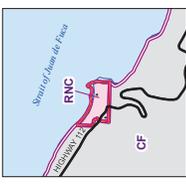
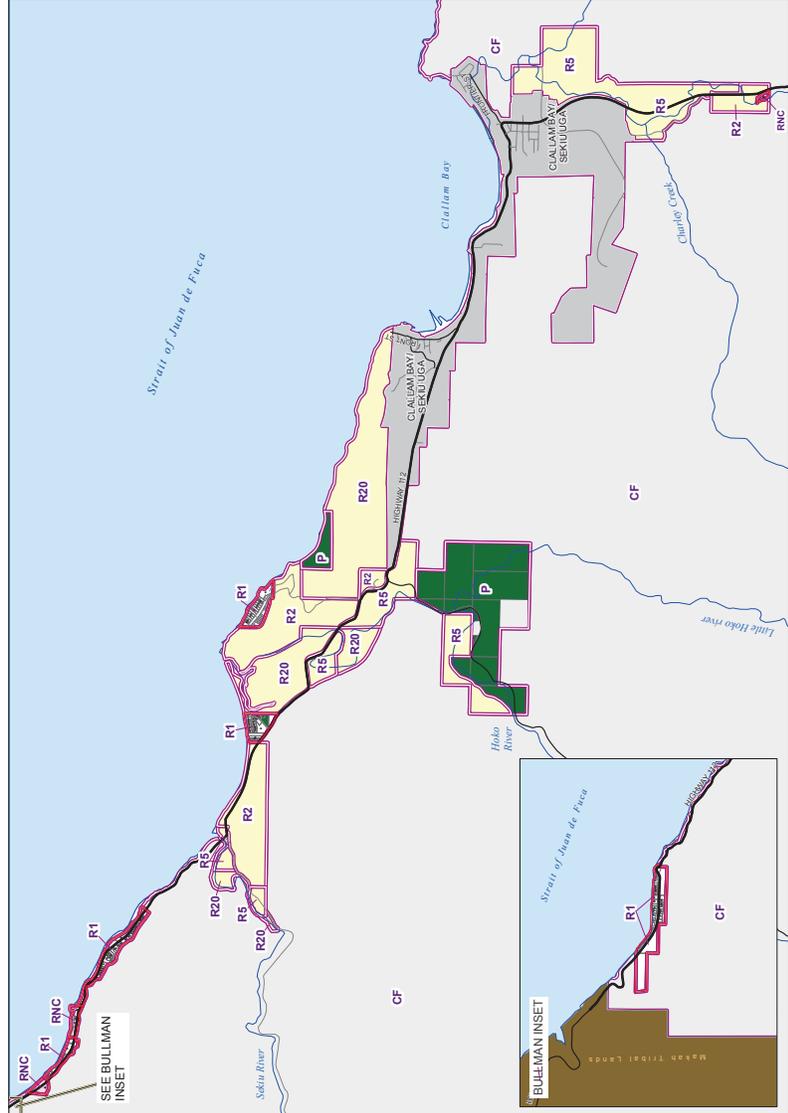


STRAITS PLANNING REGION
Map SP/RIamird-b
GENERAL ZONING AND LAMIRD BUILD OUT
 Clallam County Dept of Community Development
 EDITS: CTT, July 20, 2006



Map is for informational purposes only. It is not intended to be used for any legal or regulatory purposes. Dimensions and errors regarding existing boundaries are not shown.

- GENERAL LAND USE- LANDS ZONED >= 1 DU/1 ACRE**
- Commercial Forest (Zoned CF, CFM5, CFM20)
 - Residential
 - Vacant
 - Other Development**
- OTHER LANDS**
- Parks and Conservation Lands
 - Olympic Natl Park, Olympic Natl Forest, WDFW Conservation Land, and County Parks
 - Tribal Lands
- LAND ZONED < 1 DU/1 ACRE**
- Commercial Forest (Zoned CF, CFM5, CFM20)
 - Low Density Rural Residential (R2, R5, RCC5, R20, RLM)
 - Rural Mixed Use/ Commercial/Industrial (RNC)
- OTHER FEATURES**
- Urban Growth Areas
 - Proposed LAMIRD Boundaries
 - Zoning Boundaries
 - Planning Region Boundary
 - Highway
 - Main Roads
 - Other Roads
 - Proposed Olympic Discovery Trail
 - Major Rivers
- * DU= Dwelling Units ** Other Development includes cemeteries, church, commercial, mining, infrastructure, schools.



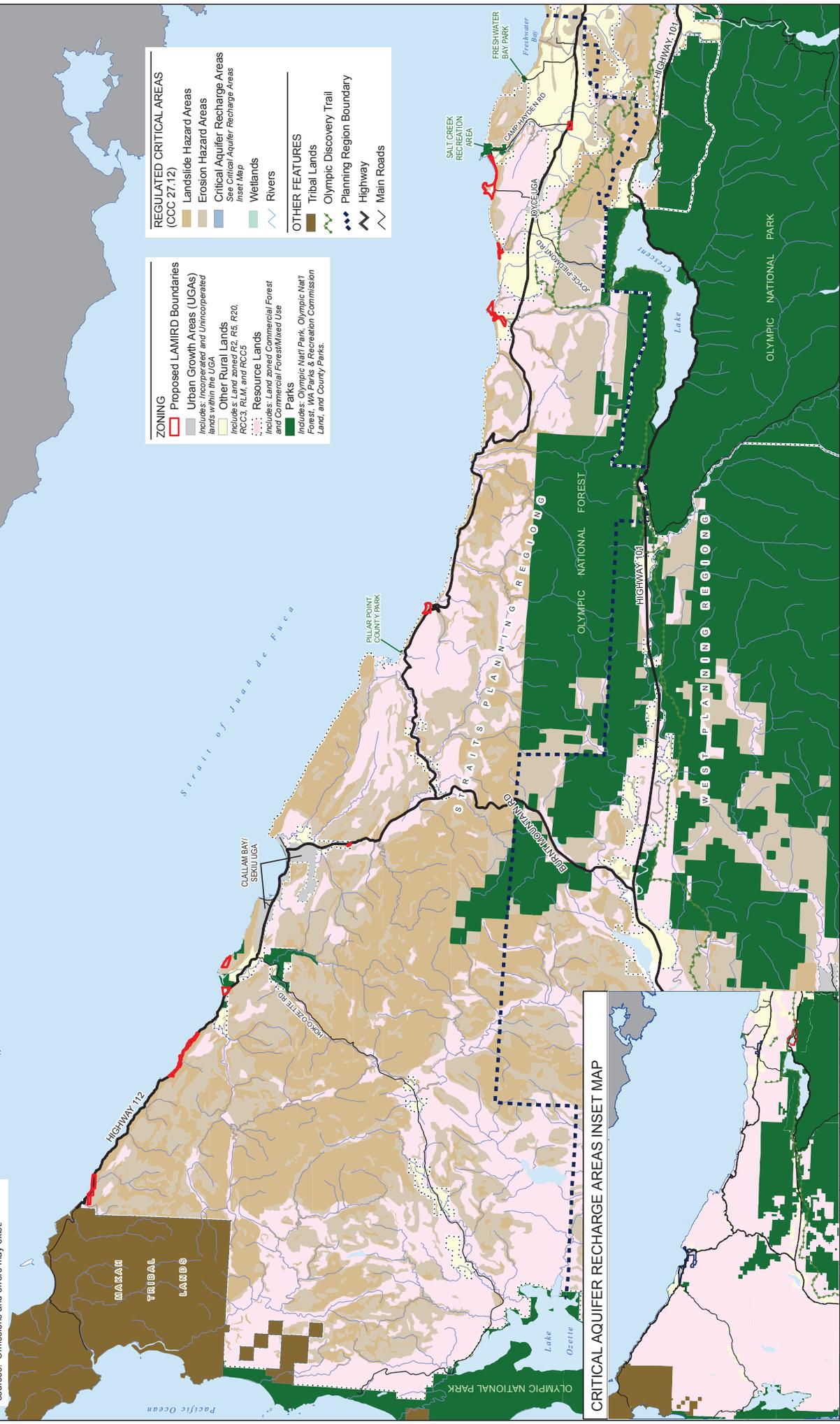
ZONING KEY

R1- Rural	RCC5- Rural Character Conservation 5
R2- Rural Moderate	RLM- Rural Low Mixed
R5- Rural Low	R20- Rural Very Low
R20- Rural Very Low	Commercial
Mixed Use 5	Commercial Forest/
Commercial Forest/	Mixed Use 20
P- Public	

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



VANCOUVER ISLAND



ZONING

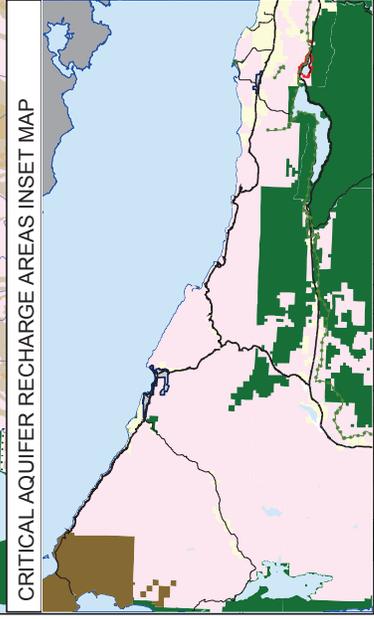
- Proposed LAMIRD Boundaries** (Red outline)
- Urban Growth Areas (UGAs)** (Grey fill): Includes land zoned and unincorporated lands within the UGA
- Other Rural Lands** (Yellow fill): Includes: Land zoned R2, R5, R20, RCC3, RLM, and RCC5
- Resource Lands** (Pink fill): Includes: Land zoned Commercial Forest and Commercial Forest/Mixed Use
- Parks** (Green fill): Includes: Olympic Nat'l Park, Olympic Nat'l Forest, WA Parks & Recreation Commission Land, and County Parks.

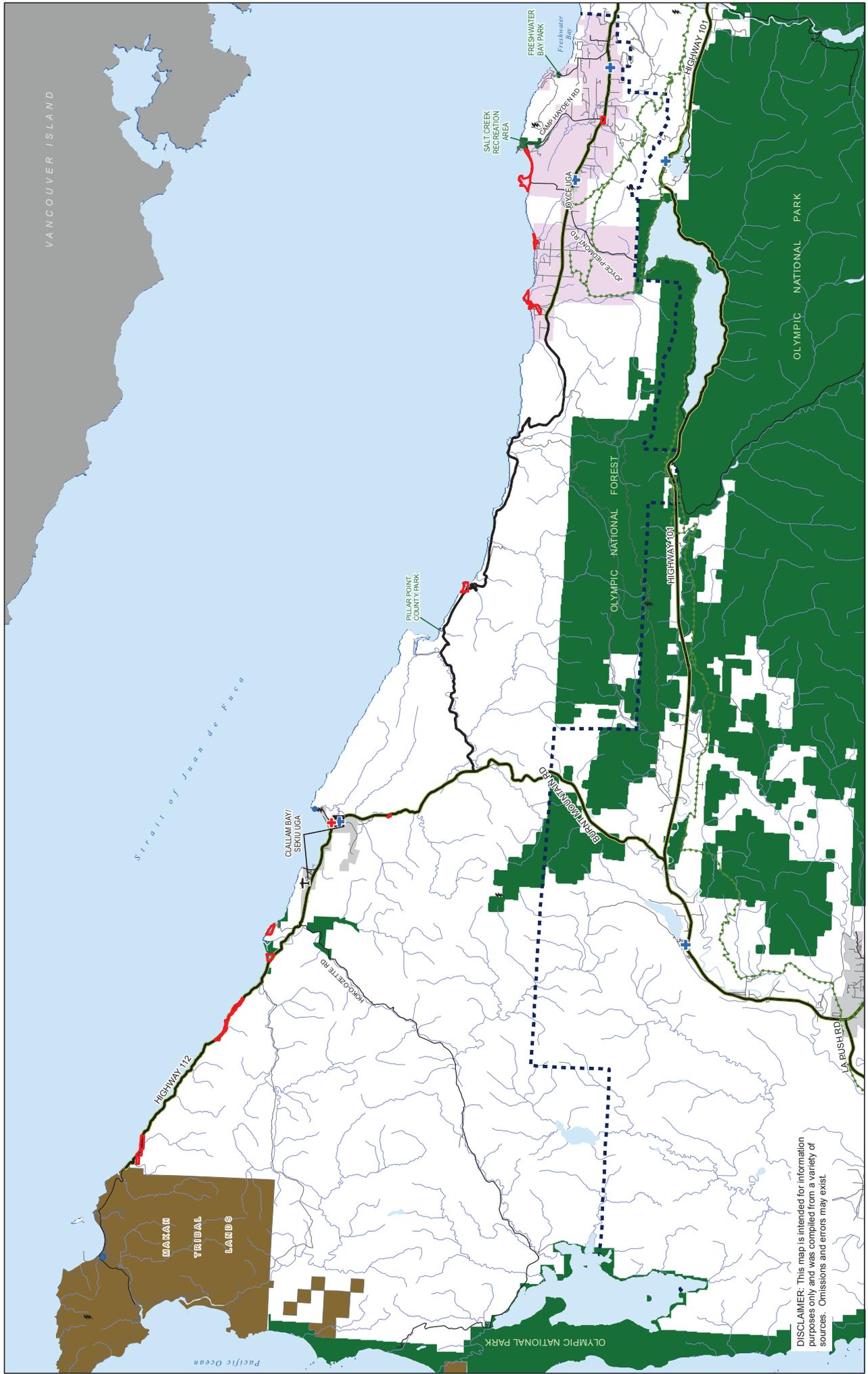
REGULATED CRITICAL AREAS
(CCC 27.12)

- Landslide Hazard Areas (Light Brown fill)
- Erosion Hazard Areas (Dark Brown fill)
- Critical Aquifer Recharge Areas (See Critical Aquifer Recharge Areas Inset Map)
- Wetlands (Light Green fill)
- Rivers (Blue line)

OTHER FEATURES

- Tribal Lands (Dark Brown fill)
- Olympic Discovery Trail (Green dashed line)
- Planning Region Boundary (Black dashed line)
- Highway (Black solid line)
- Main Roads (Black solid line)

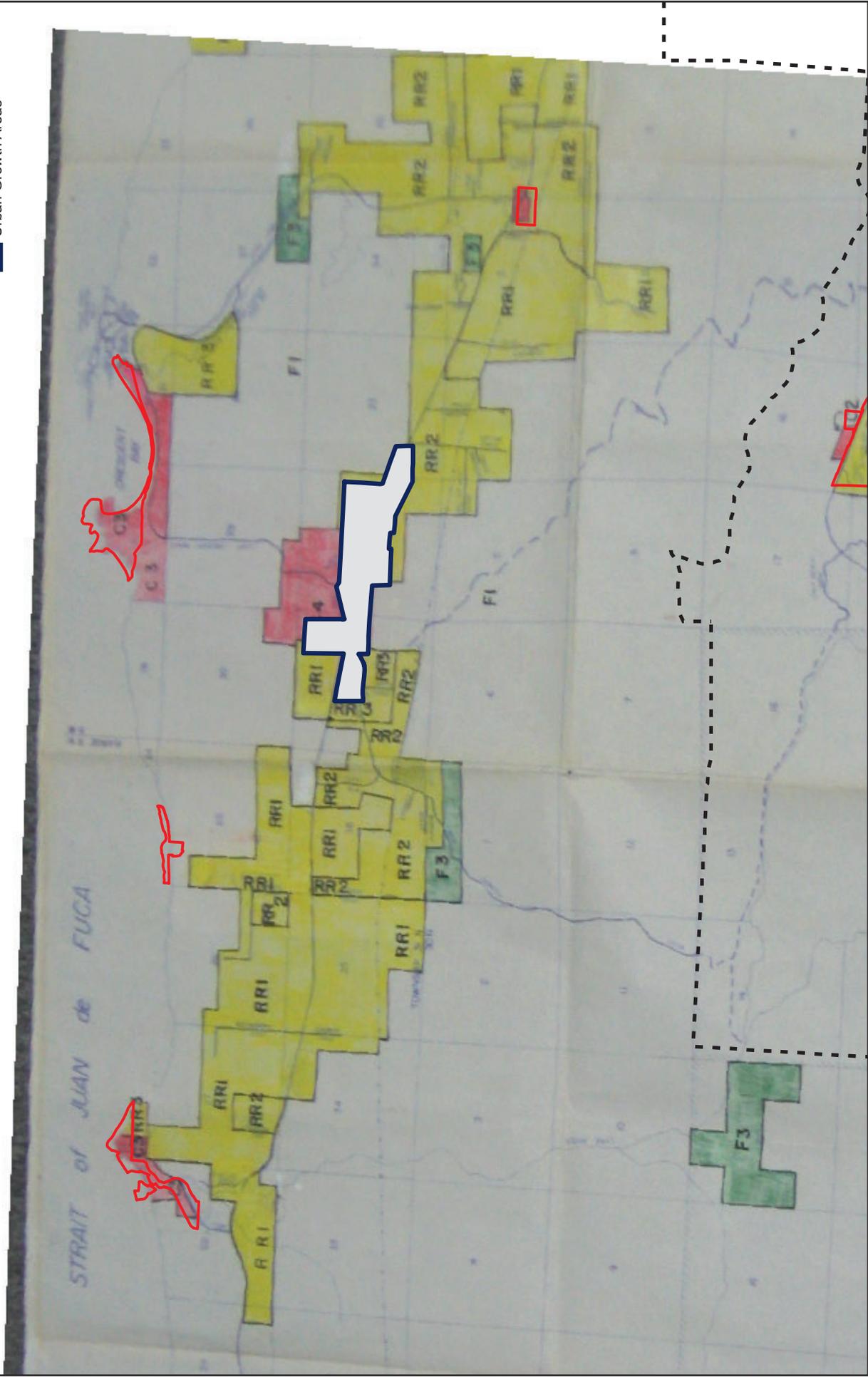


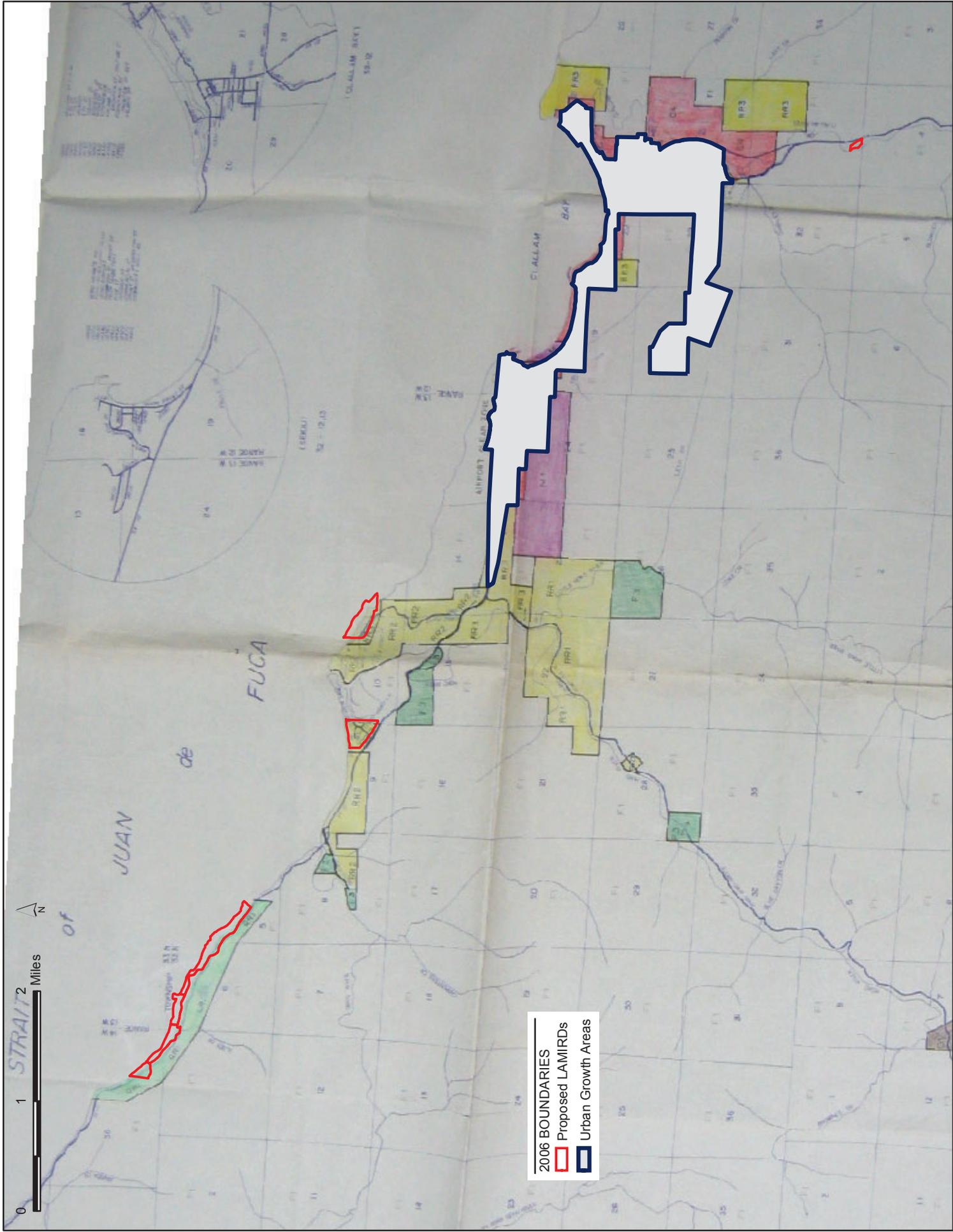


DISCLAIMER: This map is intended for information purposes only and was compiled from a variety of sources. Omissions and errors may exist.



- 2006 BOUNDARIES
- Proposed LAMIRDs
- Urban Growth Areas





0 1 STRAIT OF JUAN de FUCA Miles

- 2006 BOUNDARIES
- Proposed LAMIRDs
 - Urban Growth Areas

Straits Planning Region (SPR) Summary

This Summary includes:

- Summary Section
- Lamird Criteria Section
- Statistics Section

Summary Section

The Straits Planning Region (“SPR”) with its 299,217 acres makes up 26.7% of Clallam County. It makes up the northwest section of Clallam County and is bounded by the Elwha River watershed and the Port Angeles Planning Region of which it is part to the east, the Strait of Juan de Fuca to the north, the Pacific Coast to the west, and the Western Planning Region to the south. It is accessed via SR 112 from the east which extends along the entire northern section of the SPR from east to west a distance of about sixty miles. The SPR Regional Plan at CCC 31.05.140 identifies “the transportation corridor of SR 112 as an important primary route to the Straits communities and as a Coastal Corridor Route of cultural, scenic, and economic significance.” On June 15, 2000, SR 112 was designated a National Scenic Byway by the Federal Highway Administration’s National Scenic Byways Program.

The Economic Development Issues section in the SPR Regional Plan at CCC 31.05.060 explains that “[t]he economy of the Straits regional planning area changed dramatically from the 1980s to the 1990s. Traditionally, the area relied heavily on fishing and the forestry industry. Changing federal and State regulations have shifted the local economy from a heavy reliance on resource industries to refocus efforts on development of tourism and expansion of local industries.... If the west end of the Straits area is to prosper, more effort must be focused on actively marketing the area for tourism, recreation, and retirement-related development.”

The SPR Regional Plan at CCC 31.05.170 describes the Straits Planning Region as “characterized by a preponderance of commercial forest lands interspersed by small urban communities and rural lands. The communities of Clallam Bay, Sekiu, Joyce and Neah Bay provide the major urban services for the region. Small-scale commercial and tourist resort areas are located along and near State Highway 112. The majority of rural development is located within the eastern portion of the planning area. Rural areas on the west end of the area are located near Clallam Bay-Sekiu and isolated locations west of Clallam Bay on State Route 112 and the Hoko-Ozette Road.”

There are two unincorporated UGAs in the SPR area: Joyce with a population 99 as of 2000 which is estimated to be 124 as of 2010, and located about 11 miles west of Port Angeles (see CCC 31.02.230), and Clallam Bay/Sekiu with a population 702 as of 2000 which is estimated to be 777 as of 2010, and located another 33 miles west of Joyce (see CCC 31.02.230). These two UGAs encompass 1,698 acres amounting to 0.6% of the SPR area.

Resource lands (all Commercial Forest) total 244,228 acres or 81.7% of the SPR area, and Rural lands total 15,442 acres or 5.2% of the SPR area. Of the Rural lands, only 501 acres or 0.2% of the entire SPR area are areas of more intensive rural development, which is spread out over 11 lamirds, which can be characterized as either pre-existing urban density developments or pre-existing tourist and neighborhood commercial developments.

Pre-existing urban density developments. The SPR Regional Plan at CCC 31.05.280(1)(c)(i) states that “[o]ne acre lot sizes will be allowed in the rural area where existing subdivisions developed at this density and in areas where these lot sizes are already existent over large areas (greater than fifty (50) acres,” and at CCC 31.05.280(2)(a)(i) states that “[l]ands currently designated and zoned as Quillayute residential will be redesignated as rural suburban community.” See also CCC 31.05.250(1)(f)(i). The SPR Regional Plan at CCC 31.05.270 identifies “Quillayute residential areas” as being located:

- “west of Clallam Bay along Highway 112 between Shipwreck Point and the mouth of the Sekiu River” (Straits lamird)
- “and in the vicinity of Bullman Creek.” (Bullman lamird)

Subdivisions previously developed at one-acre densities:

- Eagle Point Plats (1960 & 1966) (Hoko River E lamird)
- San Juan Vista (1966) (Hoko River W lamird)

Under the 1995 Comprehensive Plan and Zoning Map, these areas were zoned Rural, allowing 1 home per acre.

Pre-existing tourist and neighborhood commercial development areas. The SPR Regional Plan at CCC 31.05.250(3) states that “[d]evelopment of existing tourist commercial lands ... should be allowed subject to the [certain] standards” with “uses ... limited to those which would not impact rural character.” See also CCC 31.05.280(2). The SPR Regional Plan at CCC 31.05.250 and 280 identify the following “existing tourist commercial lands” as being located at:

- “the exit to Salt Creek on Highway 112” (Camp Hayden lamird)
- “Whiskey Creek Resort” (Whiskey Creek lamird)
- “Crescent Beach” (Crescent Beach lamird)
- “the Lyre River Campground” (Lyre River lamird)
- “Cain’s South of Clallam Bay” (Clallam River lamird)
- “Silver King Resort” (Silver King lamird)
- “near Chito [Beach]” (mid-Straits lamird RNC section)
- “Bullman [Beach]” (Bullman lamird)

Under the 1995 Comprehensive Plan and Zoning Map, these pre-existing areas of tourist and neighborhood commercial development were zoned Rural Neighborhood Commercial.

All of the SPR lamirds are small, ranging from 1 to 63 parcels and from 3.2 to 95.8 acres. All SPR lamirds together total a mere 501 acres.

Lamird Criteria Section

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Usage RCW 36.70A.070 (5)(d)(i)	Existing Commercial, Industrial, Residential, or Mixed-use areas	See Summary Section above. See also the County-wide and applicable Lamird Summaries for additional or more specific information on regulations and policies referenced herein.
Location and Boundary RCW 36.70A.070 (5)(d)(iv)	Outside designated UGAs, and agricultural, forest, and mineral resource lands	All the lamirds are located outside of UGAs. There are no agricultural resource lands in the SPR. Some lamirds do border on forest resource lands but the R1 zoning designation provides for expanded setbacks from resource zones. There are extensive mineral resource lands located throughout the SPR but only a few acres of such lands are located within lamird boundaries. Mineral extraction is an allowed use under the Commercial Forestry zoning designations (CF, CFM5 and CFM20) where the great majority of mineral resources in the SPR area are located.
	Area clearly identified and contained with a logical outer boundary (LOB) delineated primarily by the built	The SPR Regional Plan at CCC 31.05.250 provides that “[o]ne acre lot sizes will be allowed in the rural area in areas formerly designated Quillayute residential, in subdivisions developed at this density and in areas where these lot sizes are already existent over large areas (fifty

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
	environment as of July 1, 1990	(50) acres). Existing, legal, nonconforming lots will be buildable." It also specifically identifies "existing tourist commercial lands." See also CCC 31.05.280. The current boundaries of the SPR residential lamirds are all either substantially similar to, or somewhat smaller than the outer boundaries of the high density areas of which they were part on the 1982 Zoning Map. The SPR Regional Plan at CCC 31.05.250 explains that "[a]reas [previously] zoned for one acre lots which have not developed at these densities over large areas should utilize a rural low density/mixed use development approach to allow rural character to be preserved through open space retention." See also 31.05.280.
	LOB creation addresses neighborhood character	The residential lamirds of Hoko River East and Hoko River West were designated Rural Residential 3 (RR3) under the 1982 Zoning Map, designed "for citizens to enjoy a rural lifestyle" at a density of one dwelling per acre. The residential lamirds of Bullman and Straits were designated Quillayute Residential under the 1982 Zoning Map, which had as a purpose "to provide for residential development for those isolated areas of western Clallam County which have experienced minimal growth." The purpose of the current R1 zoning is "to provide areas having a suburban/rural density setting free from commercial and industrial developments" at a density of one dwelling per acre. Designating these residential lamirds with R1 zoning accurately addresses their pre-existing character. All but one of the remaining commercial lamirds were designated Commercial under the 1982 Zoning Map. The purposes of the current RNC zoning designation is "to provide limited, low impact, neighborhood commercial activities in rural areas."
	LOB creation addresses physical boundaries	The boundaries of the lamirds were drawn considering a variety of circumstances, including physical boundaries such as roads, cliffs, waterfront, and critical areas.
	LOB creation addresses prevention of irregular boundaries	The boundaries of the lamirds were drawn considering a variety of circumstances, including the desire to avoid small islands of divergent zoning and jagged irregular boundary lines.
	LOB creation addresses ability to provide appropriate services	All the SPR lamirds are based on pre-existing and well-established neighborhoods, generally located along or near SR 112, and all adequately served by well-established SR 112. Most of them are located directly along a Clallam Transit bus route. The ones in the eastern SPR area are served by Crescent Water District, a Class A Water System. Any further infill is subject to the Clallam County Subdivision Code (CCC Title 29) CCC) and the Clallam County Building Code (CCC Title 21), both of which require evidence of adequate water and sewage disposal.
Development Infill/ Development/	Principally designed to serve the existing and projected rural	The purpose of the R1 zoning which governs 4 of the 11 SPR lamirds, is "to provide areas having a suburban/rural density setting free from commercial and industrial

Type 1 LAMIRDS: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Redevelopment RCW 36.70A.070 (5)(d)(i);(iv)	population	developments.” The purpose of the RNC zoning which governs 7 of the lamirds is to provide “for limited commercial services which meet the convenience needs of local residents in rural areas.”
	Development is consistent with the existing character	The R1 and RNC zoning designations prescribe allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions which are consistent with their respective stated purposes. Any conditional uses are subject to a “determination that the proposed use is consistent with applicable land use regulations and the character of the neighborhood.” See CCC 33.10.040 and 33.15.050. In addition, the SPR Regional Plan policy at CCC 31.05.280(2) sets forth “[a]llowable land uses” and “[s]tandards for development” designed to “limit incompatible uses in rural areas and provide for commercial opportunities in rural commercial designations.” See also 31.05.270(3).
	Area not permitted to extend beyond LOB	Lamird development beyond the lamird boundaries is subject to the applicable lower-density zoning that surrounds the lamirds.
Development Regulations RCW 36.70A.070 (5)(d)(iv);(e)	Measures minimize and contain existing areas	The lamirds are subject to higher density zoning that does not extend beyond their boundaries. Zoning densities beyond the lamird boundaries are lower. Extending the lamird boundaries would involve an amendment to the Zoning Map, pursuant to Chapter 33.35 CCC requiring the applicant to demonstrate “consistency with all goals, policies, and mapping criteria of the comprehensive plan.” An amendment to the comprehensive plan would require the applicant to demonstrate both consistency with the “spirit and intent” of the comprehensive plan, the Zoning Code, and all other land-use regulations, as well as that the amendment would not be detrimental to the public health, safety, and welfare and is necessary due to changed conditions or circumstances. CCC 31.05.250 provides that “[c]ontinued development of 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,” and that “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.” See also CCC 31.05.280, which provides that “[u]rban residential lot development should be directed into urban growth areas and away from critical areas and rural areas,” and that “areas that retain their one acre densities will not be expanded beyond these initial limits in order to ensure that urban density development occurs within and not outside of urban growth areas.” The SPR Regional Plan policy at both CCC 31.05.250(3)

Type 1 LAMIRDS: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
		and 280(2) includes the policy that limits commercial uses to “existing tourist commercial lands.” Indeed, the SPR lamirds have not increased in size between 1995 and the present.
	Measures minimize and contain existing uses	The SPR Regional Plan policy at CCC 31.05.250 includes policies that limit commercial uses to “existing tourist commercial lands” and those uses that “would not impact rural character.” See also CCC 31.05.280. Both of the R1 and RNC zoning designations recognize the rural setting where they are applied which is reflected in their criteria. These zoning designations are applied only to areas within lamirds.
	Measures protect critical areas	Any development and redevelopment that may occur near streams, wetlands, and landslide areas is subject to buffers and other protective development permit conditions according to Chapter 35.01 CCC, Shoreline Management Act (SMA) and the Clallam County Shoreline Master Program (SMP), as well as Chapter 27.12 CCC, Critical Areas Code (CAC). Further land divisions within critical aquifer recharge areas to densities exceeding 1 dwelling per 2.4 acre or involving Type 1 soils are conditioned on enhanced on-site sewage treatment that achieves >30% nitrate reduction, according to policies drafted by Clallam County Department of Health & Human Services under the authority of CCC 27.12.615 (3)(b).
	Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	There are no Agricultural Retention lands in the SPR but agricultural activities are an allowed use under all Clallam County zoning designations. More than 80% of land in the SPR is zoned Commercial Forestry. The SPR Regional Plan at CCC 31.05.250(1)(g) includes the policy that “[c]onversion of forest lands of long-term commercial significance located outside of urban growth areas into rural land uses other than master planned resorts or for a State correction center expansion will be prohibited in order to retain the base of industrial forest lands upon which the County’s primary industry is dependent. These lands provide important functions relating to preservation of water quality, ensure water quantity, protect habitat and provide scenic vistas from rural lands and highways which are vital to conservation of rural character.” See also CCC 31.05.310 for additional goals and policies to conserve commercial use of forest lands in the SPR. There are also mineral resource lands in the SPR. Mineral extraction is an allowed use under all Commercial Forestry designations, which cover over 80% of SPR lands. Chapter 27.10 CCC, Right to Practice Forestry, Mining and Agriculture, contains notice provisions designed to avoid conflicts, providing for general notice with their tax bill to “all owners of real property in Clallam County” and for specific disclosure “[p]rior to recording the transfer” or

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
		<p>“[u]pon the issuance of a development permit” of land within 600 feet of agricultural, forest, and mineral resource lands, which notice/ disclosure must read in pertinent part as follows: “Clallam County has determined that the use of real property for forestry, mining or agricultural operations is a high priority and favored use to the County and will not consider to be a nuisance those inconveniences or discomforts arising from forestry, mining or agricultural operations, if such operations are consistent with commonly accepted best management practices and comply with local, State and Federal laws.”</p> <p>The residential lamirds’ R1 zoning provides for expanded setbacks from natural resource zones.</p>

Statistics Section-SPR

ZONING CODE	ZONING DESCRIPTION	AREA- ACRES	% OF SRPR
UGAs			
Clallam Bay/Sekiu		1,344	0.4
Joyce		354	0.1
<i>TOTAL</i>		1,698	0.6
RURAL LANDS			
RLM	Rural Low Mixed	6,888	2.3
R2	Rural Moderate	1,180	0.4
R5	Rural Low	4,811	1.6
R20	Rural Very Low	1,637	0.5
RCC5	Rural Character Conservation 5	425	0.1
<i>TOTAL</i>		14,941	5.0
INTENSIVE RURAL LANDS			
R1	Rural	215	0.1
RNC	Rural Neighborhood Commercial	285	0.1
<i>TOTAL</i>		501	0.2
RESOURCE LANDS			
CF	Commercial Forest	242,146	80.9
CFM5	Commercial Forest/Residential Mixed Use	1,478	0.5
CFM20	Commercial Forest/Residential Mixed Use	604	0.2
P	Public	696	0.2
<i>TOTAL</i>		244,924	81.9
OTHER LANDS			
Tribal Lands	Lands Under Tribal Jurisdiction	29,722	9.6
Lakes	Lake Ozette	7,432	2.4
<i>TOTAL</i>		37,154	12.4
<i>TOTAL PLANNING REGION</i>		299,217	100.0

Stats generated from Zoning GIS layer, but exclude Olympic National Park. Stats include entire area within respective zoning designations, including roads.

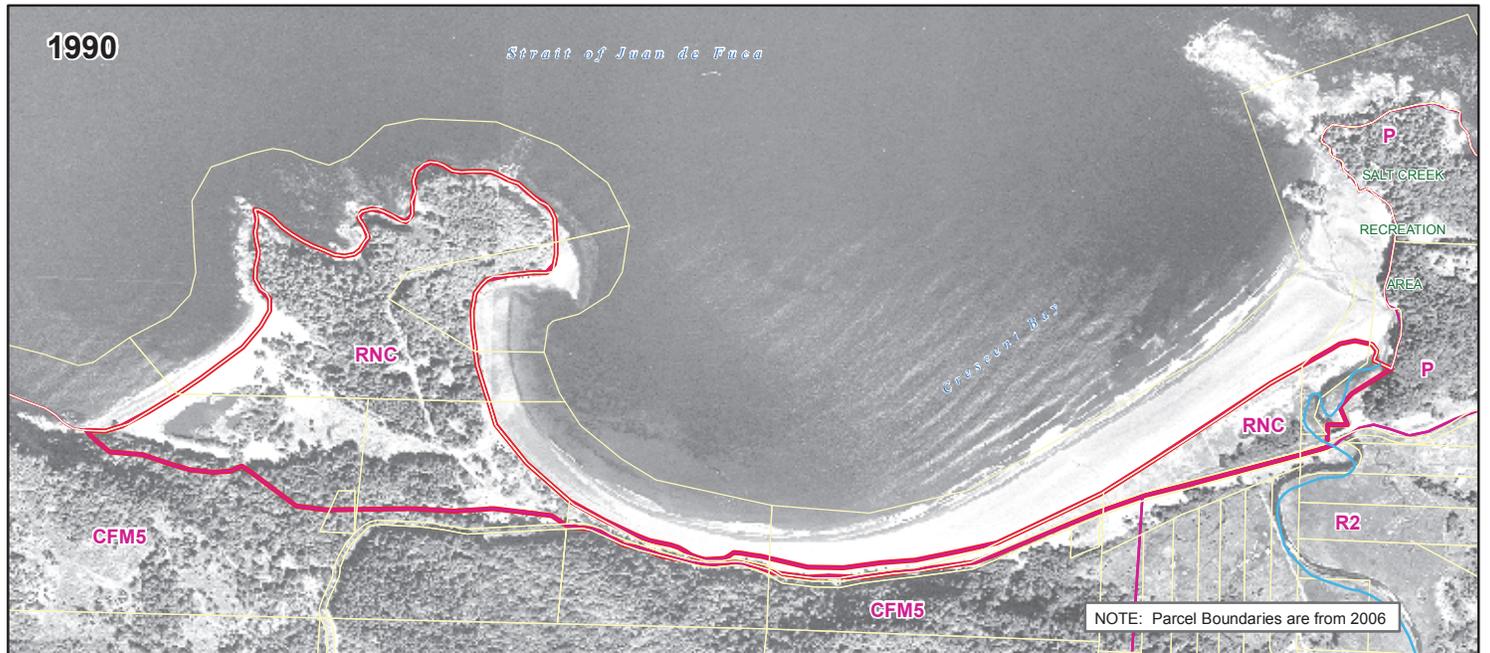
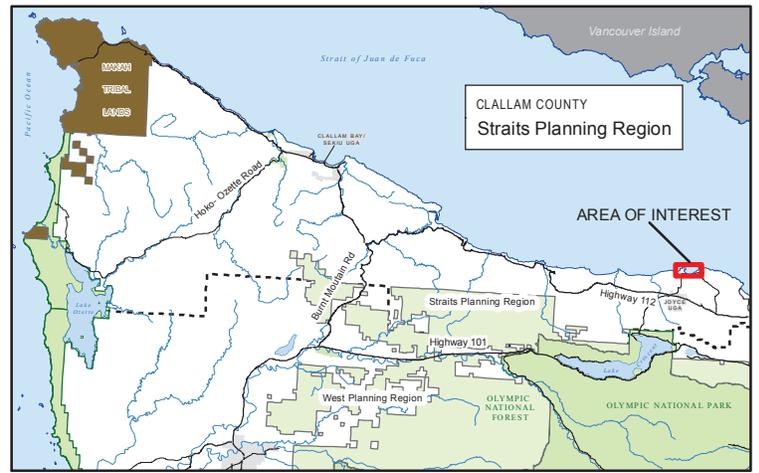
Map SPRLamird1-a
CRESCENT BEACH
1990 AND 2005 BUILT ENVIRONMENT

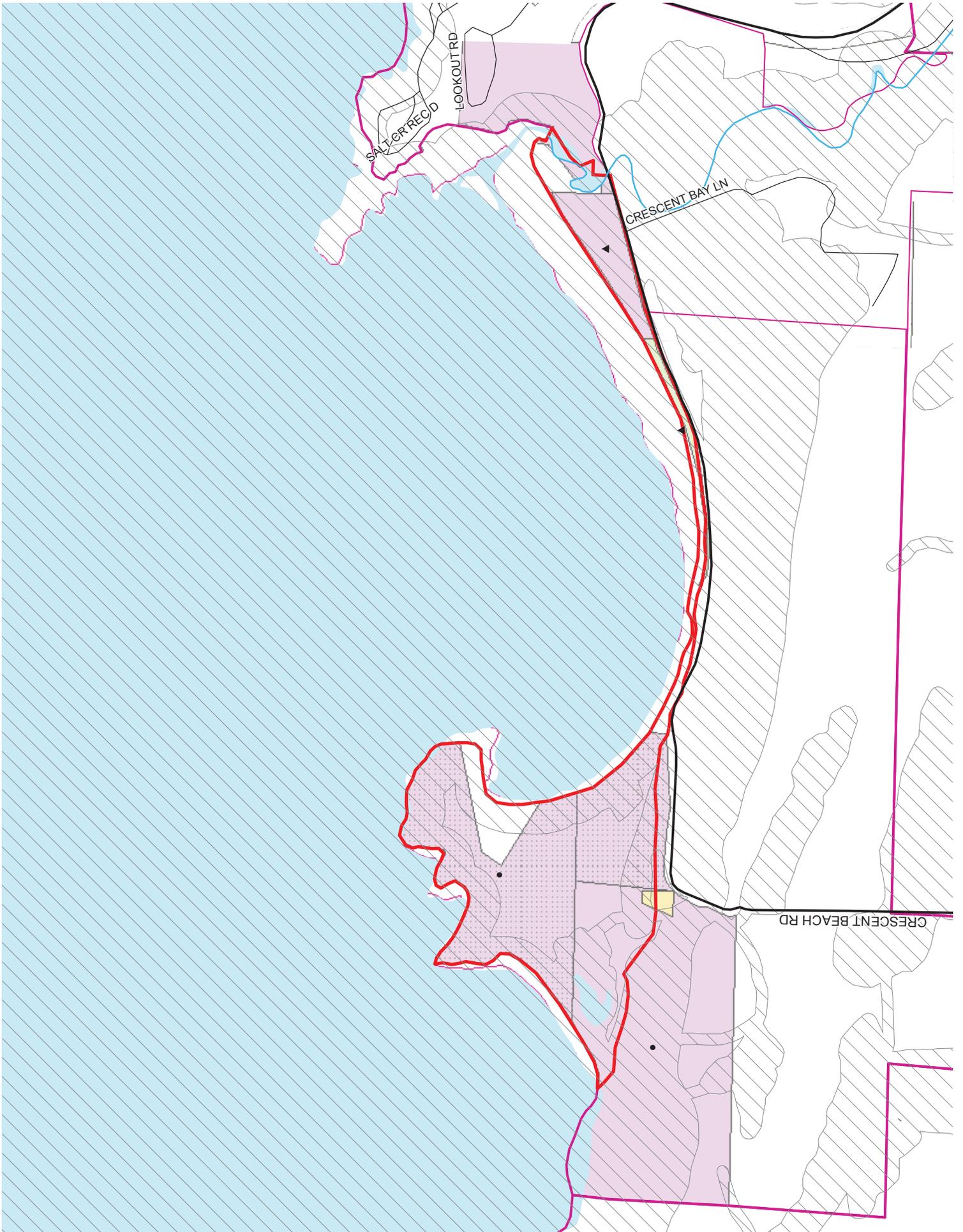
Prepared by Clallam County Dep't of Community Development, Edits: CTT, July 25, 2006

Legend

- LAMIRD Boundaries
- Urban Growth Areas
- Zoning Boundaries
- 2006 Parcel Boundaries
- ~ Rivers

0 1,000 2,000 Feet





SPRlamird1-Crescent Beach

Lamird Report

This report provides the written record of local circumstances that explains how the Crescent Beach LAMIRD (“this lamird”) fits within the rural element goals of the Growth Management Act (“GMA”), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 1, as described at RCW 36.70A.070(5)(d)(i). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

This report refers to the Straits Planning Region (“SPR”) summary and regional maps which are located in section F.0, SPR Summary and Maps, and which are designated with the prefix “SPR”. This report also refers to lamird-specific maps which are located in section F.1, SPR Lamird 1 Crescent Beach, and which are designated with the prefix “SPRlamird1”.

Summary Section

Lamird Description

This lamird consists of 7 parcels totaling 95.8 acres of Rural Neighborhood Commercial zoning (RNC) located along the Strait of Juan de Fuca (see regional map SPR-a). These 7 parcels are owned by a common owner, include the location of historic Port Crescent, and are now operated as Crescent Beach and RV Park. This lamird is bounded to the west and north by the Strait of Juan de Fuca, to the east by Clallam County’s Salt Creek park, and to the south by Crescent Beach Road.

Regional map SPR-b shows how this lamird is surrounded and bounded by lower density rural and forestry zoning, and regional map SPR-d shows how this lamird is served by a variety of rural infrastructure, including water from Crescent Water District, a Class A watersystem, access via Camp Hayden county road with easy access to nearby SR 112.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map SPRlamird1-a reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding areas have retained their character. Crescent Beach and RV Park was already in operation as of June, 1990.

Commercial use of this area actually goes back all the way to the late 1800s. Port Crescent was already a thriving logging community in 1888 when the Port Crescent Improvement Company laid out a townsite of 156 city blocks with twenty thousand city lots in anticipation of the railroad's arrival. At that time, more Mosquito Fleet freight and passengers passed through Port Crescent than through Port Angeles. Port Crescent had its own school, newspaper, hotels, saloons, and a post office. By 1890, Port Crescent was home to more than 300 people and was a contender for the county seat, but was beat out by Port Angeles in a three-way race. The third contender was New Dungeness, up to then the location of the county seat since the county’s creation in 1854. As a result of winning the county seat, Port Angeles continued to grow as the county's commercial and industrial center. The railroad never arrived to Port Crescent and it eventually became abandoned. Some buildings, including the general store, moved inland to Joyce while others have simply rotted in place. The cemetery is still there, however, and so is its history.

The 1982 Zoning Map (see regional map SPR-e-i) shows this area zoned Recreation Commercial with somewhat larger boundaries which were reduced in size to accommodate only the then-existing commercial business.

The SPR Regional Plan at CCC 31.05.250(3) specifically recognizes “Crescent Beach” as one of the already “existing tourist commercial lands” which should be allowed subject to specific land uses and development standards.

This lamird has remained within the boundaries established on the 1995 Comprehensive Plan and Zoning Map.

LAMIRD Criteria Section

Type 2 LAMIRDs: Small-Scale Recreational and Tourist Uses RCW 36.70A.070 (5)(d)(ii)		
Criteria		
Usage	Intensified development of lots with small-scale recreational and tourist uses OR New development of small-scale recreational and tourist uses	The SPR Regional Plan at CCC 31.05.250(3) states that “[d]evelopment of existing tourist commercial lands ... should be allowed subject to the [certain] standards” with “uses ... limited to those which would not impact rural character.” See also CCC 31.05.280(2). The SPR Regional Plan at CCC 31.05.250 and 280 identify this lamird as one of the “existing tourist commercial lands.” See also Summary Section above, as well as the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.
	Uses rely on rural location and setting.	Crescent Beach and RV Park markets itself as follows: “a half mile of pristine sandy beach, located on the Historic Site of Port Crescent.”
	Does not permit new residential development.	The purposes of the RNC zoning designation is “to provide limited, low impact, neighborhood commercial activities in rural areas.” The maximum density is one dwelling unit per acre.
Location and Boundary	Outside designated UGAs, and agricultural, forest, and mineral resource lands	The nearest UGA (Joyce) is about 1.5 miles to the south. This lamird does not contain any resource lands.
	Identified by lots	The RNC zoning is limited to seven parcels all held by a common owner, Sea Kota, Inc., and operated as Crescent Beach & RV Park.
Services	Public services/facilities limited to those necessary to serve the recreation or tourist use	This lamird has access to water from Crescent Water District, a class-A water system, and is easily accessible via SR 112 and Camp Hayden county road. No additional rural public services/facilities are provided.
	Public services/facilities provided in a manner that does not permit low-density sprawl	No additional rural public services/facilities are provided.
	For intensification, a designated use or area was in existence on July 1, 1990	The commercial designation of this lamird goes back to the 1982 comprehensive plan and zoning map.
Development Regulations RCW 36.70A.070 (5)(c);(d)(iv);(e)	Measures minimize and contain existing areas and uses	The SPR Regional Plan policy at CCC 31.05.250(3) includes the policy to limit commercial uses to “existing tourist commercial lands,” including “Crescent Beach” and sets forth “[a]llowable land uses” “which would not impact rural character,” and which are subject to “[s]tandards for development”

**Type 2 LAMIRDs: Small-Scale Recreational and Tourist Uses
RCW 36.70A.070 (5)(d)(ii)**

Criteria		
		that “protect rural character.” The RNC zoning designation prescribes allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions which are consistent with the RNC zoning designation’s stated purpose.
	Measures contain or otherwise control rural development	The zoning designation does not extend beyond the seven lots where Crescent Beach and RV Park operates.
	Measures assure visual compatibility of rural development with the surrounding area	The SPR Regional Plan policy at CCC 31.05.250(3) includes development standards that “protect rural character.”
	Measures reduce the inappropriate conversion of undeveloped land into sprawling, low-density development	The RNC zoning that applies to this lamird does not extend beyond these parcels. Extending the lamird boundaries would involve an amendment to the Zoning Map and Comprehensive Plan. This lamird has not increased in size since the adoption of the Comprehensive Plan and Zoning Map in 1995.
	Measures protect critical areas	Clallam County Critical Areas Ordinance at Chapter 27.12 CCC applies to development and redevelopment of these parcels.
	Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	Chapter 27.10 CCC, Right to Practice Forestry, Mining and Agriculture, contains notice provisions designed to avoid conflicts.

Statistics Section

Current parcel size groupings

	Parcel size – acres				Row total
	0 - .99	1.00 – 1.99	2.00 – 4.99	>5.00	
# of parcels	1	1	1	4	7
Sum of acres	0.4	1.2	2.2	92.0	95.8
Average acres	0.4	1.2	2.2	23.0	13.7
% of acres	0.4%	1.3%	2.3%	96.0%	100.0%
% of parcels	14.3%	14.3%	14.3%	57.1%	100.0%

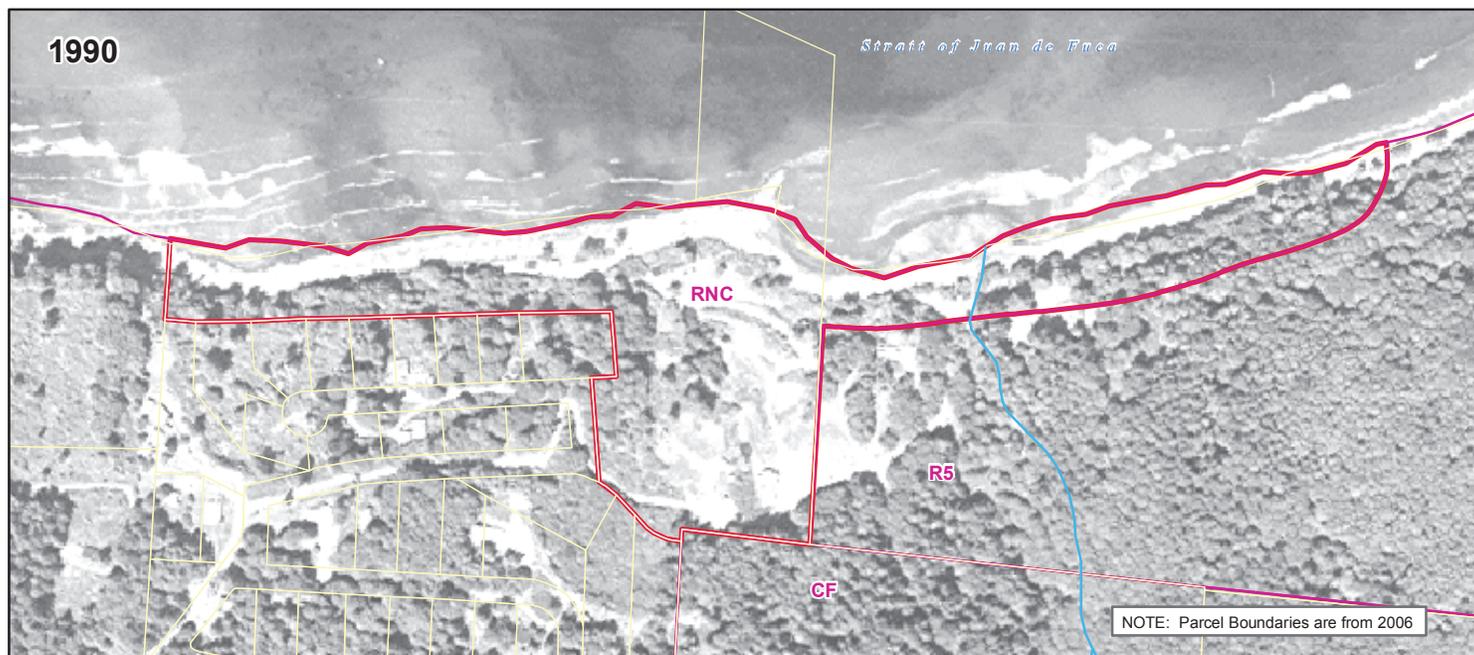
Build-out potential

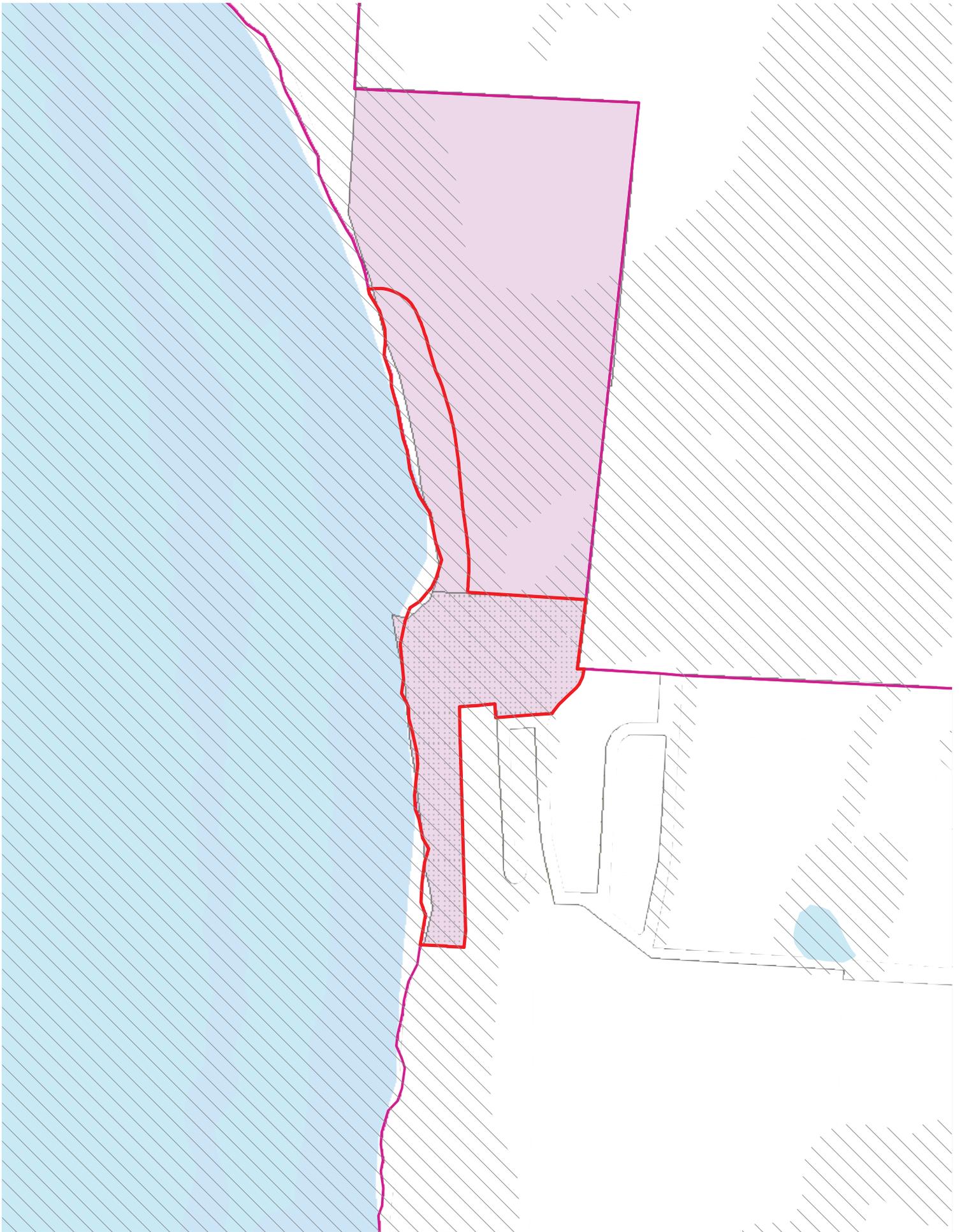
	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	0	1	2	1	2	1	0	0	0	7
Acres sum	0	0.4	61.9	20.6	11.7	1.2	0	0	0	95.8
% of acres	0.0%	0.4%	64.6%	21.5%	12.2%	1.3%	0.0%	0.0%	0.0%	100.0%
% of parcels	0.0%	14.3%	28.6%	14.3%	28.6%	14.3%	0.0%	0.0%	0.0%	100.0%
Average size	0	0.4	31.0	20.6	5.8	1.2	0	0	0	13.7
Sum dwelling units	0	0	2	0	0	0	0	0	0	2
Sum development rights	0	1	61	20	11	1	0	0	0	94

Stats generated from Parcel GIS layer, and consist of areas within respective parcel boundaries, and thus exclude roads.

Map SPRIamird2-a
WHISKEY CREEK
1990 AND 2005 BUILT ENVIRONMENT

Prepared by Clallam County Dep't of Community
Development, Edits: CTT, July 25, 2006





SPRLamird2-Whiskey Creek

Lamird Report

This report provides the written record of local circumstances that explains how the Whiskey Creek LAMIRD (“this lamird”) fits within the rural element goals of the Growth Management Act (“GMA”), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 1, as described at RCW 36.70A.070(5)(d)(i). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

This report refers to the Straits Planning Region (“SPR”) summary and regional maps which are located in section F.0, SPR Summary and Maps, and which are designated with the prefix “SPR”. This report also refers to lamird-specific maps which are located in section F.2, SPR Lamird 2 Whiskey Creek, and which are designated with the prefix “SPRLamird2”.

Summary Section

Lamird Description

This lamird consists of 2 parcels totaling 19.4 acres of Rural Neighborhood Commercial zoning (RNC) located along the Strait of Juan de Fuca (see regional map SPR-a). These 2 parcels are operated as “Whiskey Creek Beach”

Regional map SPR-b shows how this lamird is surrounded and bounded by lower density rural zoning, and regional map SPR-d shows how this lamird is served by a variety of rural infrastructure, including water from Crescent Water District, a Class A watersystem, access via Whiskey Creek Beach county road with easy access to nearby SR 112.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map SPRLamird2-a reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding areas have retained their character. Whiskey Creek Beach was already in operation as of June, 1990.

The SPR Regional Plan at CCC 31.05.250(3) specifically recognizes “Crescent Beach” as one of the already “existing tourist commercial lands” which should be allowed subject to specific land uses and development standards.

This lamird has remained within the boundaries established on the 1995 Comprehensive Plan and Zoning Map.

LAMIRD Criteria Section

Type 2 LAMIRDs: Small-Scale Recreational and Tourist Uses RCW 36.70A.070 (5)(d)(ii)		
Criteria		
Usage	Intensified development of lots with small-scale recreational and tourist uses OR New development of	The SPR Regional Plan at CCC 31.05.250(3) states that “[d]evelopment of existing tourist commercial lands ... should be allowed subject to the [certain] standards” with “uses ... limited to those which would not impact rural character.” See also CCC 31.05.280(2). The SPR Regional Plan at CCC 31.05.250 and 280 identify this

Type 2 LAMIRDs: Small-Scale Recreational and Tourist Uses RCW 36.70A.070 (5)(d)(ii)		
Criteria		
	small-scale recreational and tourist uses	lamird as one of the “existing tourist commercial lands.” See also Summary Section above, as well as the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.
	Uses rely on rural location and setting.	Whiskey Creek Beach markets itself as follows: “Saltwater beach on the Juan de Fuca 19 miles east of Port Angeles, off Highway 112, 3 miles west of Joyce. Protected boat ramp, stream fishing for children, surf and boat fishing, smelting, & diving.”
	Does not permit new residential development.	The purposes of the RNC zoning designation is “to provide limited, low impact, neighborhood commercial activities in rural areas.” The maximum density is one dwelling unit per acre.
Location and Boundary	Outside designated UGAs, and agricultural, forest, and mineral resource lands	The nearest UGA (Joyce) is over 2 miles to the southeast. This lamird does not contain any resource lands.
	Identified by lots	The RNC zoning is limited to two parcels both operated as Whiskey Creek Beach.
Services	Public services/facilities limited to those necessary to serve the recreation or tourist use	This lamird has access to water from Crescent Water District, a class-A water system, and is easily accessible via SR 112 and Whiskey Creek Beach county road. No additional rural public services/facilities are provided.
	Public services/facilities provided in a manner that does not permit low-density sprawl	No additional rural public services/facilities are provided.
	For intensification, a designated use or area was in existence on July 1, 1990	The designated use was in existence on July 1, 1990.
Development Regulations RCW 36.70A.070 (5)(c);(d)(iv);(e)	Measures minimize and contain existing areas and uses	The SPR Regional Plan policy at CCC 31.05.250(3) includes the policy to limit commercial uses to “existing tourist commercial lands,” including “Whiskey Creek Resort” and sets forth “[a]llowable land uses” “which would not impact rural character,” and which are subject to “[s]tandards for development” that “protect rural character.” The RNC zoning designation prescribes allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions which are consistent with the RNC zoning designation’s stated purpose.
	Measures contain or otherwise control rural development	The zoning designation does not extend beyond the two lots operated as Whiskey Creek Beach.
	Measures assure visual compatibility of rural development with the surrounding area	The SPR Regional Plan policy at CCC 31.05.250(3) includes development standards that “protect rural character.”
	Measures reduce the	The RNC zoning that applies to this lamird does not extend

Type 2 LAMIRDs: Small-Scale Recreational and Tourist Uses RCW 36.70A.070 (5)(d)(ii)		
Criteria		
	inappropriate conversion of undeveloped land into sprawling, low-density development	beyond these parcels. Extending the lamird boundaries would involve an amendment to the Zoning Map and Comprehensive Plan. This lamird has not increased in size since the adoption of the Comprehensive Plan and Zoning Map in 1995.
	Measures protect critical areas	Clallam County Critical Areas Ordinance at Chapter 27.12 CCC applies to development and redevelopment of these parcels.
	Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	Chapter 27.10 CCC, Right to Practice Forestry, Mining and Agriculture, contains notice provisions designed to avoid conflicts.

Statistics Section

Current parcel size groupings

	Parcel size – acres				Row total
	0 - .99	1.00 – 1.99	2.00 – 4.99	>5.00	
# of parcels	0	0	0	2	2
Sum of acres	0	0	0	19.4	19.4
Average acres	0	0	0	9.7	9.7
% of acres	0.0%	0.0%	0.0%	100.0%	100.0%
% of parcels	0.0%	0.0%	0.0%	100.0%	100.0%

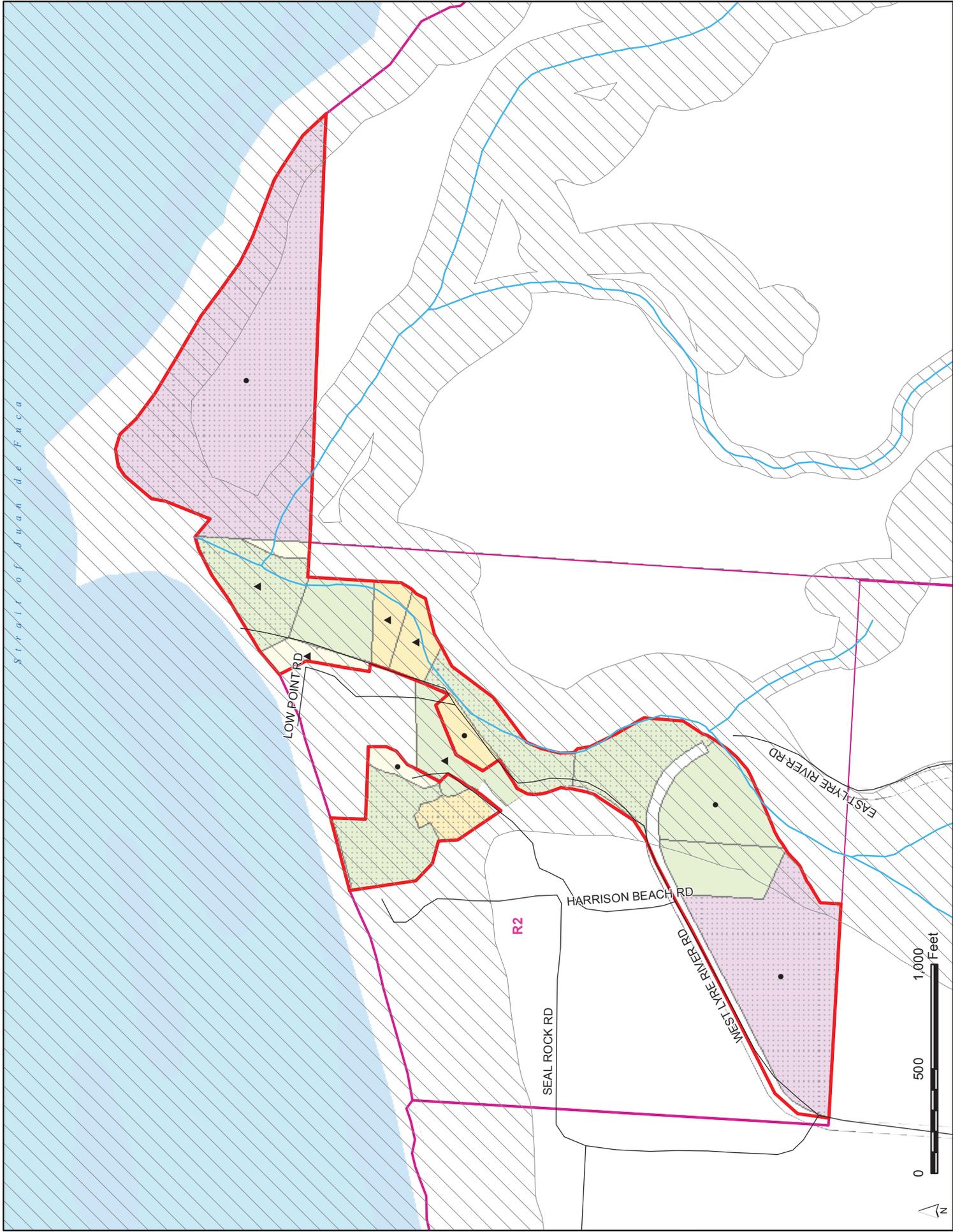
Build-out potential

	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	0	0	0	0	2	0	0	0	0	2
Acres sum	0	0	0	0	19.4	0	0	0	0	19.4
% of acres	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	100.0%
% of parcels	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Average size	0	0	0	0	9.7	0	0	0	0	9.7
Sum dwelling units	0	0	0	0	0	0	0	0	0	0
Sum development rights	0	0	0	0	18	0	0	0	0	18

Stats generated from Parcel GIS layer, and consist of areas within respective parcel boundaries, and thus exclude roads.

Washington Department of Ecology Aerial Photos dated July 22, 1994





Strait of Juan de Fuca

LOW POINT RD

R2

SEAL ROCK RD

HARRISON BEACH RD

WEST LYRE RIVER RD

EAST LYRE RIVER RD



SPRlamird3-Lyre River

Lamird Report

This report provides the written record of local circumstances that explains how the Lyre River LAMIRD ("this lamird") fits within the rural element goals of the Growth Management Act ("GMA"), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 1, as described at RCW 36.70A.070(5)(d)(i). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

This report refers to the Straits Planning Region ("SPR") summary and regional maps which are located in section F.0, SPR Summary and Maps, and which are designated with the prefix "SPR". This report also refers to lamird-specific maps which are located in section F.3, SPR Lamird 3 Lyre River, and which are designated with the prefix "SPRlamird3".

Summary Section

Lamird Description

This lamird consists of 70.2 acres of Rural Neighborhood Commercial zoning (RNC) located along the Strait of Juan de Fuca (see regional map SPR-a). This lamird consists primarily of a one-parcel wide band of parcels situated between the Lyre River to the east and West Lyre River Road to the west, although it includes several parcels along the Strait of Juan de Fuca to the west that make up Harrison's Beach campground. This lamird is bounded by the Strait of Juan de Fuca to the north, by the Lyre River to the east, and West Lyre River Road to the west and these serve as logical outer boundaries.

Regional map SPR-b shows how this lamird is surrounded and bounded by lower density Rural zoning, and regional map SPR-d shows how this lamird is served by a variety of rural infrastructure, including water from Crescent Water District, a Class A watersystem, access to all parcels via West Lyre River county road with easy access to nearby SR 112, and service to Joyce and Port Angeles by Clallam Transit.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map SPRlamird3-a reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding areas have retained their character. By 1990, both SR 112 and West Lyre River county road provided access to this lamird to their current extent, and existing at that were the private Lyre River Park, located along the river to the Strait, which advertises itself as containing more than 50 full hook-ups and more than 30 camp sites, with hiking, tube rafting and salt-water, freshwater, and trout pond fishing opportunities as well as Harrison's Beach, located in the western parcels and advertising itself as tenting, camping and RV sites, with beach-combing, seal watching, and rock hunting.

Commercial use of this area actually goes back all the way to the late 1800s. Around 1887, Robert S. Getty platted a town at the location of this lamird, and built were a grand hotel, a school, post office, store, saloon and machine works. The 1909-10 Polk Directory apparently reported Gettysburg to be a village and steamboat landing on the Strait of Juan de Fuca and Lyre River with a population of 65, with services of a steamer with mail. After the area was logged, the town disappeared, but there is still a small cemetery.

The 1982 Zoning Map (see regional map SPR-e-i) shows this area zoned Recreation Commercial with somewhat larger boundaries which were reduced in size to accommodate only the then-existing commercial businesses.

The SPR Regional Plan at CCC 31.05.250(3) specifically recognizes “the Lyre River Campground” as one of the already “existing tourist commercial lands” which should be allowed subject to specific land uses and development standards.

This lamird has remained within the boundaries established on the 1995 Comprehensive Plan and Zoning Map.

LAMIRD Criteria Section

Type 2 LAMIRDs: Small-Scale Recreational and Tourist Uses RCW 36.70A.070 (5)(d)(ii)		
Criteria		
Usage	Intensified development of lots with small-scale recreational and tourist uses OR New development of small-scale recreational and tourist uses	The SPR Regional Plan at CCC 31.05.250(3) states that “[d]evelopment of existing tourist commercial lands ... should be allowed subject to the [certain] standards” with “uses ... limited to those which would not impact rural character.” See also CCC 31.05.280(2). The SPR Regional Plan at CCC 31.05.250 and 280 identify this lamird as one of the “existing tourist commercial lands.” See also Summary Section above, as well as the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.
	Uses rely on rural location and setting.	Lyre River Park advertises itself as “Where the River Meets the Sea.” Harrison’s Beach advertises itself as “beach combing, seal watching.”
	Does not permit new residential development.	The purposes of the RNC zoning designation is “to provide limited, low impact, neighborhood commercial activities in rural areas.” The maximum density is one dwelling unit per acre.
Location and Boundary	Outside designated UGAs, and agricultural, forest, and mineral resource lands	The nearest UGA (Joyce) is over 4 miles to the east. This lamird does not contain any resource lands.
	Identified by lots	The RNC zoning is limited to 17 parcels, primarily in use by either Lyre River Park and Harrison’s Beach.
Services	Public services/facilities limited to those necessary to serve the recreation or tourist use	This lamird has access to water from Crescent Water District, a class-A water system, is easily accessible via SR 112 and West Lyre county road, and is on Clallam Transit bus service route. No additional rural public services/facilities are provided.
	Public services/facilities provided in a manner that does not permit low-density sprawl	No additional rural public services/facilities are provided.
	For intensification, a designated use or area was in existence on July 1, 1990	The commercial designation of this lamird goes back to the 1982 comprehensive plan and zoning map.
Development Regulations RCW 36.70A.070 (5)(c);(d)(iv);(e))	Measures minimize and contain existing areas and uses	The SPR Regional Plan policy at CCC 31.05.250(3) includes the policy to limit commercial uses to “existing tourist commercial lands,” including “at the Lyre River Campground” and sets forth “[a]llowable land uses” “which would not impact rural character,” and which are subject to “[s]tandards for development” that “protect rural character.”

**Type 2 LAMIRDs: Small-Scale Recreational and Tourist Uses
RCW 36.70A.070 (5)(d)(ii)**

Criteria		
		The RNC zoning designation prescribes allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions which are consistent with the RNC zoning designation's stated purpose.
	Measures contain or otherwise control rural development	The zoning designation is limited to 17 parcels.
	Measures assure visual compatibility of rural development with the surrounding area	The SPR Regional Plan policy at CCC 31.05.250(3) includes development standards that "protect rural character."
	Measures reduce the inappropriate conversion of undeveloped land into sprawling, low-density development	The RNC zoning that applies to this lamird does not extend beyond these parcels. Extending the lamird boundaries would involve an amendment to the Zoning Map and Comprehensive Plan. This lamird has not increased in size since the adoption of the Comprehensive Plan and Zoning Map in 1995.
	Measures protect critical areas	Clallam County Critical Areas Ordinance at Chapter 27.12 CCC applies to development and redevelopment of these parcels.
	Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	Chapter 27.10 CCC, Right to Practice Forestry, Mining and Agriculture, contains notice provisions designed to avoid conflicts.

Statistics Section

Current parcel size groupings

RNC	Parcel size – acres				Row total
	0 - .99	1.00 – 1.99	2.00 – 4.99	>5.00	
# of parcels	4	4	7	2	17
Sum of acres	2.3	5.3	26.0	36.7	70.2
Average acres	0.6	1.3	3.7	18.4	4.1
% of acres	3.3%	7.5%	36.9%	52.3%	100.0%
% of parcels	23.5%	23.5%	41.2%	11.8%	100.0%

Build-out potential

RNC	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	2	2	3	5	5	0	0	0	0	17
Acres sum	1.7	1.8	41.2	17.6	7.9	0	0	0	0	70.2
% of acres	2.5%	2.6%	58.6%	25.1%	11.2%	0.0%	0.0%	0.0%	0.0%	100.0%
% of parcels	11.8%	11.8%	17.6%	29.4%	29.4%	0.0%	0.0%	0.0%	0.0%	100.0%
Average size	0.9	0.9	13.7	3.5	1.6	0	0	0	0	4.1
Sum dwelling units	2	0	3	0	0	0	0	0	0	5
Sum development rights	2	2	39	15	7	0	0	0	0	65

Stats generated from Parcel GIS layer, and consist of areas within respective parcel boundaries, and thus exclude roads.

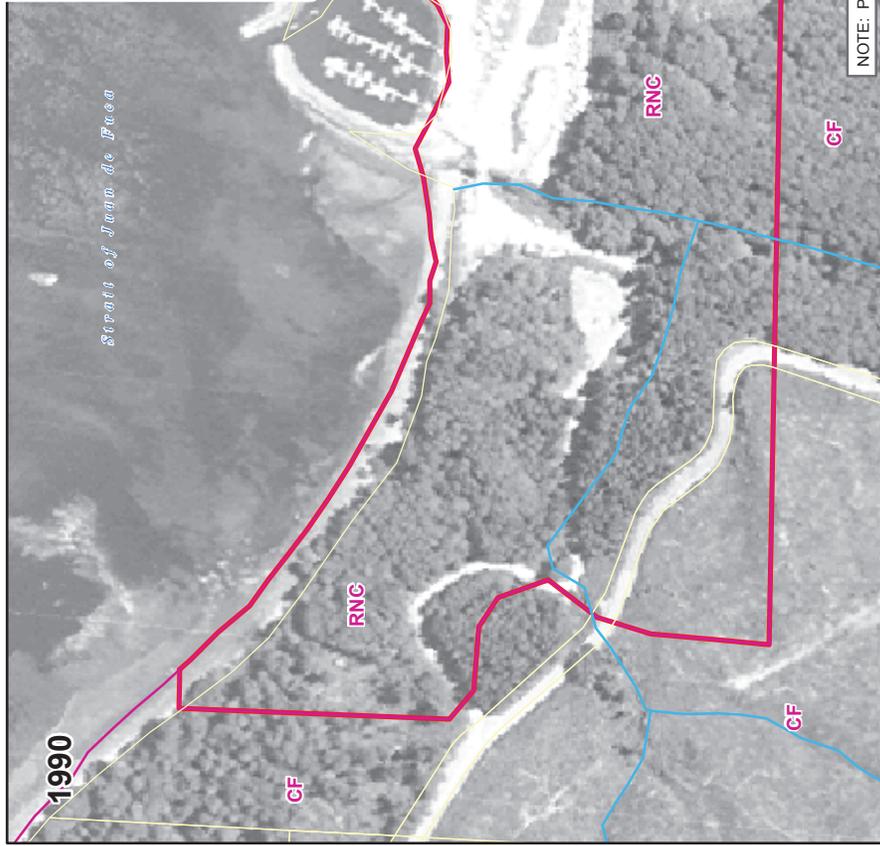
Washington Department of Ecology Aerial Photos dated July 22, 1994



Map SPRIamird4-a
SILVER KING
 1990 AND 2005 BUILT ENVIRONMENT

Prepared by Clallam County Dep't of Community
 Development, Edits: CTT, July 25, 2006

- Legend**
- ▬ LAMIRD Boundaries
 - ▬ Urban Growth Areas
 - ▬ Zoning Boundaries
 - ▬ 2006 Parcel Boundaries
 - ~ Rivers



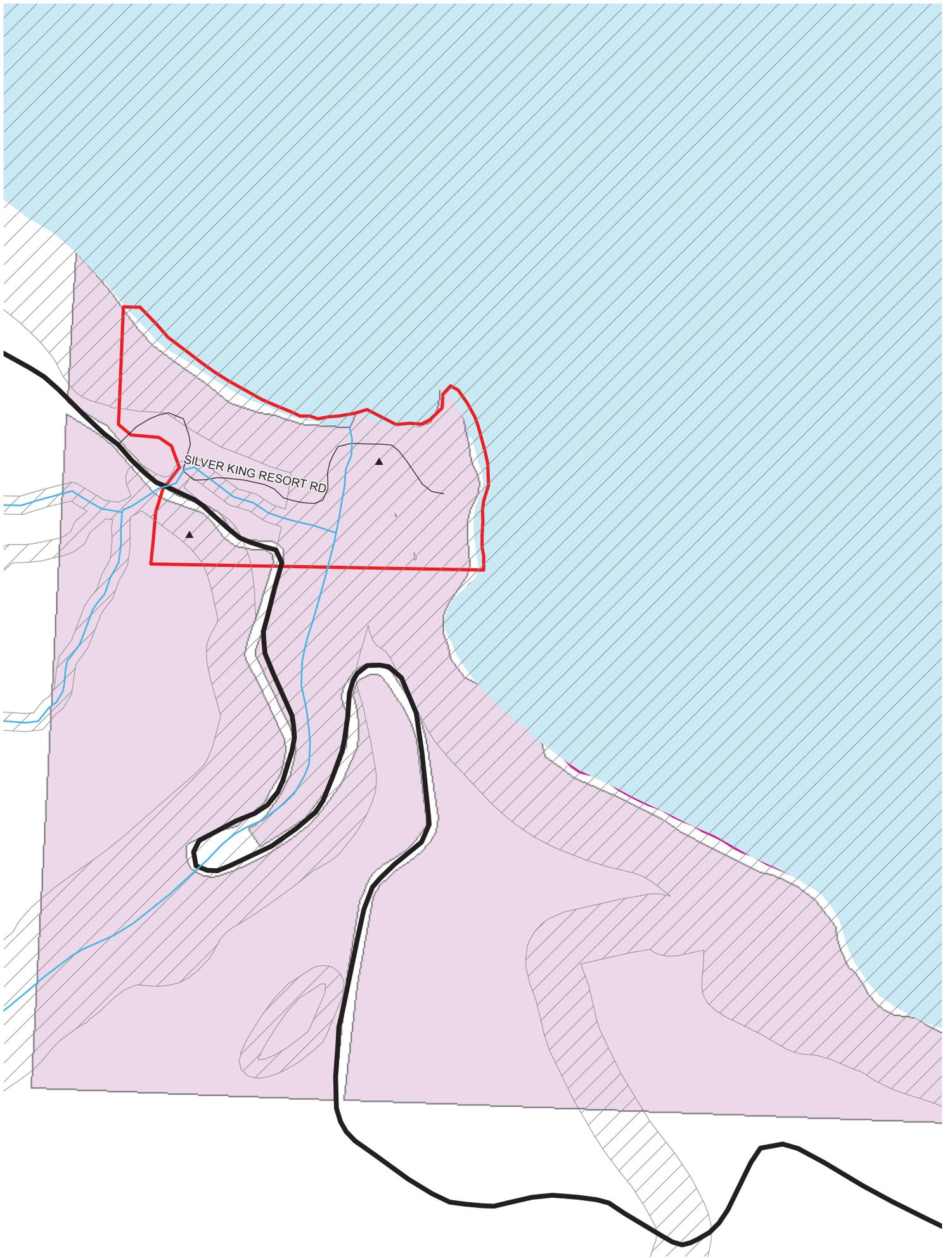
NOTE: Parcel Boundaries are from 2006



NOTE: Parcel Boundaries are from 2006



Disclaimer: This map is intended for information purposes only and was compiled from a variety of sources. Omissions and errors may exist. This map contains best available GIS information at the time of publishing.



SILVER KING RESORT RD



SPRlamird4-Silver King

Lamird Report

This report provides the written record of local circumstances that explains how the Silver King LAMIRD (“this lamird”) fits within the rural element goals of the Growth Management Act (“GMA”), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 1, as described at RCW 36.70A.070(5)(d)(i). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

This report refers to the Straits Planning Region (“SPR”) summary and regional maps which are located in section F.0, SPR Summary and Maps, and which are designated with the prefix “SPR”. This report also refers to lamird-specific maps which are located in section F.4, SPR Lamird 4 Silver King, and which are designated with the prefix “SPRlamird4”.

Summary Section

Lamird Description

This lamird consists of 2 parcels totaling 37.7 acres of Rural Neighborhood Commercial zoning (RNC) located between SR 112 and the Strait of Juan de Fuca (see regional map SPR-a). These 2 parcels are operated as the “Silver King Resort.”

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map SPRlamird2-a reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding areas have retained their character. Silver King Resort was already in operation as of June, 1990.

The 1982 Zoning Map (see regional map SPR-e-i) shows this area zoned Recreation Commercial with somewhat larger boundaries which were reduced in size to accommodate only the then-existing commercial business.

The SPR Regional Plan at CCC 31.05.280(2) specifically recognizes “Silver King Resort” as one of the already “existing tourist commercial lands” which should be allowed within set area limits, subject to specific land uses and development standards.

This lamird has remained within the boundaries established on the 1995 Comprehensive Plan and Zoning Map.

LAMIRD Criteria Section

Type 2 LAMIRDs: Small-Scale Recreational and Tourist Uses RCW 36.70A.070 (5)(d)(ii)		
Criteria		
Usage	Intensified development of lots with small-scale recreational and tourist uses OR New development of small-scale recreational and tourist uses	The SPR Regional Plan at CCC 31.05.250(3) states that “[d]evelopment of existing tourist commercial lands ... should be allowed subject to the [certain] standards” with “uses ... limited to those which would not impact rural character.” See also CCC 31.05.280(2). The SPR Regional Plan at CCC 31.05.250 and 280 identify this lamird

**Type 2 LAMIRDs: Small-Scale Recreational and Tourist Uses
RCW 36.70A.070 (5)(d)(ii)**

Criteria		
		as one of the “existing tourist commercial lands.” See also Summary Section above, as well as the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.
	Uses rely on rural location and setting.	Silver King Resort is an RV Park along the Strait of Juan de Fuca containing 140 trailer sites.
	Does not permit new residential development.	The purposes of the RNC zoning designation is “to provide limited, low impact, neighborhood commercial activities in rural areas.” The maximum density is one dwelling unit per acre.
Location and Boundary	Outside designated UGAs, and agricultural, forest, and mineral resource lands	The nearest UGA (Clallam Bay) is more than 13 miles to the west. It does not contain any resource lands.
	Identified by lots	The RNC zoning is limited to two parcels.
Services	Public services/facilities limited to those necessary to serve the recreation or tourist use	No additional rural public services/facilities are provided.
	Public services/facilities provided in a manner that does not permit low-density sprawl	No additional rural public services/facilities are provided.
	For intensification, a designated use or area was in existence on July 1, 1990	The designated use was in existence on July 1, 1990.
Development Regulations RCW 36.70A.070 (5)(c);(d)(iv);(e)	Measures minimize and contain existing areas and uses	The SPR Regional Plan policy at CCC 31.05.280(2) includes the policy to limit commercial uses to “existing tourist commercial lands,” including “Silver King Resort,” and sets forth “[a]llowable land uses” and “[s]tandards for development” designed to “limit incompatible uses in rural areas and provide for commercial opportunities in rural commercial designations.” The RNC zoning designation prescribes allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions which are consistent with the RNC zoning designation’s stated purpose.
	Measures contain or otherwise control rural development	The zoning designation does not extend beyond the lot where this operation exists.
	Measures assure visual compatibility of rural development with the surrounding area	The SPR Regional Plan policy at CCC 31.05.280(2) includes the policy that “commercial type uses allowed in rural residential areas should be landscaped to blend into the rural environment.”
	Measures reduce the inappropriate conversion of undeveloped land into sprawling, low-density development	The RNC zoning that applies to this lamird does not extend beyond these two parcels. Extending the lamird boundaries would involve an amendment to the Zoning Map and Comprehensive Plan. This lamird has not increased in size since the adoption of the Comprehensive Plan and Zoning

Type 2 LAMIRDs: Small-Scale Recreational and Tourist Uses RCW 36.70A.070 (5)(d)(ii)	
Criteria	
	Map in 1995.
Measures protect critical areas	Clallam County Critical Areas Ordinance at Chapter 27.12 CCC applies to development and redevelopment of this parcel.
Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	Chapter 27.10 CCC, Right to Practice Forestry, Mining and Agriculture, contains notice provisions designed to avoid conflicts.

Statistics Section

Current parcel size groupings

	Parcel size – acres				Row total
	0 - .99	1.00 – 1.99	2.00 – 4.99	>5.00	
# of parcels	0	0	1	1	2
Sum of acres	0	0	3.4	34.3	37.7
Average acres	0	0	3.4	34.3	18.9
% of acres	0.0%	0.0%	9.0%	91.0%	100.0%
% of parcels	0.0%	0.0%	50.0%	50.0%	100.0%

Build-out potential

	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	0	0	0	0	2	0	0	0	0	2
Acres sum	0	0	0	0	37.7	0	0	0	0	37.7
% of acres	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	100.0%
% of parcels	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Average size	0	0	0	0	18.9	0	0	0	0	18.9
Sum dwelling units	0	0	0	0	0	0	0	0	0	0
Sum development rights	0	0	0	0	37	0	0	0	0	37

Stats generated from Parcel GIS layer, and consist of areas within respective parcel boundaries, and thus exclude roads.

Washington Department of Ecology Aerial Photos dated July 22, 1994



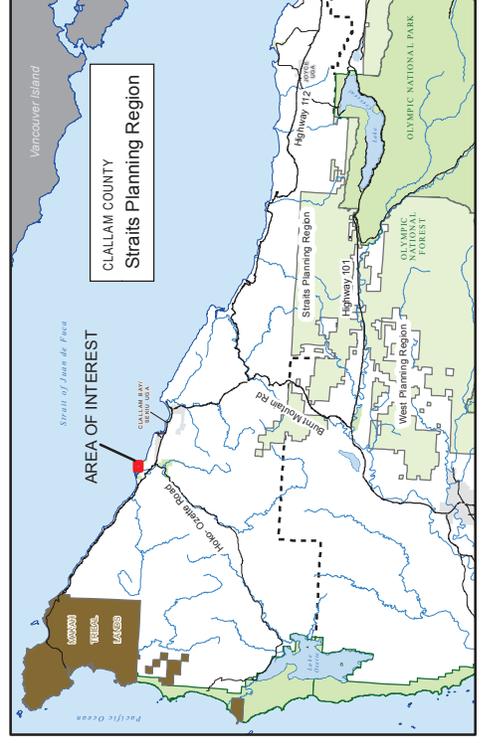


NOTE: Parcel Boundaries are from 2006

- Legend**
- ▬ LAMIRD Boundaries
 - ▬ Urban Growth Areas
 - ▬ Zoning Boundaries
 - ▬ 2006 Parcel Boundaries
 - ~ Rivers

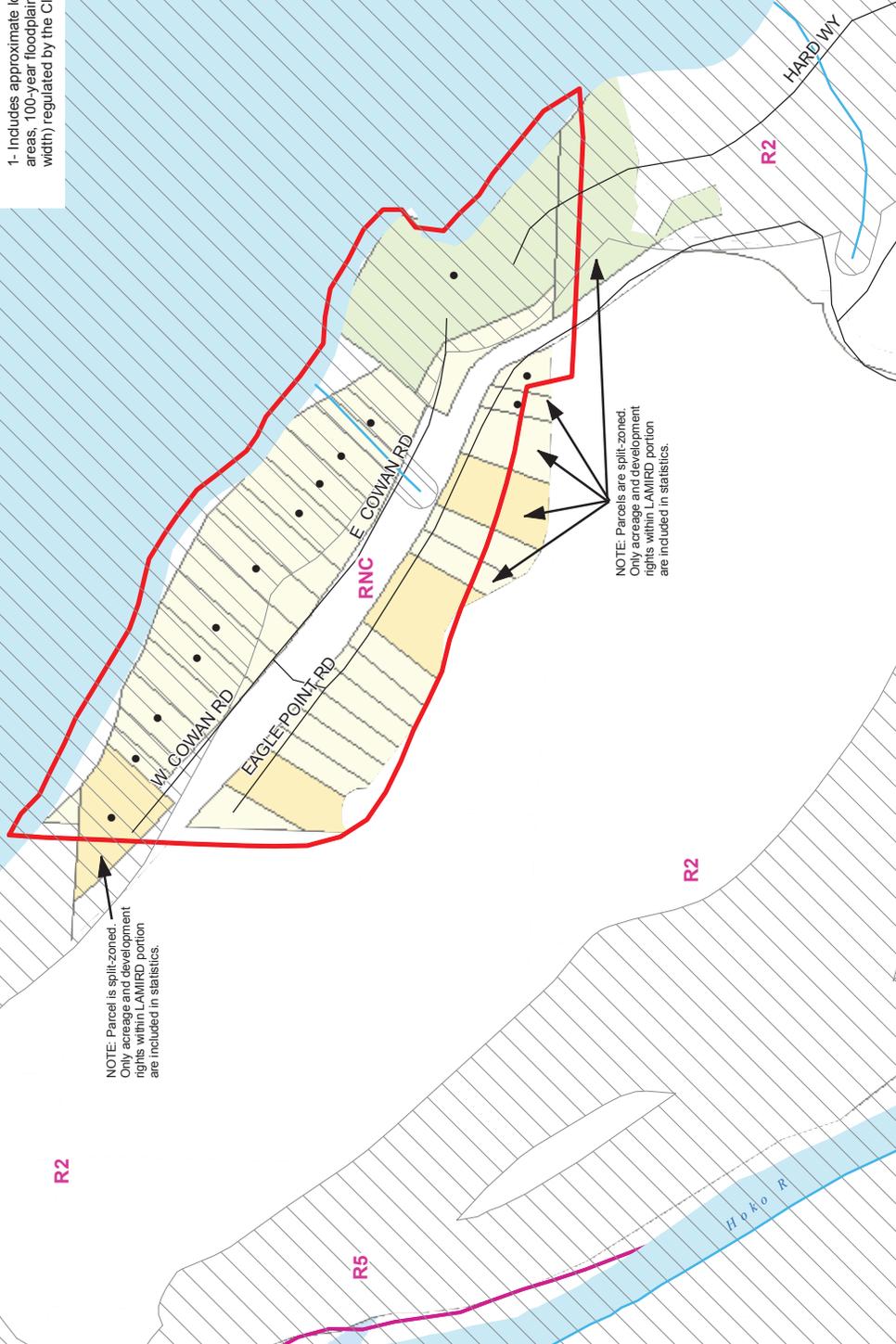


NOTE: Parcel Boundaries are from 2006



Disclaimer: This map is intended for information purposes only and was compiled from a variety of sources. Omissions and errors may exist. This map contains best available GIS information at the time of publishing.

PARCEL SIZE (ACRES)		OTHER FEATURES	
	0 - 0.999		LAMIRD Boundaries
	1.000 - 1.999		Zoning Boundaries
	2.000 - 4.999		Urban Growth Areas
	>5.000		Significant Environmental Limitations ¹
LAND USE - 2005			Parcels Enrolled in Open Space Programs
	Residential		Olympic Discovery Trail
	Non - Residential	1- Includes approximate location of wetlands, waterbodies, landslide hazard areas, 100-year floodplain areas, and associated protective buffers (estimated width) regulated by the Clallam County Critical Areas Ordinance, CCC 27.12.	



NOTE: Parcel is split-zoned. Only acreage and development rights within LAMIRD portion are included in statistics.

NOTE: Parcels are split-zoned. Only acreage and development rights within LAMIRD portion are included in statistics.



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SPRlamird5-Hoko River East

Lamird Report

This report provides the written record of local circumstances that explains how the Hoko River East LAMIRD (“this lamird”) fits within the rural element goals of the Growth Management Act (“GMA”), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 1, as described at RCW 36.70A.070(5)(d)(i). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

This report refers to the Straits Planning Region (“SPR”) summary and regional maps which are located in section F.0, SPR Summary and Maps, and which are designated with the prefix “SPR”. This report also refers to lamird-specific maps which are located in section F.5, SPR Lamird 5 Hoko River East, and which are designated with the prefix “SPRlamird5”.

Summary Section

Lamird Description

This lamird consists of 35 parcels totaling 25.6 acres of Rural zoning (R1) located along the Strait of Juan de Fuca to the east of the Hoko River mouth (see regional map SPR-a). This lamird is made up entirely of residential use parcels, averaging 0.7 acres in size. It is made up of two bands of single-parcels: one band is located between the Strait and along the north side of SR 112 and the other band is located along the south side of SR 112. The Strait to the north and the steep hillsides to the south act as logical outer boundaries for this lamird. Although more dense than generally considered rural, the lamird’s isolated setting along the Strait of Juan de Fuca provides residents with a rural character lifestyle nonetheless.

Regional map SPR-b shows how this lamird is surrounded and bounded almost entirely by lower density rural zoning. Regional map SPR-c shows how the parcels along the Strait are subject to critical aquifer recharge and shoreline protections under the Clallam County Critical Areas Code (“CAC”) and Shoreline Master Program (“SMP”). Regional map SPR-d shows how this lamird is served by direct easy access onto SR 112, and is located on a Clallam Transit bus route with service to Sekiu/Clallam Bay, Forks, and Port Angeles.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map SPRlamird5-a reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding areas have retained their character.

A review of the Auditor’s and Assessor’s records indicates that this lamird consists almost entirely of Eagle Point Plats 1 and 2, which were platted in 1960 and 1966, respectively, and residential development of this lamird dates back primarily to that. SR 112 has provided access to this lamird since well before 1990.

The 1982 Zoning Map (see regional map SPR-e-ii) shows this area zoned RR3 (one dwelling per acre) with the same boundaries as today. This lamird has remained within the boundaries established on the 1995 Comprehensive Plan and Zoning Map.

Local Circumstances

According to the statistics included in the Statistics Section below and as confirmed by lamird map SPRlamird5-b (which simply puts a dot in the center of each improved lot regardless of where on the lot the improvement occurs), this area is already mostly developed at the maximum allowed density of one dwelling per acre with a pattern of development that was already firmly in place by 1990. The average

parcel size is currently 0.7 acres, with all parcels except one at less than 2 acres in size. Only this one parcel may be further subdivided under the current zoning designation, but further subdivision appears unlikely as this parcel already has a home and is located within an environmentally sensitive area. Downzoning at this point would not make sense.

LAMIRD Criteria Section

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Usage RCW 36.70A.070 (5)(d)(i)	Existing Commercial, Industrial, Residential, or Mixed-use areas	The SPR Regional Plan at CCC 31.05.280(1)(c)(i) states that “[o]ne acre lot sizes will be allowed in the rural area where existing subdivisions developed at this density and in areas where these lot sizes are already existent over large areas (greater than fifty (50) acres,” and at CCC 31.05.280(2)(a)(i) states that “[l]ands currently designated and zoned as Quillayute residential will be redesignated as rural suburban community.” See also CCC 31.05.250(1)(f)(i). The SPR Regional Plan at CCC 31.05.270 identifies this lamird as one of those locations. See also Summary Section above, as well as the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.
Location and Boundary RCW 36.70A.070 (5)(d)(iv)	Outside designated UGAs, and agricultural, forest, and mineral resource lands	The nearest UGA (Sekiu) is more than 1 mile to the east. This lamird does not contain any resource lands.
	Area clearly identified and contained with a logical outer boundary (LOB) delineated primarily by the built environment as of July 1, 1990	See 1990 and 2005 Built Environment Map on lamird map SPRLamird5-b. By 1990, this lamird was predominantly delineated by a built environment, including roads, residences and platted areas. The SPR Regional Plan at CCC 31.05.280(1)(c)(i) provides that “[o]ne acre lot sizes will be allowed in the rural area in areas where existing subdivisions developed at this density....” This lamird consist of the 1960 and 1966 Eagle Point Plats 1 and 2 subdivisions/
	LOB creation addresses neighborhood character	The LOB creation identified a cohesive and established neighborhood that existed as of 1990. The area’s LOB helps maintain this area’s neighborhood character. This lamird was designated Rural Residential 3 (RR3) under the 1982 Zoning Map, designed “for citizens to enjoy a rural lifestyle” at a density of one dwelling per acre. The purpose of the current R1 zoning is “to provide areas having a suburban/rural density setting free from commercial and industrial developments” at a density of one dwelling per acre. See CCC 33.10.040. Designating these residential lamirds with R1 zoning accurately addresses their pre-existing character.
	LOB creation addresses physical boundaries	This lamird is bounded to the north-east by the Strait of Juan de Fuca and to the south-west by the steep hills that rise up beyond this lamird.
	LOB creation addresses prevention of irregular boundaries	The boundaries of this lamird were drawn around the existing Eagle Point Plats 1 and 2 subdivisions.

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
	LOB creation addresses ability to provide appropriate services	This lamird is located along SR 112. It is serviced by Clallam Transit with bus service to Sekiu/Clallam Bay, Forks, and Port Angeles. Any further infill is subject to the Clallam County Subdivision Code (CCC Title 29) CCC) and the Clallam County Building Code (CCC Title 21), both of which require evidence of adequate water and sewage disposal.
Development Infill/ Development/ Redevelopment RCW 36.70A.070 (5)(d)(i);(iv)	Principally designed to serve the existing and projected rural population	The purpose of the current R1 zoning which governs this lamird is “to provide areas having a suburban/rural density setting free from commercial and industrial developments.” See CCC 33.10.040.
	Development is consistent with the existing character	The R1 zoning designation prescribes allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions which are consistent with their respective stated purposes. Any conditional uses are subject to a “determination that the proposed use is consistent with applicable land use regulations and the character of the neighborhood.” See CCC 33.10.040.
	Area not permitted to extend beyond LOB	Lamird development beyond the lamird boundaries is subject to the applicable lower-density zoning that surrounds the lamird. This lamird has not increased in size between 1995 and the present.
Development Regulations RCW 36.70A.070 (5)(d)(iv);(e)	Measures minimize and contain existing areas	The SPR Regional Plat at CCC 31.05.280(2) provides that “areas that retain their one acre densities will not be expanded beyond these initial limits in order to ensure that urban density development occurs within and not outside of urban growth areas.” Extending the lamird’s boundaries would involve an amendment to both the comprehensive Plan and Zoning Map.
	Measures minimize and contain existing uses	Development and allowable uses are limited under the applicable R1 zoning provisions in the zoning code at CCC 33.10.040.
	Measures protect critical areas	Any development and redevelopment that may occur near streams, wetlands, and landslide areas is subject to buffers and other protective development permit conditions according to Chapter 35.01 CCC, Shoreline Management Act (SMA) and the Clallam County Shoreline Master Program (SMP), as well as Chapter 27.12 CCC, Critical Areas Code (CAC). Further land divisions within critical aquifer recharge areas to densities exceeding 1 dwelling per 2.4 acre or involving Type 1 soils are conditioned on enhanced on-site sewage treatment that achieves >30% nitrate reduction, according to policies drafted by Clallam County Department of Health & Human Services under the authority of CCC 27.12.615 (3)(b).
	Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	The residential lamirds’ R1 zoning provides for expanded setbacks from natural resource zones. See CCC 33.10.040. Also see CCC 27.10.020 Disclosure of property use for, and priority of forestry, mining or agricultural operations.

Statistics Section

Current parcel size groupings

	Parcel size – acres				Row total
	0 - .99	1.00 – 1.99	2.00 – 4.99	>5.00	
# of parcels	31	3	1	0	35
Sum of acres	17.1	3.6	4.9	0	25.6
Average acres	0.6	1.2	4.9	0	0.7
% of acres	66.8%	14.0%	19.2%	0.0%	100.0%
% of parcels	88.6%	8.6%	2.9%	0.0%	100.0%

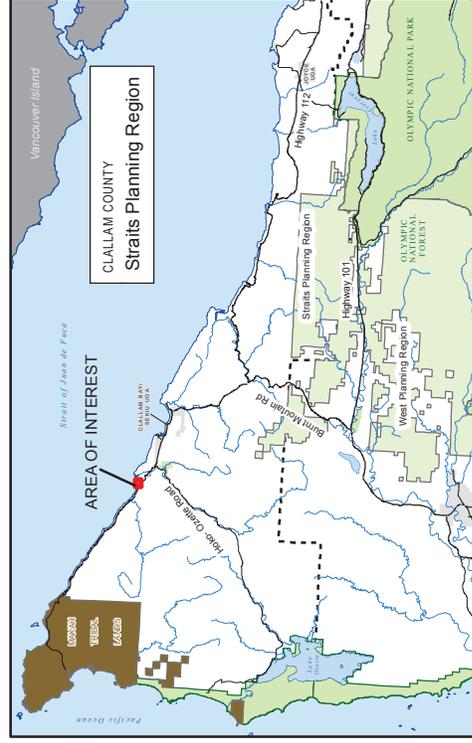
Build-out potential

	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	12	22	1	0	0	0	0	0	0	35
Acres sum	7.8	12.8	4.9	0	0	0	0	0	0	25.6
% of acres	30.6%	50.2%	19.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
% of parcels	34.3%	62.9%	2.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Average size	0.7	0.6	4.9	0	0	0	0	0	0	0.7
Sum dwelling units	12	0	1	0	0	0	0	0	0	13
Sum development rights	12	22	4	0	0	0	0	0	0	38

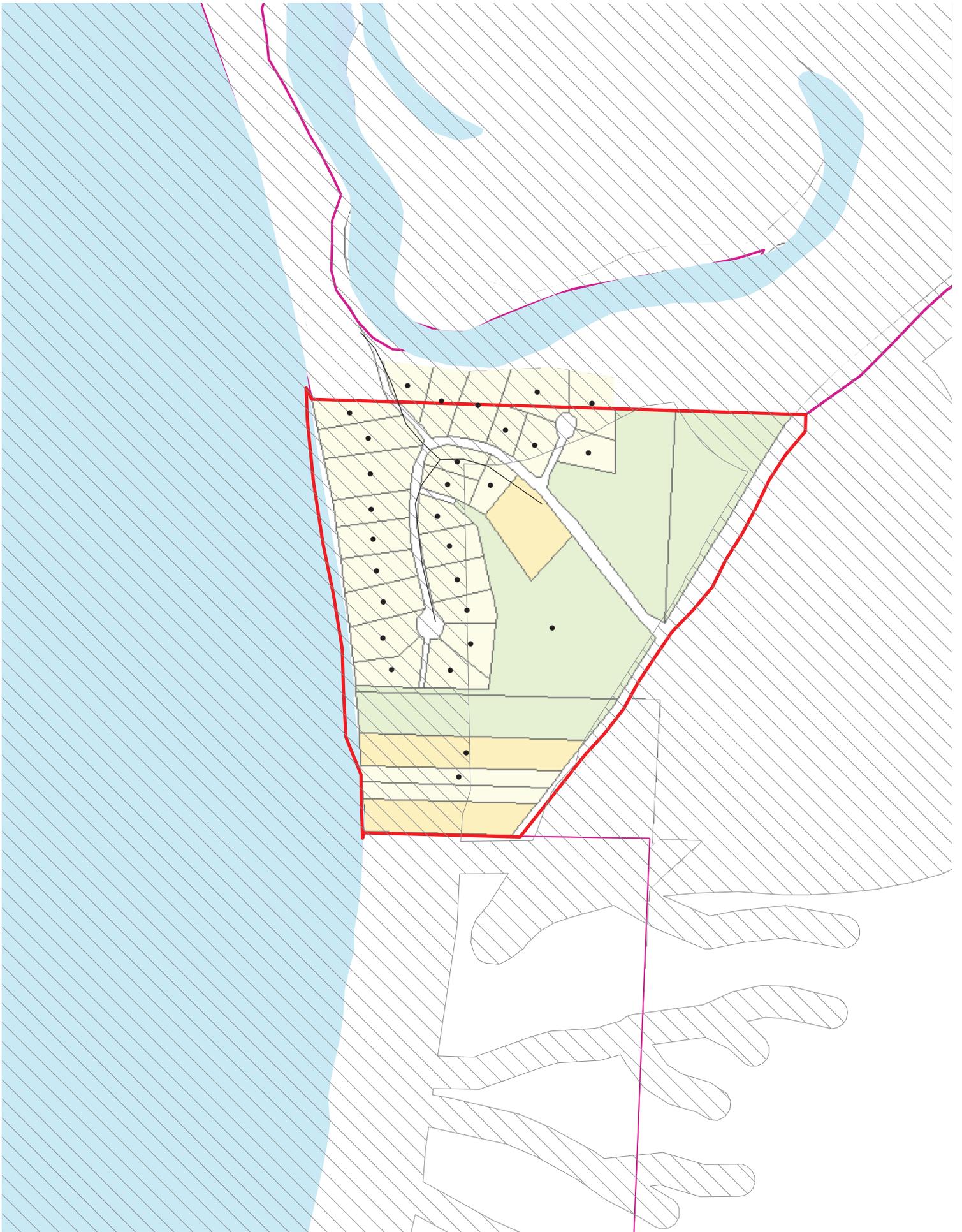
Stats generated from Parcel GIS layer, and consist of areas within respective parcel boundaries, and thus exclude roads.

Map SPRlamird6-a
HOKO RIVER WEST
1990 AND 2005 BUILT ENVIRONMENT
 Prepared by Clallam County Dept't of Community
 Development, Edits: CTT, July 25, 2006

- Legend**
- LAMIRD Boundaries
 - Urban Growth Areas
 - Zoning Boundaries
 - 2006 Parcel Boundaries
 - ~ Rivers



Disclaimer: This map is intended for information purposes only and was compiled from a variety of sources. Omissions and errors may exist. This map contains best available GIS information at the time of publishing.



SPRlamird6-Hoko River West

Lamird Report

This report provides the written record of local circumstances that explains how the Hoko River West LAMIRD (“this lamird”) fits within the rural element goals of the Growth Management Act (“GMA”), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 1, as described at RCW 36.70A.070(5)(d)(i). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

This report refers to the Straits Planning Region (“SPR”) summary and regional maps which are located in section F.0, SPR Summary and Maps, and which are designated with the prefix “SPR”. This report also refers to lamird-specific maps which are located in section F.6, SPR Lamird 6 Hoko River West, and which are designated with the prefix “SPRlamird6”.

Summary Section

Lamird Description

This lamird consists of 35 parcels totaling 28.1 acres of Rural zoning (R1) located along the Strait of Juan de Fuca to the west of the Hoko River mouth (see regional map SPR-a). This lamird is made up entirely of residential use parcels, averaging 0.8 acres in size. It is located between the Strait and the north side of SR 112 and consists primarily of the 1966 subdivision of San Juan Vista Plat. The Strait to the north, the Hoko River to the east, and SR 112 to the south act as logical outer boundaries for this lamird. Both parcels bordering this lamird to the east and west as well as a 3.2 acre parcel within this lamird are owned by Washington State Parks and Recreation as part of the emerging Hoko River State Park. Although more dense than generally considered rural, the lamird’s isolated setting along the Strait of Juan de Fuca and among State Park properties provides residents with a rural character lifestyle nonetheless.

Regional map SPR-b shows how this lamird is surrounded and bounded almost entirely by lower density rural zoning. Regional map SPR-c shows how the parcels along the Strait are subject to critical aquifer recharge and shoreline protections under the Clallam County Critical Areas Code (“CAC”) and Shoreline Master Program (“SMP”). Regional map SPR-d shows how this lamird is served by easy access onto SR 112, and is located on a Clallam Transit bus route with service to Sekiu/Clallam Bay, Forks, and Port Angeles.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map SPRlamird6-a reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding areas have retained their character.

A review of the Auditor’s and Assessor’s records indicates that this lamird consists almost entirely of the San Juan Vista Plat subdivision, which was platted in 1966, and residential development of this lamird dates back primarily to that period. SR 112 has provided access to this lamird since well before 1990.

The 1982 Zoning Map (see regional map SPR-e-ii) shows this area zoned RR3 (one dwelling per acre) with the same boundaries as today.

This lamird has remained within the boundaries established on the 1995 Comprehensive Plan and Zoning Map.

Local Circumstances

According to the statistics included in the Statistics Section below and as confirmed by lamird map SPRIamird6-b (which simply puts a dot in the center of each improved lot regardless of where on the lot the improvement occurs), this area is already mostly developed at the maximum allowed density of one dwelling per acre with a pattern of development that was already firmly in place by 1990. The average parcel size is currently 0.8 acres, with all parcels except four at less than 2 acres in size. Of these four parcels, one is owned by the State as part of the Hoko River State Park, and two already contain residences. There is only one vacant parcel left to be subdivided under the current zoning designation. Downzoning at this point would not make sense.

LAMIRD Criteria Section

Type 1 LAMIRDS: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Usage RCW 36.70A.070 (5)(d)(i)	Existing Commercial, Industrial, Residential, or Mixed-use areas	The SPR Regional Plan at CCC 31.05.280(1)(c)(i) states that “[o]ne acre lot sizes will be allowed in the rural area where existing subdivisions developed at this density and in areas where these lot sizes are already existent over large areas (greater than fifty (50) acres,” and at CCC 31.05.280(2)(a)(i) states that “[l]ands currently designated and zoned as Quillayute residential will be redesignated as rural suburban community.” See also CCC 31.05.250(1)(f)(i). The SPR Regional Plan at CCC 31.05.270 identifies this lamird as one of those locations. See also Summary Section above, as well as the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.
Location and Boundary RCW 36.70A.070 (5)(d)(iv)	Outside designated UGAs, and agricultural, forest, and mineral resource lands	The nearest UGA (Sekiu) is almost 2 miles to the east. This lamird does not contain any resource lands.
	Area clearly identified and contained with a logical outer boundary (LOB) delineated primarily by the built environment as of July 1, 1990	See 1990 and 2005 Built Environment Map on lamird map SPRIamird6-b. By 1990, this lamird was predominantly delineated by a built environment, including roads, residences and platted areas. The SPR Regional Plan at CCC 31.05.280(1)(c)(i) provides that “[o]ne acre lot sizes will be allowed in the rural area in areas where existing subdivisions developed at this density....” This lamird consists primarily of the 1966 subdivision of San Juan Vista.
	LOB creation addresses neighborhood character	The LOB creation identified a cohesive and established neighborhood that existed as of 1990. The area’s LOB helps maintain this area’s neighborhood character. This lamird was designated Rural Residential 3 (RR3) under the 1982 Zoning Map, designed “for citizens to enjoy a rural lifestyle” at a density of one dwelling per acre. The purpose of the current R1 zoning is “to provide areas having a suburban/rural density setting free from commercial and industrial developments” at a density of one dwelling per acre. See CCC 33.10.040. Designating these residential lamirds with R1 zoning accurately addresses their pre-existing character.
	LOB creation addresses physical	This lamird is bounded to the north by the Strait of Juan de Fuca, to the east by the Hoko River and the Hoko River

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
	boundaries	State Park, to the south by SR 112, and to the west by the Hoko River State Park.
	LOB creation addresses prevention of irregular boundaries	The boundaries of this lamird were drawn around the existing San Juan Vista subdivision, nearby lots of similar size, and the area contained between SR 112 and the Strait.
	LOB creation addresses ability to provide appropriate services	This lamird is located along SR 112. It is serviced by Clallam Transit with bus service to Sekiu/Clallam Bay, Forks, and Port Angeles. Any further infill is subject to the Clallam County Subdivision Code (CCC Title 29) CCC) and the Clallam County Building Code (CCC Title 21), both of which require evidence of adequate water and sewage disposal.
Development Infill/ Development/ Redevelopment RCW 36.70A.070 (5)(d)(i);(iv)	Principally designed to serve the existing and projected rural population	The purpose of the current R1 zoning which governs this lamird is "to provide areas having a suburban/rural density setting free from commercial and industrial developments." See CCC 33.10.040.
	Development is consistent with the existing character	The R1 zoning designation prescribes allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions which are consistent with their respective stated purposes. Any conditional uses are subject to a "determination that the proposed use is consistent with applicable land use regulations and the character of the neighborhood." See CCC 33.10.040.
	Area not permitted to extend beyond LOB	Lamird development beyond the lamird boundaries is subject to the applicable lower-density zoning that surrounds the lamird. This lamird has not increased in size between 1995 and the present.
Development Regulations RCW 36.70A.070 (5)(d)(iv);(e)	Measures minimize and contain existing areas	The SPR Regional Plat at CCC 31.05.280(2) provides that "areas that retain their one acre densities will not be expanded beyond these initial limits in order to ensure that urban density development occurs within and not outside of urban growth areas." Extending the lamird's boundaries would involve an amendment to both the comprehensive Plan and Zoning Map.
	Measures minimize and contain existing uses	Development and allowable uses are limited under the applicable R1 zoning provisions in the zoning code at CCC 33.10.040.
	Measures protect critical areas	Any development and redevelopment that may occur near streams, wetlands, and landslide areas is subject to buffers and other protective development permit conditions according to Chapter 35.01 CCC, Shoreline Management Act (SMA) and the Clallam County Shoreline Master Program (SMP), as well as Chapter 27.12 CCC, Critical Areas Code (CAC). Further land divisions within critical aquifer recharge areas to densities exceeding 1 dwelling per 2.4 acre or involving Type 1 soils are conditioned on enhanced on-site sewage treatment that achieves >30% nitrate reduction, according to policies drafted by Clallam County Department of Health & Human Services under the authority of CCC 27.12.615 (3)(b).
	Measures protect	The residential lamirds' R1 zoning provides for expanded

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
	against conflicts with use of agricultural, forest, and mineral resource lands	setbacks from natural resource zones. See CCC 33.10.040. Also see CCC 27.10.020 Disclosure of property use for, and priority of forestry, mining or agricultural operations.

Statistics Section

Current parcel size groupings

	Parcel size – acres				Row total
	0 - .99	1.00 – 1.99	2.00 – 4.99	>5.00	
# of parcels	28	3	4	0	35
Sum of acres	11.6	3.6	12.8	0	28.1
Average acres	0.4	1.2	3.2	0	0.8
% of acres	41.4%	13.0%	45.6%	0.0%	100.0%
% of parcels	80.0%	8.6%	11.4%	0.0%	100.0%

Build-out potential

	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	28	3	1	2	0	0	1	0	0	35
Acres sum	12.4	2.8	4.6	5.0	0	0	3.2	0	0	28.1
% of acres	44.4%	10.0%	16.2%	17.8%	0.0%	0.0%	11.5%	0.0%	0.0%	100.0%
% of parcels	80.0%	8.6%	2.9%	5.7%	0.0%	0.0%	2.9%	0.0%	0.0%	100.0%
Average size	0.4	0.9	4.6	2.5	0	0	3.2	0	0	0.8
Sum dwelling units	28	0	1	0	0	0	0	0	0	29
Sum development rights	28	3	4	4	0	0	3	0	0	42

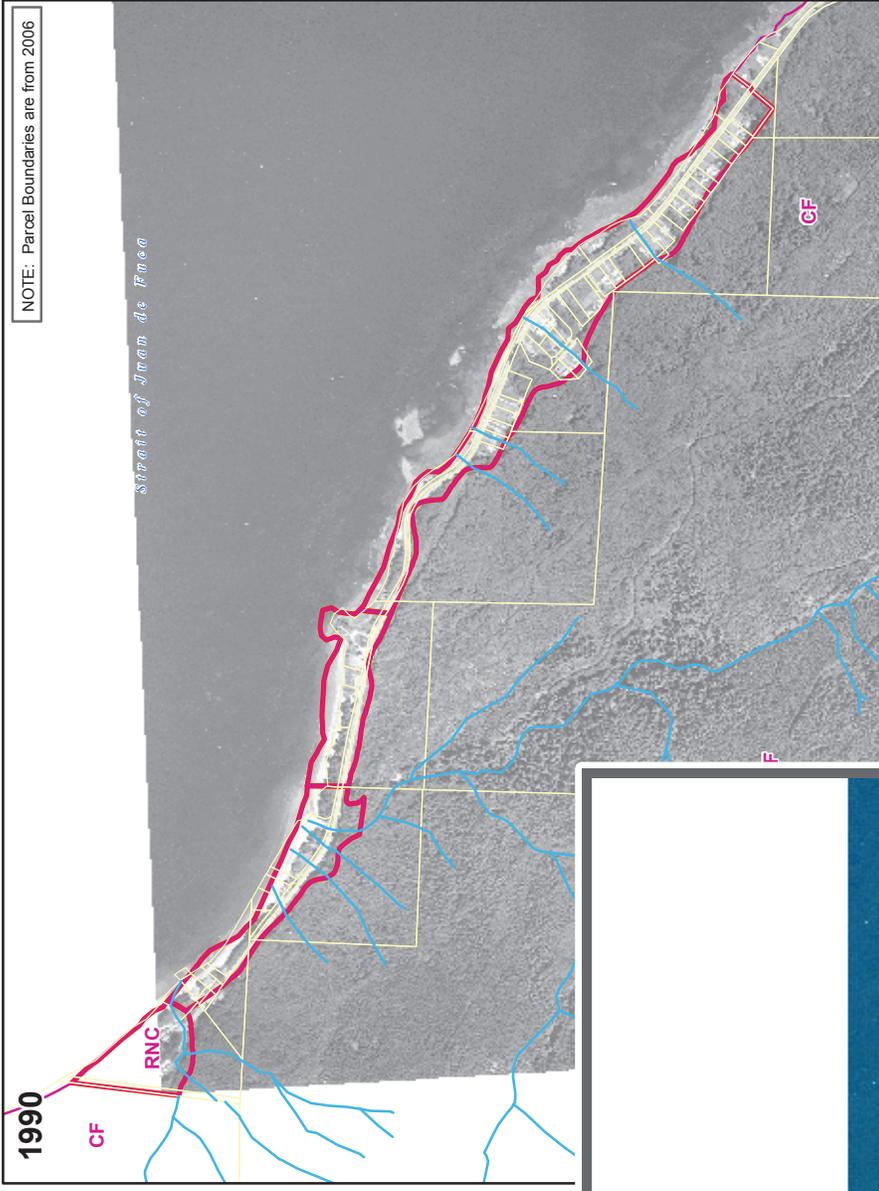
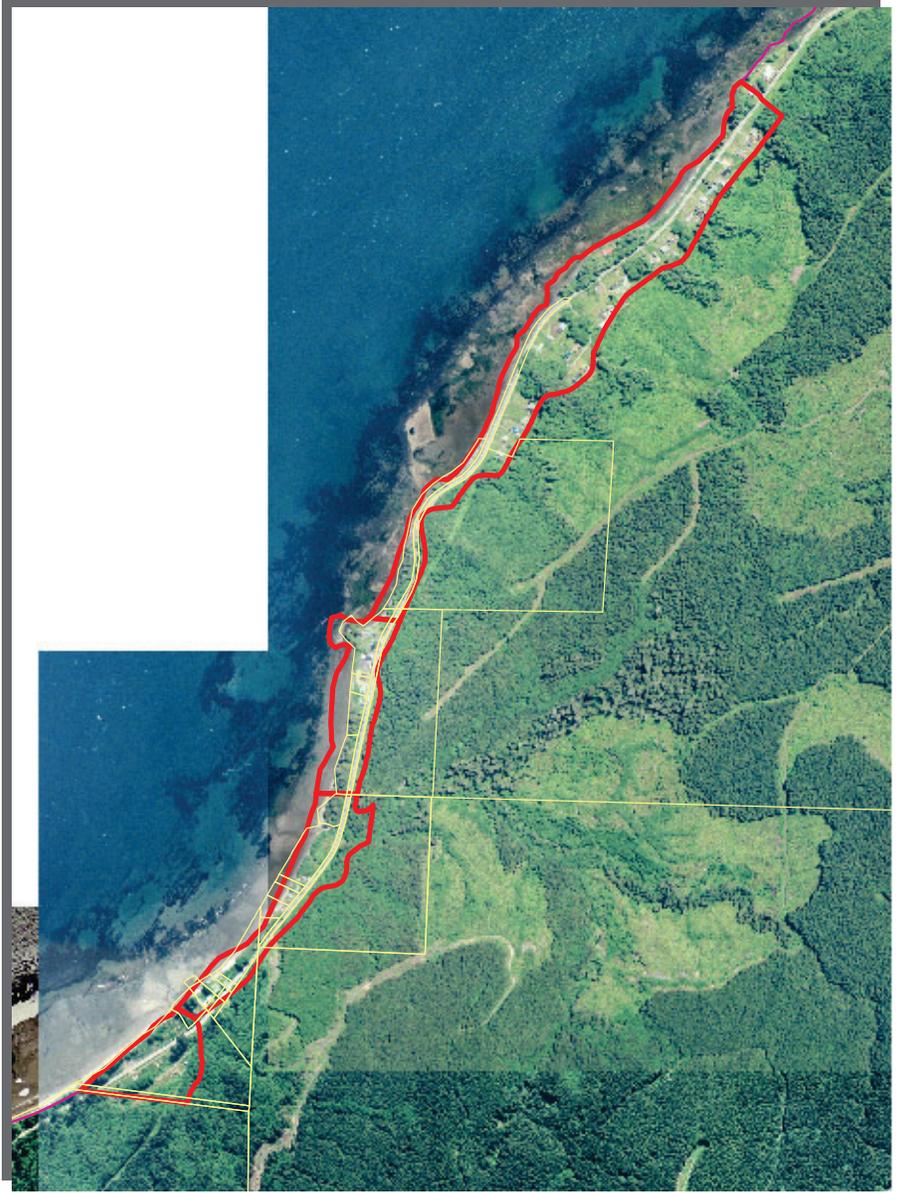
Stats generated from Parcel GIS layer, and consist of areas within respective parcel boundaries, and thus exclude roads.

Washington Department of Ecology Aerial Photos dated July 22, 1994

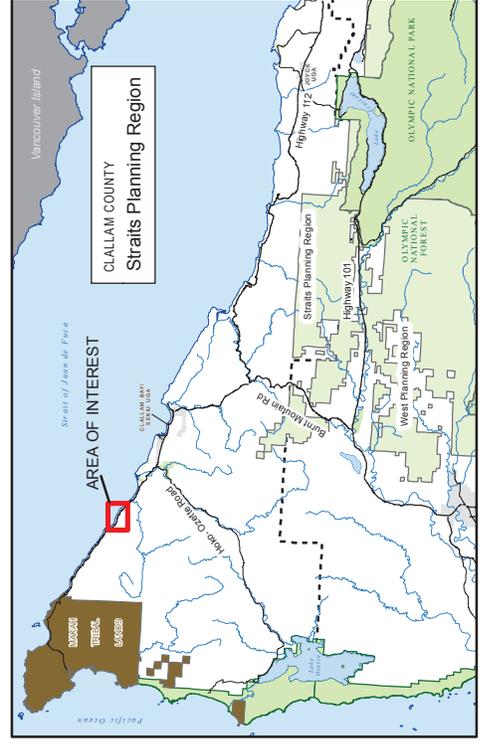


Map SPRlamird7-a
STRAITS
 1990 AND 2005 BUILT ENVIRONMENT
 Prepared by Clallam County Dep't of Community
 Development, Edits: CTT, July 25, 2006

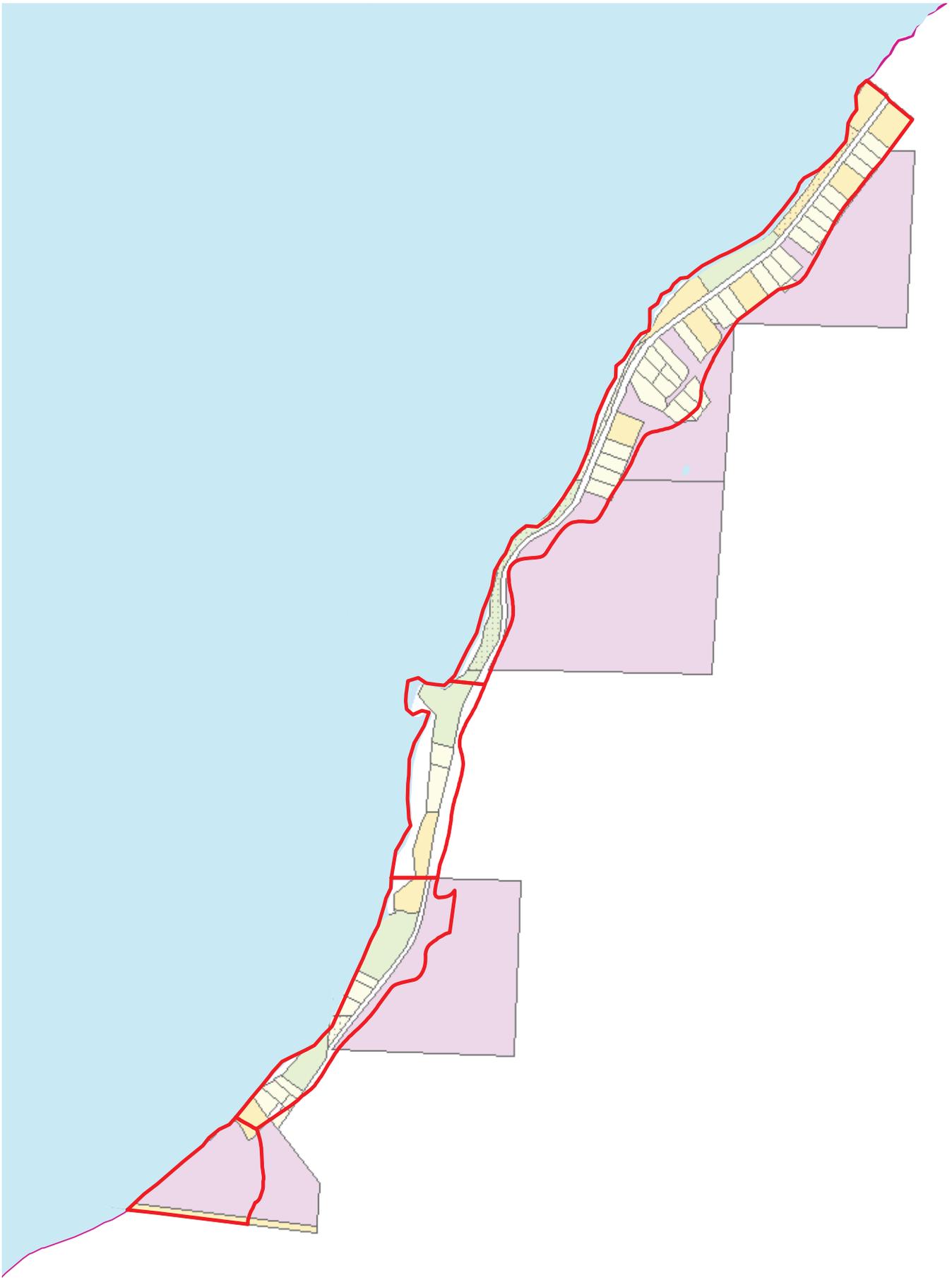
- Legend**
-  LAMIRD Boundaries
 -  Urban Growth Areas
 -  Zoning Boundaries
 -  2006 Parcel Boundaries
 -  Rivers



NOTE: Parcel Boundaries are from 2006



Disclaimer: This map is intended for information purposes only and was compiled from a variety of sources. Omissions and errors may exist. This map contains best available GIS information at the time of publishing.



SPRlamird7-Straits

Lamird Report

This report provides the written record of local circumstances that explains how the Straits LAMIRD (“this lamird”) fits within the rural element goals of the Growth Management Act (“GMA”), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 1, as described at RCW 36.70A.070(5)(d)(i). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

This report refers to the Straits Planning Region (“SPR”) summary and regional maps which are located in section F.0, SPR Summary and Maps, and which are designated with the prefix “SPR”. This report also refers to lamird-specific maps which are located in section F.7, SPR Lamird 7 Straits, and which are designated with the prefix “SPRlamird7”.

Summary Section

Lamird Description

This lamird consists of 57 parcels totaling 52 acres of Rural zoning (R1) and 6 parcels totaling 15.5 acres of Rural Neighborhood Commercial zoning, all of which located in a narrow band of parcels along the Strait of Juan de Fuca and SR 112 (see regional map SPR-a). The R1 zoned sections of this lamird are made up entirely of residential use parcels, averaging 0.9 acres in size. There are two RNC-zoned sections: one four-parcel section in the middle containing Chico Beach Resort as well as a grocery store and fueling facility, and a two-parcel section at the north end containing Trettevik’s RV Park.

Regional map SPR-b shows how this lamird is surrounded and bounded to the northeast by the Strait of Juan de Fuca, and to the southwest by SR 112 and the steep hills of Commercial Forest lands beyond it. Regional map SPR-c shows how portions of the lamird, mostly along the Strait of Juan de Fuca, are subject to shoreline and critical aquifer protections under the Clallam County Critical Areas Code (“CAC”) and Shoreline Master Program (“SMP”). Although more dense than generally considered rural, the lamird’s isolated setting along the Straits and among Commercial Forest lands provides residents with a rural character lifestyle nonetheless.

Regional map SPR-d shows how this lamird is served by easy access onto SR 112, and is located on a Clallam Transit bus route with service to Sekiu/Clallam Bay, Forks, and Port Angeles.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map SPRlamird7-a reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding areas have retained their character.

A review of the Auditor’s and Assessor’s records indicates homes in this lamird date primarily back to both the 1930s and 1960s. SR 112 has provided access to this lamird since well before 1990.

The 1982 Zoning Map (see regional map SPR-e-ii) shows this area zoned QR (one dwelling per half acre) within boundaries that were reduced at the time of the 1995 Comprehensive Plan and Zoning Map to include only the then-existing built environment.

This lamird has remained within the boundaries established on the 1995 Comprehensive Plan and Zoning Map.

Local Circumstances

According to the statistics included in the Statistics Section below and as confirmed by lamird map SPRIamird7-b (which simply puts a dot in the center of each improved lot regardless of where on the lot the improvement occurs), this area is already mostly developed at the maximum allowed density of one dwelling per acre with a pattern of development that was already firmly in place by 1990. The average parcel size of the R1-zoned areas is currently 0.9 acres, with 87.7 % of all parcels at less than 2 acres in size. Only 12.3 % of the R1 zoned parcels, or 6 parcels, remain of sufficient size to potentially subdivide. Of these, 2 parcels already have homes, reducing the potential of further subdivision. Furthermore, subdividing would be severely limited due to the environmental protections that apply in this area. Downzoning at this point would not make sense.

LAMIRD Criteria Section

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Usage RCW 36.70A.070 (5)(d)(i)	Existing Commercial, Industrial, Residential, or Mixed-use areas	The SPR Regional Plan at CCC 31.05.280(1)(c)(i) states that “[o]ne acre lot sizes will be allowed in the rural area where existing subdivisions developed at this density and in areas where these lot sizes are already existent over large areas (greater than fifty (50) acres,” and at CCC 31.05.280(2)(a)(i) states that “[l]ands currently designated and zoned as Quillayute residential will be redesignated as rural suburban community.” See also CCC 31.05.250(1)(f)(i). The SPR Regional Plan at CCC 31.05.270 identifies this lamird as one of those locations. The SPR Regional Plan at CCC 31.05.250(3) states that “[d]evelopment of existing tourist commercial lands ... should be allowed subject to the [certain] standards” with “uses ... limited to those which would not impact rural character.” See also CCC 31.05.280(2). The SPR Regional Plan at CCC 31.05.250 and 280 identify this lamird as one of the “existing tourist commercial lands.” See also Summary Section above, as well as the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.
Location and Boundary RCW 36.70A.070 (5)(d)(iv)	Outside designated UGAs, and agricultural, forest, and mineral resource lands	The nearest UGA (Sekiu) is five (5) miles to the east.
	Area clearly identified and contained with a logical outer boundary (LOB) delineated primarily by the built environment as of July 1, 1990	See 1990 and 2005 Built Environment Map on lamird map SPRIamird7-b. Before 1990, the area within this lamird was designated Quillayute Residential. By 1990, this lamird was predominantly delineated by a built environment, including roads, residences and platted areas. The SPR Regional Plan at CCC 31.05.280(2) provides that “[l]ands ... designated and zoned as Quillayute residential will be redesignated as rural suburban community [R1]....”
	LOB creation addresses neighborhood character	The LOB creation identified a cohesive and established neighborhood that existed as of 1990. The area’s LOB helps maintain this area’s neighborhood character. The purpose of the current R1 zoning is “to provide areas having a suburban/rural density setting free from commercial

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
		and industrial developments” at a density of one dwelling per acre. See CCC 33.10.040. The average density of this lamird is 0.9 acre. Designating these residential lamirds with R1 zoning accurately addresses their pre-existing character. The purpose of the RNC zoning designation is “to provide limited, low impact, neighborhood commercial activities in rural areas.” See CCC 33.15.050. Designating the commercial parcels with RNC zoning accurately addresses their pre-existing character.
	LOB creation addresses physical boundaries	This lamird is bounded to the northeast by the Strait of Juan de Fuca and to the southwest by SR 112 and the steep hills beyond.
	LOB creation addresses prevention of irregular boundaries	The boundaries of this lamird were drawn around existing residential and tourist commercial parcels and naturally existing limiting boundaries.
	LOB creation addresses ability to provide appropriate services	This lamird is located along SR 112. It is serviced by Clallam Transit with bus service to Sekiu/Clallam Bay, Forks, and Port Angeles. Any further infill is subject to the Clallam County Subdivision Code (CCC Title 29) CCC) and the Clallam County Building Code (CCC Title 21), both of which require evidence of adequate water and sewage disposal.
Development Infill/ Development/ Redevelopment RCW 36.70A.070 (5)(d)(i);(iv)	Principally designed to serve the existing and projected rural population	The purpose of the R1 zoning is “to provide areas having a suburban/rural density setting free from commercial and industrial developments,” see CCC 33.10.040, and the purpose of the RNC zoning designation is “to provide limited, low impact, neighborhood commercial activities in rural areas,” see CCC 33.15.050.
	Development is consistent with the existing character	The R1 and RNC zoning designations prescribe allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions which are consistent with their respective stated purposes. Any conditional uses are subject to a “determination that the proposed use is consistent with applicable land use regulations and the character of the neighborhood.” See CCC 33.10.040 and 33.15.050. In addition, the SPR Regional Plan policy at CCC 31.05.280(2) sets forth “[a]llowable land uses” and “[s]tandards for development” designed to “limit incompatible uses in rural areas and provide for commercial opportunities in rural commercial designations.”
	Area not permitted to extend beyond LOB	Lamird development beyond the lamird boundaries is subject to the applicable lower-density zoning that surrounds the lamird. This lamird has not increased in size between 1995 and the present.
Development Regulations RCW 36.70A.070 (5)(d)(iv);(e)	Measures minimize and contain existing areas	The SPR Regional Plat at CCC 31.05.280(2) provides that “areas that retain their one acre densities will not be expanded beyond these initial limits in order to ensure that urban density development occurs within and not outside of urban growth areas.” The SPR Regional Plan policy at CCC 31.05.280(2) includes

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
		the policy that limits commercial uses to “existing tourist commercial lands,” including “near Chito [Beach].” Extending the lamird’s boundaries would involve an amendment to both the comprehensive Plan and Zoning Map.
	Measures minimize and contain existing uses	Development and allowable uses are limited under the applicable R1 and RNC zoning provisions in the zoning code at CCC 33.10.040 and 33.15.050.
	Measures protect critical areas	Any development and redevelopment that may occur near streams, wetlands, and landslide areas is subject to buffers and other protective development permit conditions according to Chapter 35.01 CCC, Shoreline Management Act (SMA) and the Clallam County Shoreline Master Program (SMP), as well as Chapter 27.12 CCC, Critical Areas Code (CAC). Further land divisions within critical aquifer recharge areas to densities exceeding 1 dwelling per 2.4 acre or involving Type 1 soils are conditioned on enhanced on-site sewage treatment that achieves >30% nitrate reduction, according to policies drafted by Clallam County Department of Health & Human Services under the authority of CCC 27.12.615 (3)(b).
	Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	The residential lamirds’ R1 zoning provides for expanded setbacks from natural resource zones. See CCC 33.10.040. Also see CCC 27.10.020 Disclosure of property use for, and priority of forestry, mining or agricultural operations.

Statistics Section

Current parcel size groupings

R1	Parcel size – acres				Row total
	0 - .99	1.00 – 1.99	2.00 – 4.99	>5.00	
# of parcels	39	11	7	0	57
Sum of acres	18.6	13.4	20.0	0	52.0
Average acres	0.5	1.2	2.9	0	0.9
% of acres	35.8%	25.7%	38.4%	0.0%	100.0%
% of parcels	68.4%	19.3%	12.3%	0.0%	100.0%

RNC	Parcel size – acres				Row total
	0 - .99	1.00 – 1.99	2.00 – 4.99	>5.00	
# of parcels	3	1	1	1	6
Sum of acres	2.5	1.3	2.8	9.0	15.5
Average acres	0.8	1.3	2.8	9.0	2.6
% of acres	15.9%	8.2%	18.3%	57.7%	100.0%
% of parcels	50.0%	16.7%	16.7%	16.7%	100.0%

Build-out potential

R1	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	34	17	2	4	0	0	0	0	0	57
Acres sum	19.5	14.8	5.2	12.5	0	0	0	0	0	52.0
% of acres	37.5%	28.5%	10.0%	24.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
% of parcels	59.6%	29.8%	3.5%	7.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Average size	0.6	0.9	2.6	3.1	0	0	0	0	0	0.9
Sum dwelling units	34	0	2	0	0	0	0	0	0	36
Sum development rights	34	18	5	10	0	0	0	0	0	67

RNC	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	1	1			4	0	0	0	0	6
Acres sum	0.9	1.3			13.3	0	0	0	0	15.5
% of acres	6.1%	8.2%	0.0%	0.0%	85.7%	0.0%	0.0%	0.0%	0.0%	100.0%
% of parcels	16.7%	16.7%	0.0%	0.0%	66.7%	0.0%	0.0%	0.0%	0.0%	100.0%
Average size	0.9	1.3			3.3	0	0	0	0	2.6
Sum dwelling units	1	0			0	0	0	0	0	1
Sum development rights	1	1			14	0	0	0	0	16

Stats generated from Parcel GIS layer, and consist of areas within respective parcel boundaries, and thus exclude roads.

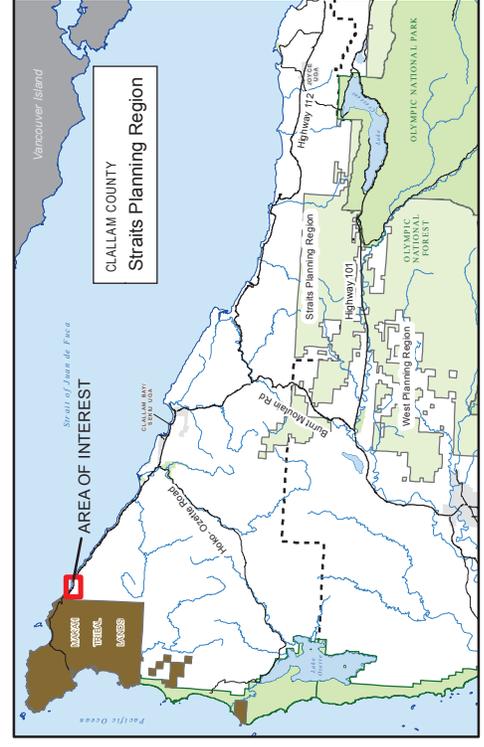
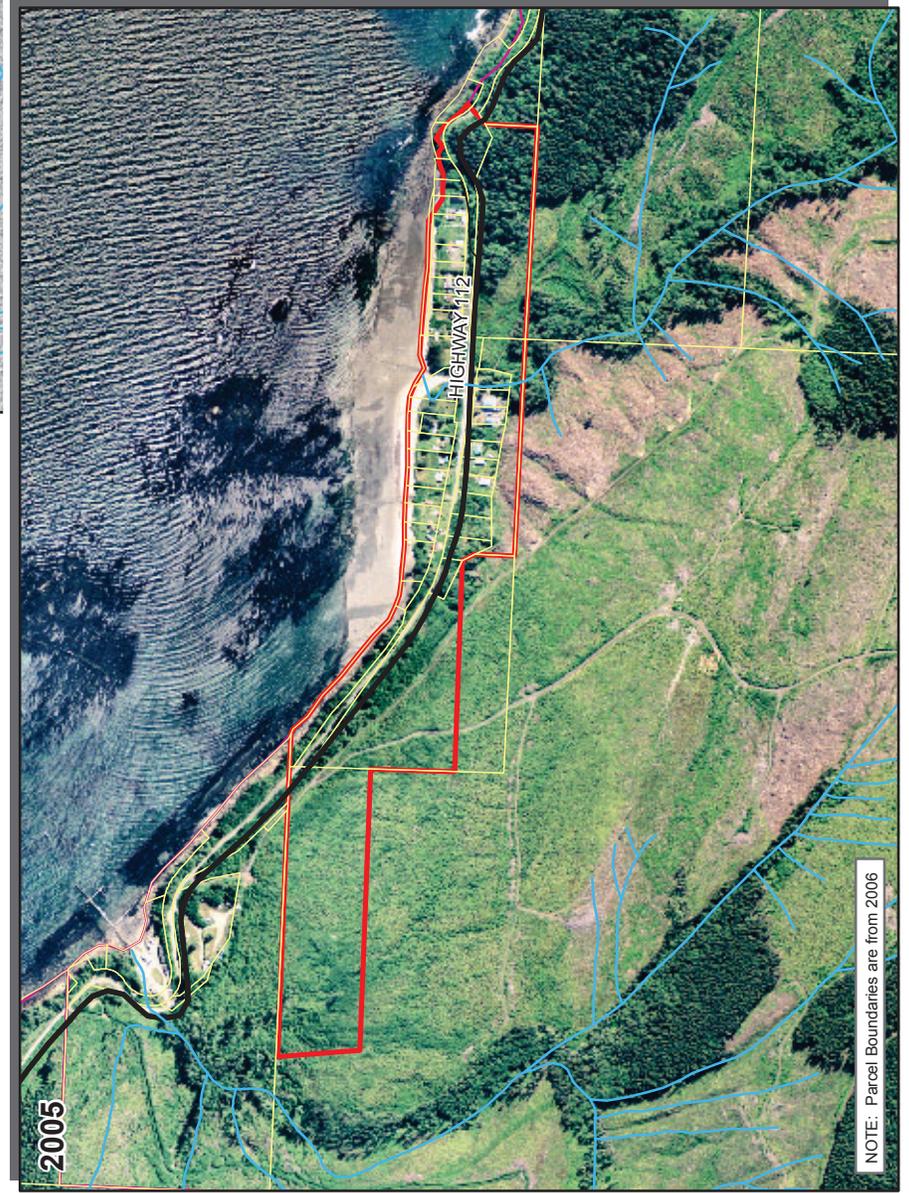
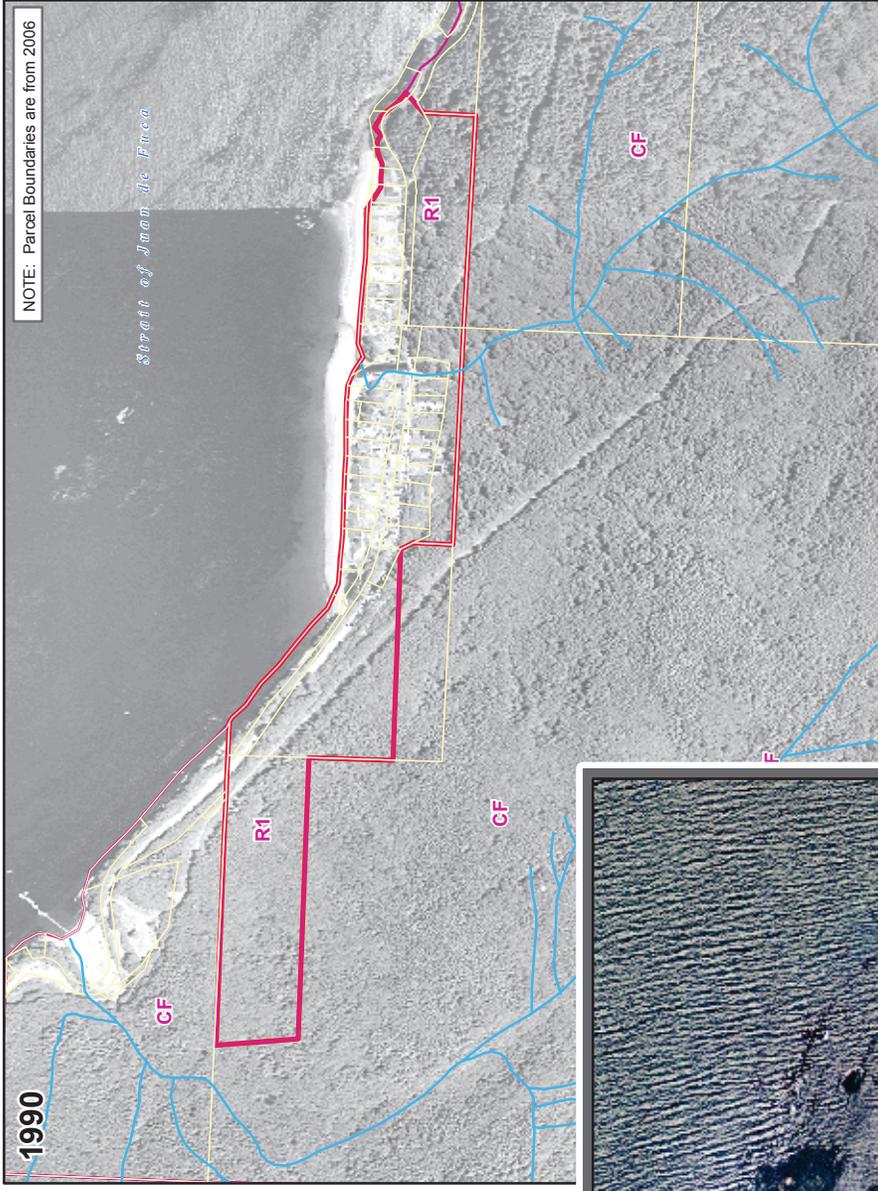
Washington Department of Ecology Aerial Photos dated July 22, 1994

Showing the eastern part of the Straits lamird.

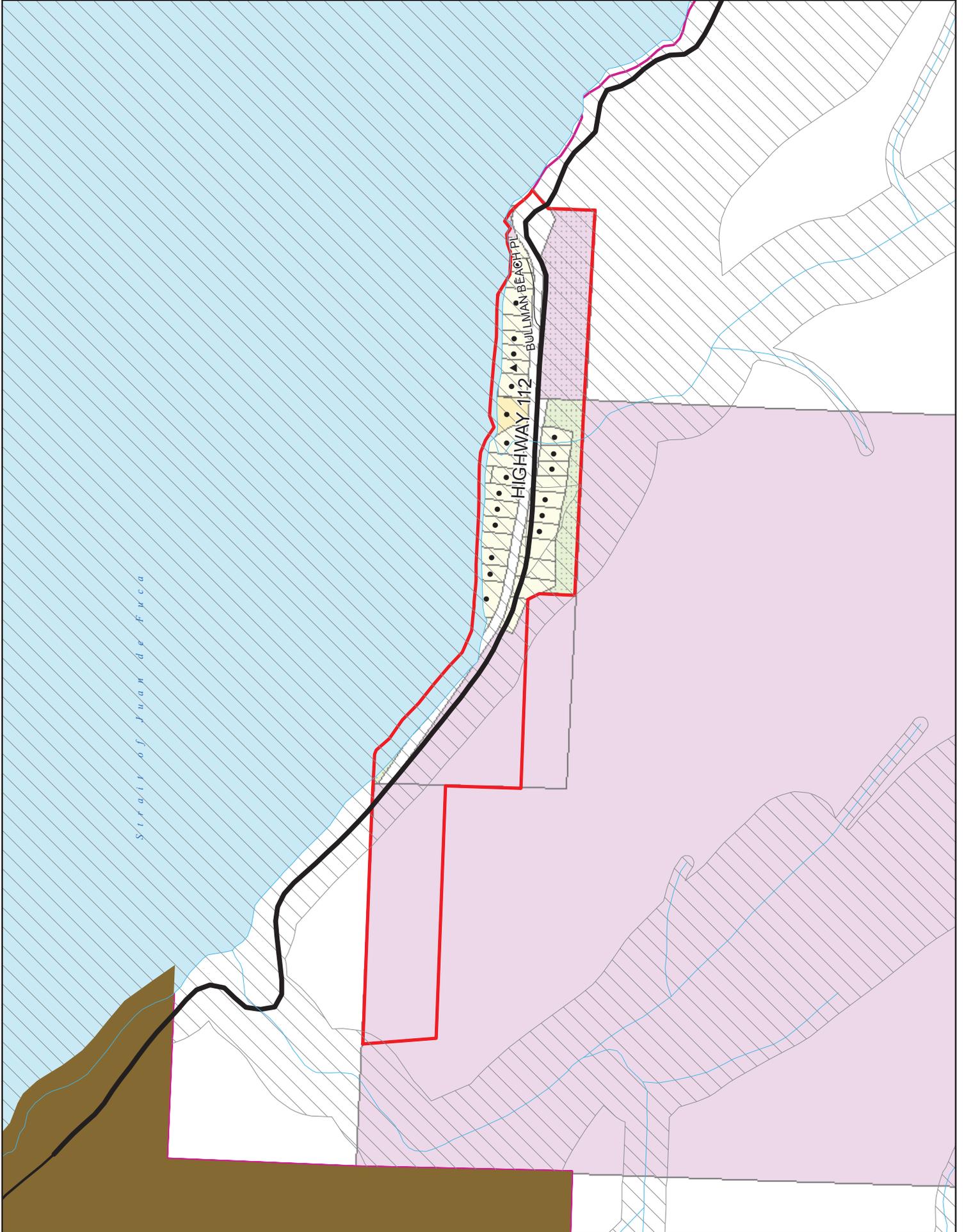


Map SPRlamird8-a
BULLMAN
 1990 AND 2005 BUILT ENVIRONMENT
 Prepared by Clallam County Dept of Community
 Development, Edits: CTT, July 26, 2006

- Legend**
-  LAMIRD Boundaries
 -  Urban Growth Areas
 -  Zoning Boundaries
 -  2006 Parcel Boundaries
 -  Rivers



Disclaimer: This map is intended for information purposes only and was compiled from a variety of sources. Omissions and errors may exist. This map contains best available GIS information at the time of publishing.



STRAIT OF JUAN DE FUCA

HIGHWAY 112

BULLMAN BEACH PL

SPRlamird8-Bullman

Lamird Report

This report provides the written record of local circumstances that explains how the Bullman LAMIRD ("this lamird") fits within the rural element goals of the Growth Management Act ("GMA"), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 1, as described at RCW 36.70A.070(5)(d)(i). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

This report refers to the Straits Planning Region ("SPR") summary and regional maps which are located in section F.0, SPR Summary and Maps, and which are designated with the prefix "SPR". This report also refers to lamird-specific maps which are located in section F.8, SPR Lamird 8 Bullman, and which are designated with the prefix "SPRlamird8".

Summary Section

Lamird Description

This lamird consists of 39 parcels totaling 79.3 acres of Rural zoning (R1) located along the far west edge of the Strait of Juan de Fuca and SR 112, at the boundary with the Makah reservation. Except for one parcel which contains a small hotel, this lamird are made up entirely of residential use parcels. This parcel contains several larger vacant parcels which are explained below in the section entitled "Local Circumstances".

Regional map SPR-b shows how this lamird is surrounded and bounded to the north by the Strait of Juan de Fuca, and to the south by SR 112 and the steep hills of Commercial Forest lands beyond it. Regional map SPR-c shows how portions of the lamird, mostly along the Strait of Juan de Fuca, are subject to shoreline and critical aquifer protections under the Clallam County Critical Areas Code ("CAC") and Shoreline Master Program ("SMP"). Although more dense than generally considered rural, the lamird's isolated setting along the Straits and among Commercial Forest lands provides residents with a rural character lifestyle nonetheless.

Regional map SPR-d shows how this lamird is served by easy access onto SR 112, and is located on a Clallam Transit bus route with service to Sekiu/Clallam Bay, Forks, and Port Angeles.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map SPRlamird8-a reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding areas have retained their character.

A review of the Auditor's and Assessor's records indicates homes in this lamird date primarily back to the 1930s through the 1980s. SR 112 has provided access to this lamird since well before 1990.

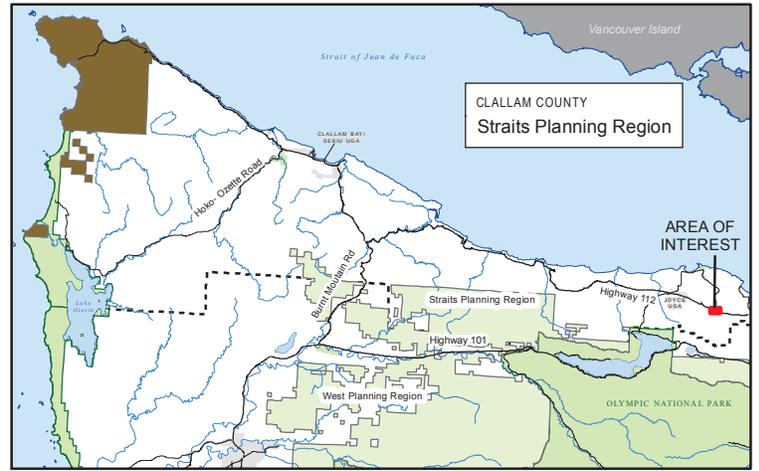
The 1982 Zoning Map shows this area zoned QR (one dwelling per half acre) within boundaries that are the same as the current lamird boundaries, established under the 1995 Comprehensive Plan and Zoning Map. This lamird has remained within the boundaries established on the 1995 Comprehensive Plan and Zoning Map.

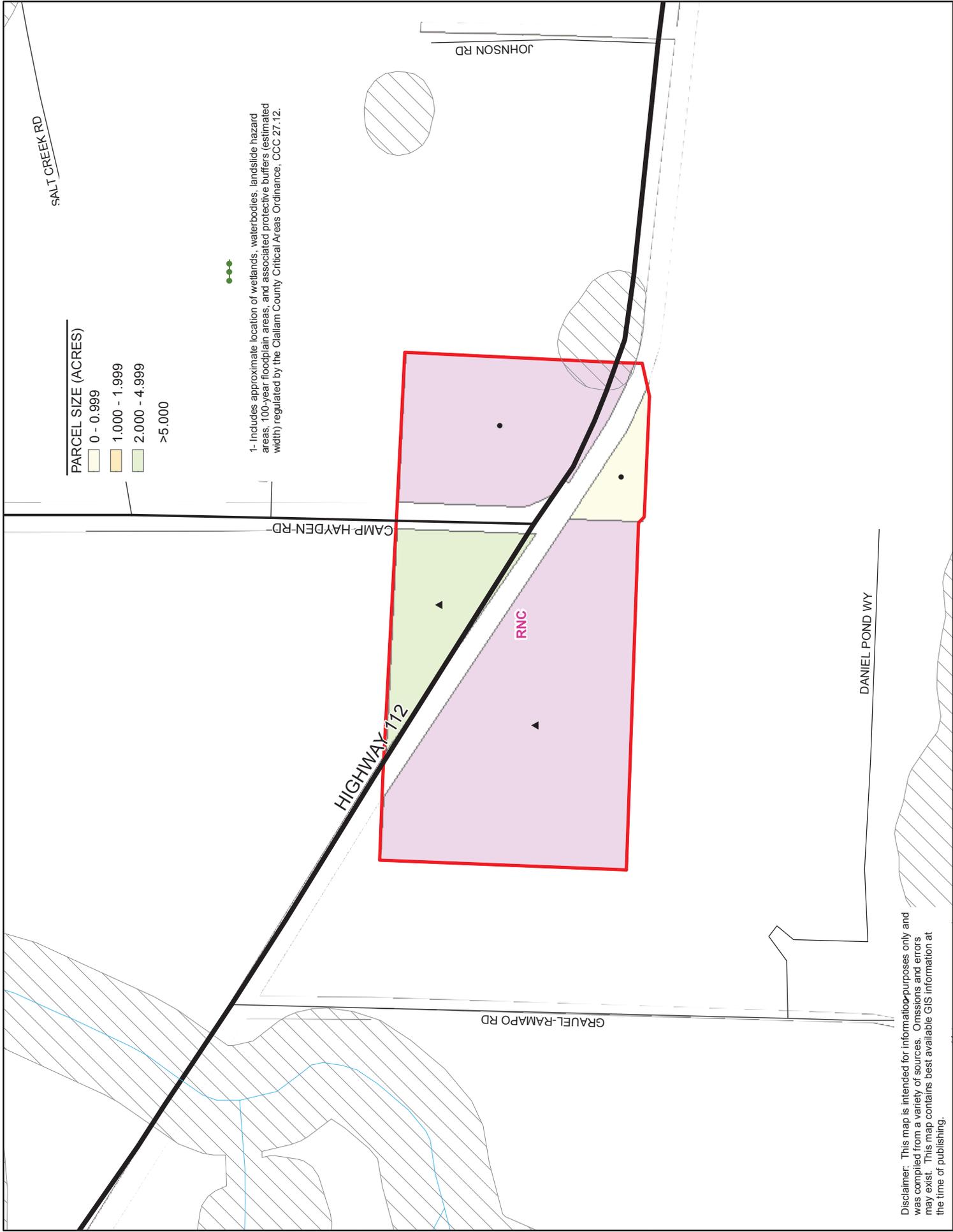
Local Circumstances

According to the statistics included in the Statistics Section below and as confirmed by lamird map SPRlamird8-b (which simply puts a dot in the center of each improved lot regardless of where on the lot the improvement occurs), this area consists of both an old subdivision, referred to as "Bullman Beach

Map SPRIamird9-a
CAMP HAYDEN
1990 AND 2005 BUILT ENVIRONMENT

Prepared by Clallam County Dep't of Community
Development, Edits: CTT, July 26, 2006





PARCEL SIZE (ACRES)

- 0 - 0.999
- 1.000 - 1.999
- 2.000 - 4.999
- >5.000

1- Includes approximate location of wetlands, waterbodies, landside hazard areas, 100-year floodplain areas, and associated protective buffers (estimated width) regulated by the Clallam County Critical Areas Ordinance, CCC 27.12.

HIGHWAY 112

CAMP HAYDEN RD

JOHNSON RD

SALT CREEK RD

GRAUEL-RAMAPO RD

DANIEL POND WY

RNC

Disclaimer: This map is intended for informational purposes only and was compiled from a variety of sources. Omissions and errors may exist. This map contains best available GIS information at the time of publishing.

SPRlamird9-Camp Hayden

Lamird Report

This report provides the written record of local circumstances that explains how the Camp Hayden LAMIRD (“this lamird”) fits within the rural element goals of the Growth Management Act (“GMA”), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 1, as described at RCW 36.70A.070(5)(d)(i). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

This report refers to the Straits Planning Region (“SPR”) summary and regional maps which are located in section F.0, SPR Summary and Maps, and which are designated with the prefix “SPR”. This report also refers to lamird-specific maps which are located in section F.9, SPR Lamird 9 Camp Hayden, and which are designated with the prefix “SPRlamird9”.

Summary Section

Lamird Description

This lamird consists of 4 parcels totaling 18.9 acres of Rural Neighborhood Commercial zoning (RNC) located at the intersection of SR 112 and Camp Hayden county road (the exit to the Crescent Beach lamird and Salt Creek County Park. (see regional map SPR-a). These 4 parcels are operated as a convenience store and restaurant (the northwest parcel) and the Salt Creek RV Park.

Regional map SPR-b shows how this lamird is surrounded and bounded by lower density rural zoning, and regional map SPR-d shows how this lamird is served by a variety of rural infrastructure, including water from Crescent Water District, a Class A watersystem, access along SR 112, and service to Joyce and Port Angeles by Clallam Transit.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map SPRlamird9-a reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding areas have retained their character.

This lamird is located near the historic post-office site of Ramapo indicating that commercial use of this location goes back to the early 1900s. The mini-mart and restaurant use of the northwest parcel goes back to prior to 1990. Although Salt Creek RV Park does not show on the 1990 aerial photo, the property was already owned by its current owners and the property was zoned Commercial under the 1982 zoning map and comprehensive plan (see regional map SPR-e-i). In fact, this lamird was designated Commercial on the 1982 zoning map with boundaries that are the same as they are today.

This lamird has remained within the boundaries established on the 1995 Comprehensive Plan and Zoning Map.

LAMIRD Criteria Section

Type 2 LAMIRDs: Small-Scale Recreational and Tourist Uses RCW 36.70A.070 (5)(d)(ii)		
Criteria		
Usage	Intensified development of lots with small-scale recreational and tourist uses OR	The SPR Regional Plan at CCC 31.05.250(3) states that “[d]evelopment of existing tourist commercial lands ... should be allowed subject to the [certain] standards” with “uses ... limited to

**Type 2 LAMIRDs: Small-Scale Recreational and Tourist Uses
RCW 36.70A.070 (5)(d)(ii)**

Criteria		
	New development of small-scale recreational and tourist uses	those which would not impact rural character.” See also CCC 31.05.280(2). The SPR Regional Plan at CCC 31.05.250 and 280 identify this lamird as one of the “existing tourist commercial lands.” See also Summary Section above, as well as the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.
	Uses rely on rural location and setting.	Salt Whiskey RV Park markets itself as follows: “Par 3 Golf Course and Club House” with “full hookups, tents, showers, horses welcome, on bus line, centrally located, mini mart/restaurant”
	Does not permit new residential development.	The purposes of the RNC zoning designation is “to provide limited, low impact, neighborhood commercial activities in rural areas.” The maximum density is one dwelling unit per acre.
Location and Boundary	Outside designated UGAs, and agricultural, forest, and mineral resource lands	The nearest UGA (Joyce) is almost 2 miles to the west. This lamird does not contain any resource lands.
	Identified by lots	The RNC zoning is limited to four parcels, containing a mini-mart operation and Salt Creek RV Park.
Services	Public services/facilities limited to those necessary to serve the recreation or tourist use	This lamird has access to water from Crescent Water District, a class-A water system, and is located along SR 112 and a Clallam Transit bus route.
	Public services/facilities provided in a manner that does not permit low-density sprawl	No additional rural public services/facilities are provided.
	For intensification, a designated use or area was in existence on July 1, 1990	The commercial designation of this lamird goes back to the 1982 comprehensive plan and zoning map.
Development Regulations RCW 36.70A.070 (5)(c);(d)(iv);(e)	Measures minimize and contain existing areas and uses	The SPR Regional Plan policy at CCC 31.05.250(3) includes the policy to limit commercial uses to “existing tourist commercial lands,” including “the exit to Salt Creek on Highway 112” and sets forth “[a]llowable land uses” “which would not impact rural character,” and which are subject to “[s]tandards for development” that “protect rural character.” The RNC zoning designation prescribes allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions which are consistent with the RNC zoning designation’s stated purpose.
	Measures contain or otherwise control rural development	The zoning designation does not extend beyond four lots.
	Measures assure visual	The SPR Regional Plan policy at CCC

Type 2 LAMIRDs: Small-Scale Recreational and Tourist Uses RCW 36.70A.070 (5)(d)(ii)		
Criteria		
	compatibility of rural development with the surrounding area	31.05.250(3) includes development standards that "protect rural character."
	Measures reduce the inappropriate conversion of undeveloped land into sprawling, low-density development	The RNC zoning that applies to this lamird does not extend beyond these parcels. Extending the lamird boundaries would involve an amendment to the Zoning Map and Comprehensive Plan. This lamird has not increased in size since the adoption of the Comprehensive Plan and Zoning Map in 1995.
	Measures protect critical areas	Clallam County Critical Areas Ordinance at Chapter 27.12 CCC applies to development and redevelopment of these parcels.
	Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	Chapter 27.10 CCC, Right to Practice Forestry, Mining and Agriculture, contains notice provisions designed to avoid conflicts.

Statistics Section

Current parcel size groupings

	Parcel size – acres				Row total
	0 - .99	1.00 – 1.99	2.00 – 4.99	>5.00	
# of parcels	1	0	1	2	4
Sum of acres	0.9	0	2.7	15.4	18.9
Average acres	0.9	0	2.7	7.7	4.7
% of acres	4.6%	0.0%	14.0%	81.4%	100.0%
% of parcels	25.0%	0.0%	25.0%	50.0%	100.0%

Build-out potential

	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	1	0	1	0	2	0	0	0	0	4
Acres sum	0.9	0	5.0	0	13.0	0	0	0	0	18.9
% of acres	4.6%	0.0%	26.5%	0.0%	68.9%	0.0%	0.0%	0.0%	0.0%	100.0%
% of parcels	25.0%	0.0%	25.0%	0.0%	50.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Average size	0.9	0	5.0	0	6.5	0	0	0	0	4.7
Sum dwelling units	1	0	1	0	0	0	0	0	0	2
Sum development rights	1	0	5	0	12	0	0	0	0	18

Stats generated from Parcel GIS layer, and consist of areas within respective parcel boundaries, and thus exclude roads.

(unrecorded plat)", already mostly developed with homes dating back to the 1930s, and several large vacant parcels.

The average parcel size of the developed area (excluding the 3 parcels larger than 5 acres) is 0.8 acres, consisting of 34 parcels at less than 2 acres in size and 2 parcels at an average of 3.6 acres in size. The 3 parcels that are larger than 5 acres total 51.4 acres in size. These parcels were also included in the Quillayute Residential (QR) designation under the 1982 Comprehensive Plan and Zoning Map. The FSEIS concerning the Proposed Zoning Ordinance of 1982 at p. 20 explains that the "Quillayute Residential classification is intended to provide for residential development for those isolated areas of western Clallam County which have experienced minimal growth. Nearly all land is owned by the government or large timber companies, leaving a limited amount of areas in small private land holdings where residential development is possible." This reasoning continues to exist today. More than 80% of the SPR is Commercial Forest land. Only 5.1% is Rural lands. Even including these large vacant parcels within this lamird, the total amount of lamird area within the entire SPR is 500 acres, or a mere 0.2%.

The reason these particular acres were included is because they are relatively low-lying, easily accessed via SR 112, and outside the shoreline and stream critical areas.

LAMIRD Criteria Section

Type 1 LAMIRDS: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Usage RCW 36.70A.070 (5)(d)(i)	Existing Commercial, Industrial, Residential, or Mixed-use areas	The SPR Regional Plan at CCC 31.05.280(1)(c)(i) states that "[o]ne acre lot sizes will be allowed in the rural area where existing subdivisions developed at this density and in areas where these lot sizes are already existent over large areas (greater than fifty (50) acres," and at CCC 31.05.280(2)(a)(i) states that "[l]ands currently designated and zoned as Quillayute residential will be redesignated as rural suburban community." See also CCC 31.05.250(1)(f)(i). The SPR Regional Plan at CCC 31.05.270 identifies this lamird as one of those locations. The SPR Regional Plan at CCC 31.05.250(3) states that "[d]evelopment of existing tourist commercial lands ... should be allowed subject to the [certain] standards" with "uses ... limited to those which would not impact rural character." See also CCC 31.05.280(2). The SPR Regional Plan at CCC 31.05.250 and 280 identify the RNC-zoned area of this lamird as one of the "existing tourist commercial lands." See also Summary Section above, as well as the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.
Location and Boundary RCW 36.70A.070 (5)(d)(iv)	Outside designated UGAs, and agricultural, forest, and mineral resource lands	The nearest UGA (Sekiu) is twelve (12) miles to the east. This lamird does include some larger vacant parcels. These acres were also included in the Quillayute Residential (QR) zoning designation under the 1982 Zoning Map. See explanation under "Local Circumstances" in the Summary Section above.
	Area clearly identified and contained with a logical outer boundary (LOB) delineated primarily by the built	See 1990 and 2005 Built Environment Map on lamird map SPRIamird8-b. Before 1990, the area within this lamird was designated Quillayute Residential. By 1990, this lamird was predominantly delineated by a built environment, including roads, residences and platted areas. The SPR Regional Plan

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
	environment as of July 1, 1990	at CCC 31.05.280(2) provides that “[l]ands ... designated and zoned as Quillayute residential will be redesignated as rural suburban community [R1]....” Both under the pre-1990 zoning map and under the current zoning map, the boundaries of more intense zoning were drawn to include three large vacant parcels totaling 51.4 acres. See explanation under “Local Circumstances” in the Summary Section above.
	LOB creation addresses neighborhood character	The LOB creation identified a cohesive and established neighborhood that existed as of 1990. The area’s LOB helps maintain this area’s neighborhood character. The purpose of the current R1 zoning is “to provide areas having a suburban/rural density setting free from commercial and industrial developments” at a density of one dwelling per acre. See CCC 33.10.040. The average density of this lamird, excluding the three large vacant parcels, is 0.8 acres. Designating these residential lamirds with R1 zoning accurately addresses their pre-existing character.
	LOB creation addresses physical boundaries	This lamird is bounded to the northeast by the Strait of Juan de Fuca and to the southwest by SR 112 and the steep hills beyond.
	LOB creation addresses prevention of irregular boundaries	The boundaries of this lamird were drawn around existing residential parcels and the previously existing Quillayute Residential designation. See explanation under “Local Circumstances” in the Summary Section above.
	LOB creation addresses ability to provide appropriate services	This lamird is located along SR 112. It is serviced by Clallam Transit with bus service to Sekiu/Clallam Bay, Forks, and Port Angeles. Any further infill is subject to the Clallam County Subdivision Code (CCC Title 29) CCC) and the Clallam County Building Code (CCC Title 21), both of which require evidence of adequate water and sewage disposal.
Development Infill/ Development/ Redevelopment RCW 36.70A.070 (5)(d)(i);(iv)	Principally designed to serve the existing and projected rural population	The purpose of the R1 zoning is “to provide areas having a suburban/rural density setting free from commercial and industrial developments.” See CCC 33.10.040.
	Development is consistent with the existing character	The R1 zoning designation prescribes allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions which are consistent with their respective stated purposes. Any conditional uses are subject to a “determination that the proposed use is consistent with applicable land use regulations and the character of the neighborhood.” See CCC 33.10.040.
	Area not permitted to extend beyond LOB	Lamird development beyond the lamird boundaries is subject to the applicable lower-density zoning that surrounds the lamird. This lamird has not increased in size between 1995 and the present.
Development Regulations RCW 36.70A.070 (5)(d)(iv);(e)	Measures minimize and contain existing areas	The SPR Regional Plat at CCC 31.05.280(2) provides that “areas that retain their one acre densities will not be expanded beyond these initial limits in order to ensure that urban density development occurs within and not outside of urban growth areas.” Extending the lamird’s boundaries

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas	
Criteria	
	would involve an amendment to both the comprehensive Plan and Zoning Map.
Measures minimize and contain existing uses	Development and allowable uses are limited under the applicable R1 zoning provisions in the zoning code at CCC 33.10.040.
Measures protect critical areas	Any development and redevelopment that may occur near streams, wetlands, and landslide areas is subject to buffers and other protective development permit conditions according to Chapter 35.01 CCC, Shoreline Management Act (SMA) and the Clallam County Shoreline Master Program (SMP), as well as Chapter 27.12 CCC, Critical Areas Code (CAC). Further land divisions within critical aquifer recharge areas to densities exceeding 1 dwelling per 2.4 acre or involving Type 1 soils are conditioned on enhanced on-site sewage treatment that achieves >30% nitrate reduction, according to policies drafted by Clallam County Department of Health & Human Services under the authority of CCC 27.12.615 (3)(b).
Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	The residential lamirds' R1 zoning provides for expanded setbacks from natural resource zones. See CCC 33.10.040. Also see CCC 27.10.020 Disclosure of property use for, and priority of forestry, mining or agricultural operations.

Statistics Section

Current parcel size groupings

	Parcel size – acres				Row total
	0 - .99	1.00 – 1.99	2.00 – 4.99	>5.00	
# of parcels	33	1	2	3	39
Sum of acres	19.4	1.3	7.2	51.4	79.3
Average acres	0.6	1.3	3.6	17.1	2.0
% of acres	24.5%	1.6%	9.1%	64.8%	100.0%
% of parcels	84.6%	2.6%	5.1%	7.7%	100.0%

Build-out potential

	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	21	12	0	5	1	0	0	0	0	39
Acres sum	13.6	6.6	0	58.6	0.5	0	0	0	0	79.3
% of acres	17.2%	8.4%	0.0%	73.9%	0.6%	0.0%	0.0%	0.0%	0.0%	100.0%
% of parcels	53.8%	30.8%	0.0%	12.8%	2.6%	0.0%	0.0%	0.0%	0.0%	100.0%
Average size	0.6	0.6	0	11.7	0.5	0	0	0	0	2.0
Sum dwelling units	21	0	0	0	0	0	0	0	0	21
Sum development rights	21	12	0	56	1	0	0	0	0	90

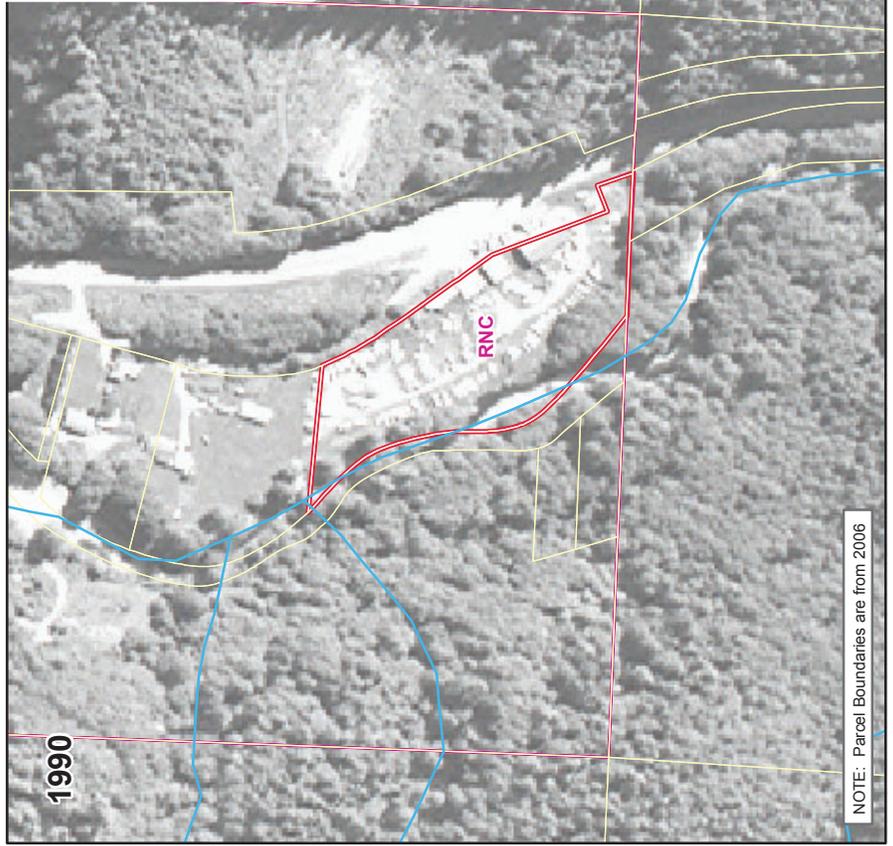
Stats generated from Parcel GIS layer, and consist of areas within respective parcel boundaries, and thus exclude roads.

Washington Department of Ecology Aerial Photos dated July 22, 1994

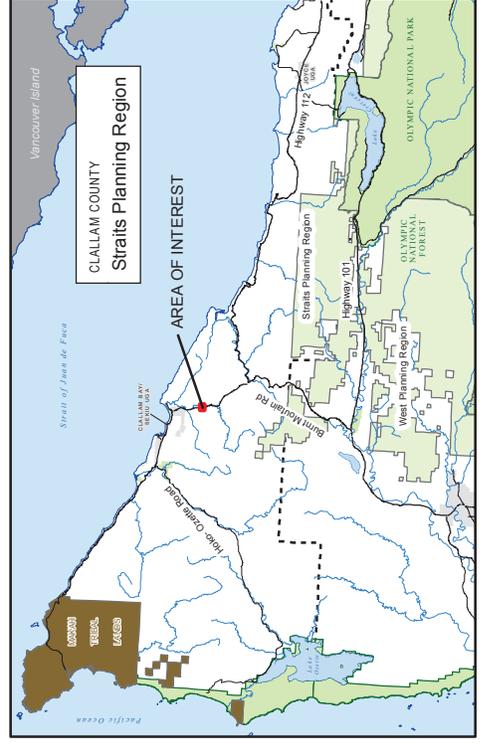
Showing "Bullman Beach (unrecorded plat)" with homes dating back to the 1930s.



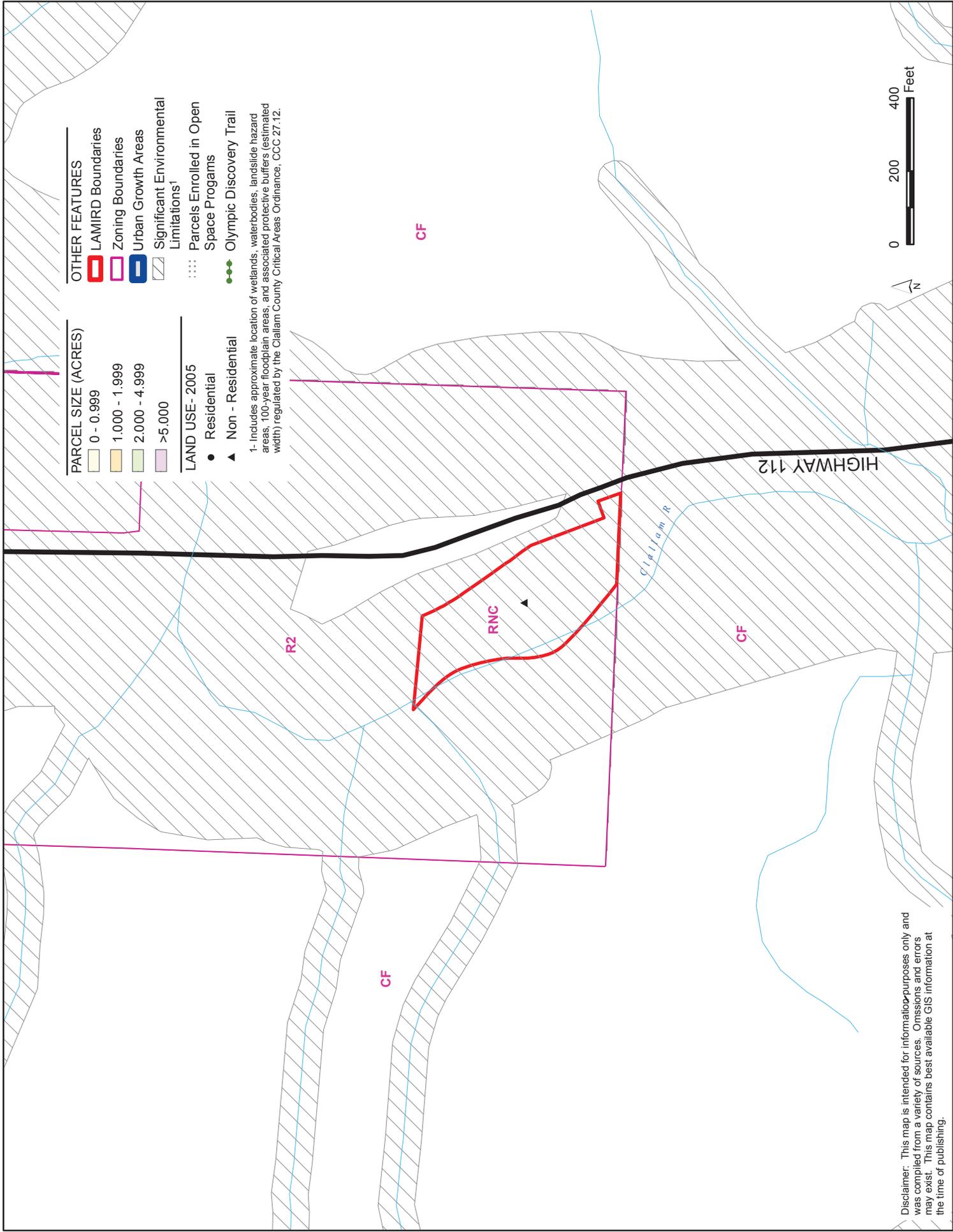
- Legend**
- ▭ LAMIRD Boundaries
 - ▭ Urban Growth Areas
 - ▭ Zoning Boundaries
 - ▭ 2006 Parcel Boundaries
 - ~ Rivers



NOTE: Parcel Boundaries are from 2006



Disclaimer: This map is intended for information purposes only and was compiled from a variety of sources. Omissions and errors may exist. This map contains best available GIS information at the time of publishing.



PARCEL SIZE (ACRES)

- 0 - 0.999
- 1.000 - 1.999
- 2.000 - 4.999
- >5.000

OTHER FEATURES

- LAMIRD Boundaries
- Zoning Boundaries
- Urban Growth Areas
- Significant Environmental Limitations¹

LAND USE - 2005

- Residential
- Non - Residential

- Parcels Enrolled in Open Space Programs
- Olympic Discovery Trail

¹- Includes approximate location of wetlands, waterbodies, landslide hazard areas, 100-year floodplain areas, and associated protective buffers (estimated width) regulated by the Clallam County Critical Areas Ordinance, CCC 27.12.



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SPRlamird10-Clallam River

Lamird Report

This report provides the written record of local circumstances that explains how the Clallam River LAMIRD (“this lamird”) fits within the rural element goals of the Growth Management Act (“GMA”), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 1, as described at RCW 36.70A.070(5)(d)(i). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

This report refers to the Straits Planning Region (“SPR”) summary and regional maps which are located in section F.0, SPR Summary and Maps, and which are designated with the prefix “SPR”. This report also refers to lamird-specific maps which are located in section F.10, SPR Lamird 10 Clallam River, and which are designated with the prefix “SPRlamird10”.

Summary Section

Lamird Description

This lamird is the location of Cain’s Marine Services, and consists of 1 parcel of 3.2 acres of Rural Neighborhood Commercial zoning (RNC) located along SR 112, and between SR 112 and the Clallam River (see regional map SPR-a).

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map SPRlamird10-a clearly shows the existence of this business as that time, while the 2005 aerial photo contained on this same map confirms that the surrounding areas have retained their character. The SPR Regional Plan at CCC 31.05.280(2) specifically recognizes “Cain’s South of Clallam Bay” as one of the already “existing tourist commercial lands” which should be allowed within set area limits, subject to specific land uses and development standards. This lamird has remained within the boundaries established on the 1995 Comprehensive Plan and Zoning Map.

LAMIRD Criteria Section

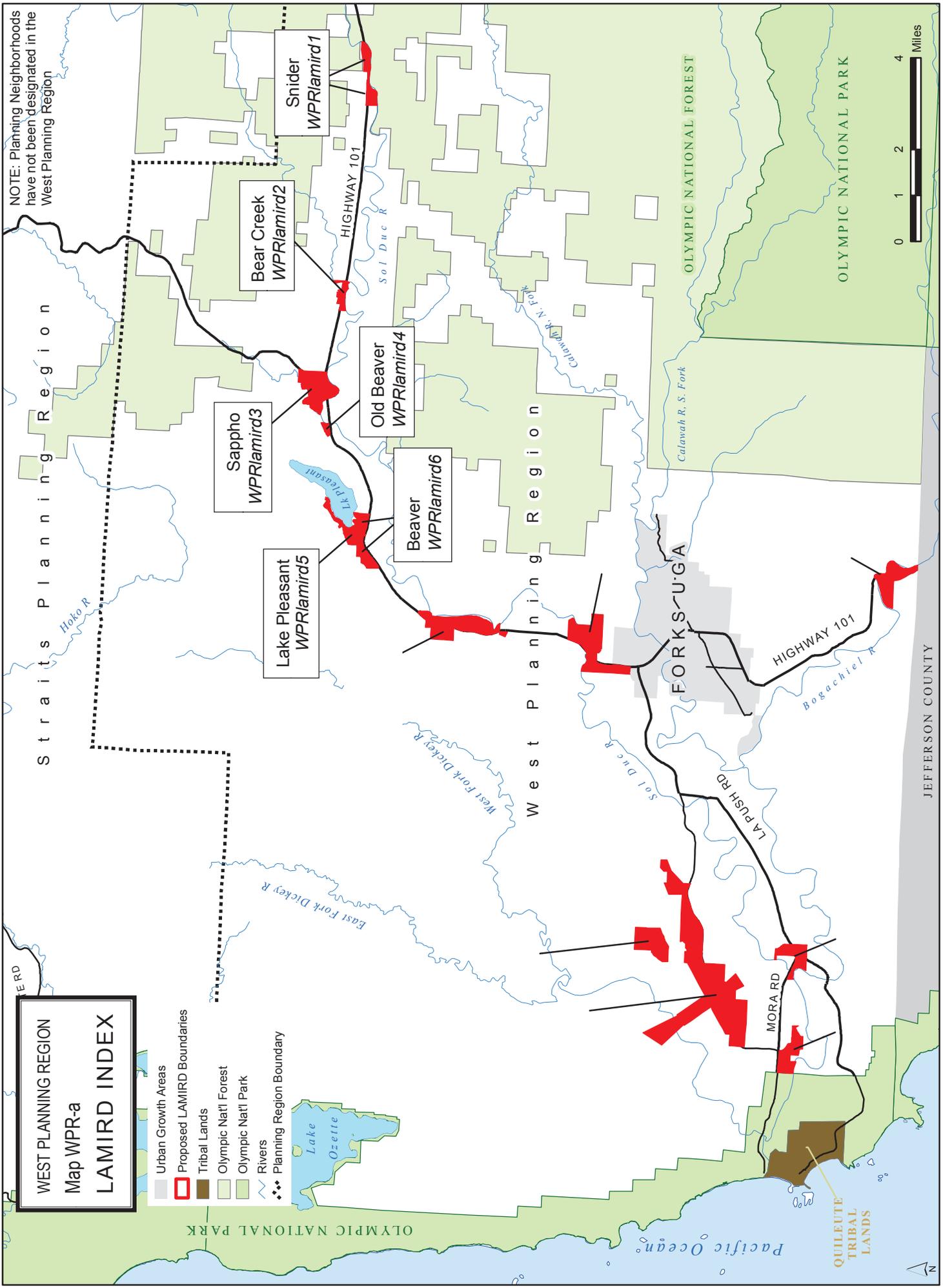
Type 2 LAMIRDs: Small-Scale Recreational and Tourist Uses RCW 36.70A.070 (5)(d)(ii)		
Criteria		
Usage	Intensified development of lots with small-scale recreational and tourist uses OR New development of small-scale recreational and tourist uses	The SPR Regional Plan at CCC 31.05.250(3) states that “[d]evelopment of existing tourist commercial lands ... should be allowed subject to the [certain] standards” with “uses ... limited to those which would not impact rural character.” See also CCC 31.05.280(2). The SPR Regional Plan at CCC 31.05.250 and 280 identify this lamird as one of the “existing tourist commercial lands.” See also Summary Section above, as well as the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.
	Uses rely on rural location and setting.	Cain’s Marine Services markets itself as providing “Marine Equipment & Supplies, Outboard Motors, Outboard Motors Parts & Repairs” and is located

**Type 2 LAMIRDs: Small-Scale Recreational and Tourist Uses
RCW 36.70A.070 (5)(d)(ii)**

Criteria		
		near major fisheries destinations.
	Does not permit new residential development.	The purposes of the RNC zoning designation is "to provide limited, low impact, neighborhood commercial activities in rural areas." The maximum density is one dwelling unit per acre.
Location and Boundary	Outside designated UGAs, and agricultural, forest, and mineral resource lands	The nearest UGA (Clallam Bay) is more than a mile away. It does not contain any resource lands.
	Identified by lots	The RNC zoning is limited to one parcel.
Services	Public services/facilities limited to those necessary to serve the recreation or tourist use	No additional rural public services/facilities are provided.
	Public services/facilities provided in a manner that does not permit low-density sprawl	No additional rural public services/facilities are provided.
	For intensification, a designated use or area was in existence on July 1, 1990	The designated use was in existence on July 1, 1990.
Development Regulations RCW 36.70A.070 (5)(c);(d)(iv);(e)	Measures minimize and contain existing areas and uses	The SPR Regional Plan policy at CCC 31.05.280(2) includes the policy to limit commercial uses to "existing tourist commercial lands," including "Cain's South of Clallam Bay," and sets forth "[a]llowable land uses" and "[s]tandards for development" designed to "limit incompatible uses in rural areas and provide for commercial opportunities in rural commercial designations." The RNC zoning designation prescribes allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions which are consistent with the RNC zoning designation's stated purpose.
	Measures contain or otherwise control rural development	The zoning designation does not extend beyond the lot where this operation exists.
	Measures assure visual compatibility of rural development with the surrounding area	The SPR Regional Plan policy at CCC 31.05.280(2) includes the policy that "commercial type uses allowed in rural residential areas should be landscaped to blend into the rural environment."
	Measures reduce the inappropriate conversion of undeveloped land into sprawling, low-density development	The RNC zoning that applies to this lamird does not extend beyond this one parcel. Extending the lamird boundaries would involve an amendment to the Zoning Map and Comprehensive Plan. This lamird has not increased in size since the adoption of the Comprehensive Plan and Zoning Map in 1995.
	Measures protect critical areas	Clallam County Critical Areas Ordinance at Chapter 27.12 CCC applies to development and redevelopment of this parcel.
	Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	Chapter 27.10 CCC, Right to Practice Forestry, Mining and Agriculture, contains notice provisions designed to avoid conflicts.

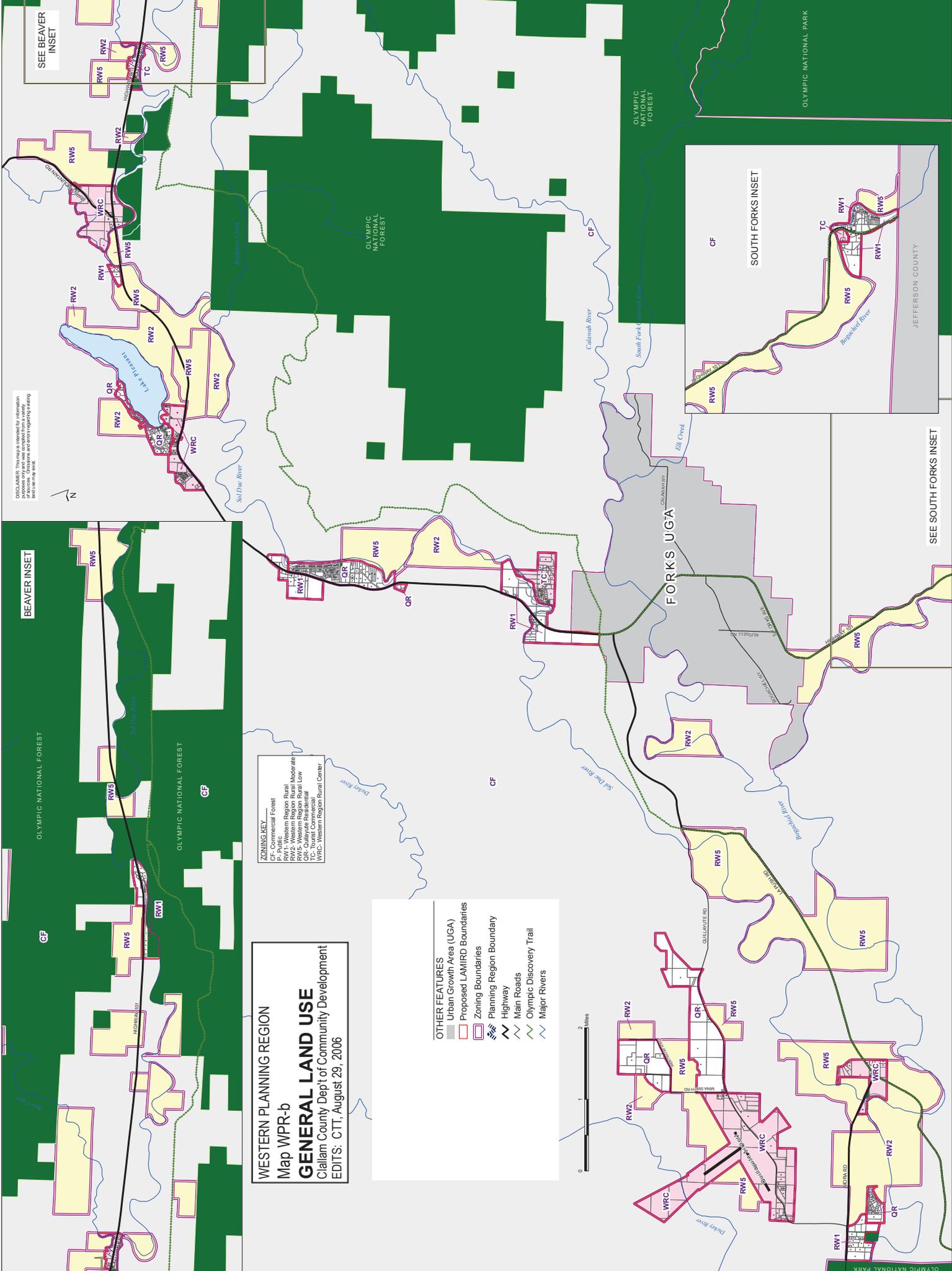
WEST PLANNING REGION
Map WPR-a
LAMIRD INDEX

-  Urban Growth Areas
-  Proposed LAMIRD Boundaries
-  Tribal Lands
-  Olympic Nat'l Forest
-  Olympic Nat'l Park
-  Rivers
-  Planning Region Boundary



NOTE: Planning Neighborhoods have not been designated in the West Planning Region





DISCLAIMER: This map is intended for information purposes only. It is not a legal document. Conditions and restrictions regarding its use may vary.

SEE BEAVER INSET

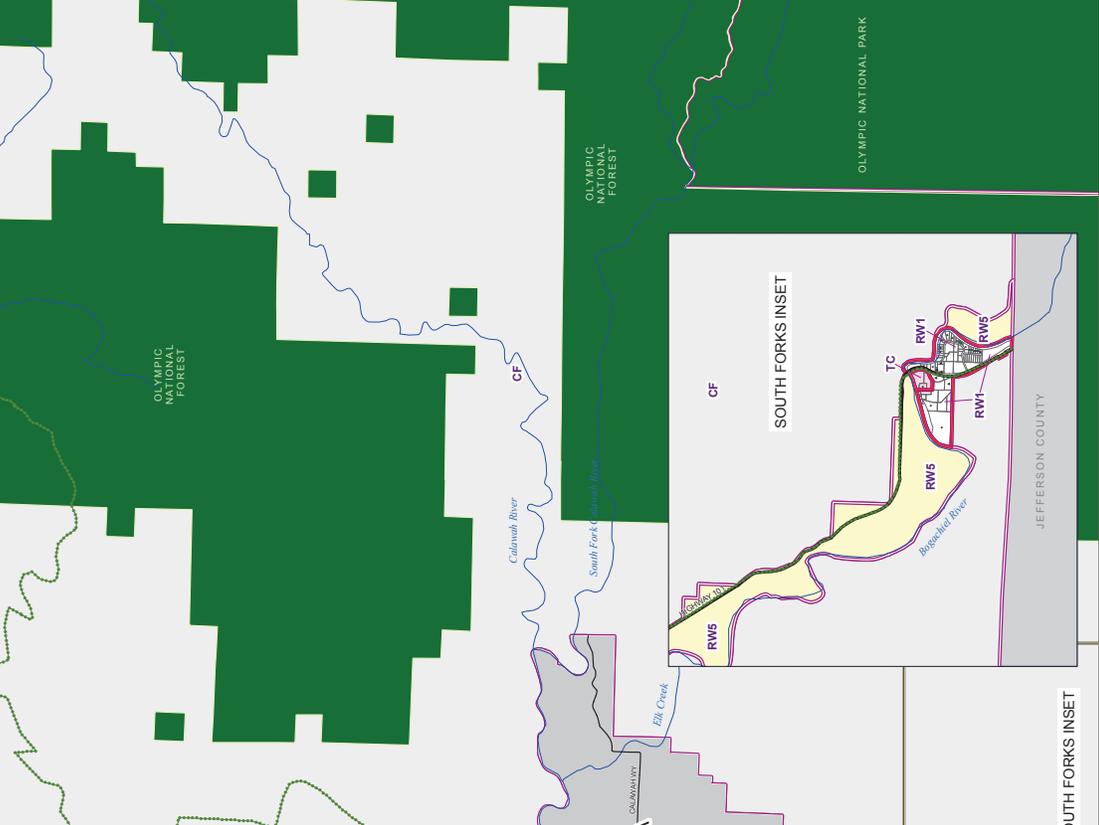
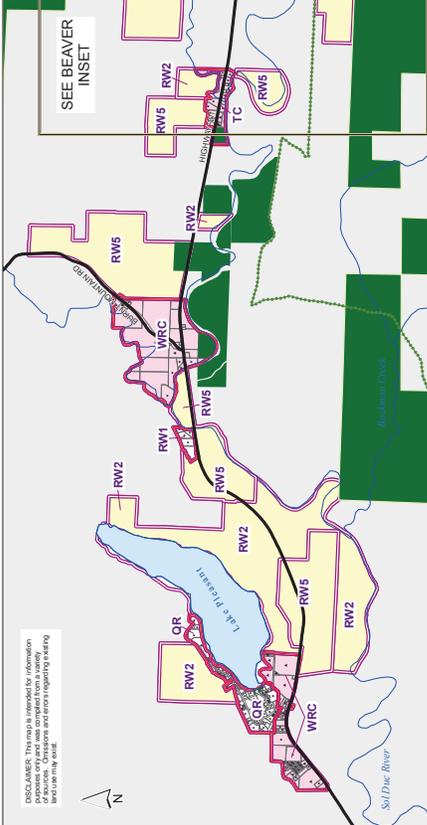
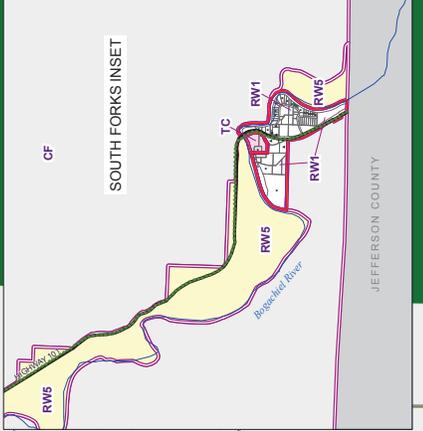
SEE SOUTH FORKS INSET

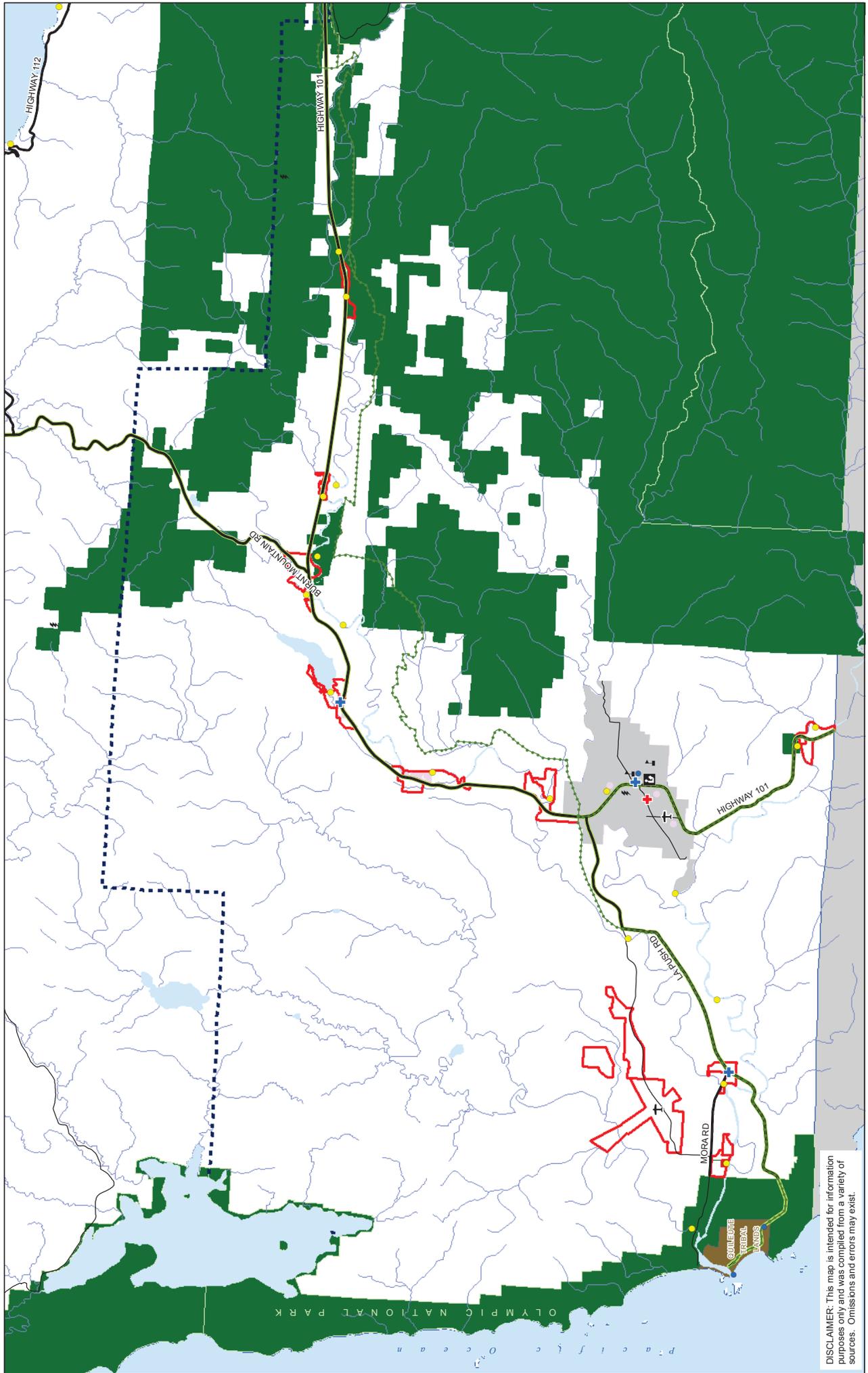
SEE SOUTH FORKS INSET

WESTERN PLANNING REGION
 Map WPR-b
GENERAL LAND USE
 Clallam County Dept of Community Development
 EDITS: CTT, August 29, 2006

ZONING KEY
 CF - Commercial Forest
 RW1 - Western Region Rural Moderate Density
 RW2 - Western Region Rural Low Density
 RW5 - Western Region Rural Low Density
 QR - Quilley Residential
 WRC - Tourist Commercial
 TC - Western Region Rural Center

OTHER FEATURES
 Urban Growth Area (UGA)
 Proposed LAMIRD Boundaries
 Zoning Boundaries
 Planning Region Boundary
 Highway
 Main Roads
 Olympic Discovery Trail
 Major Rivers





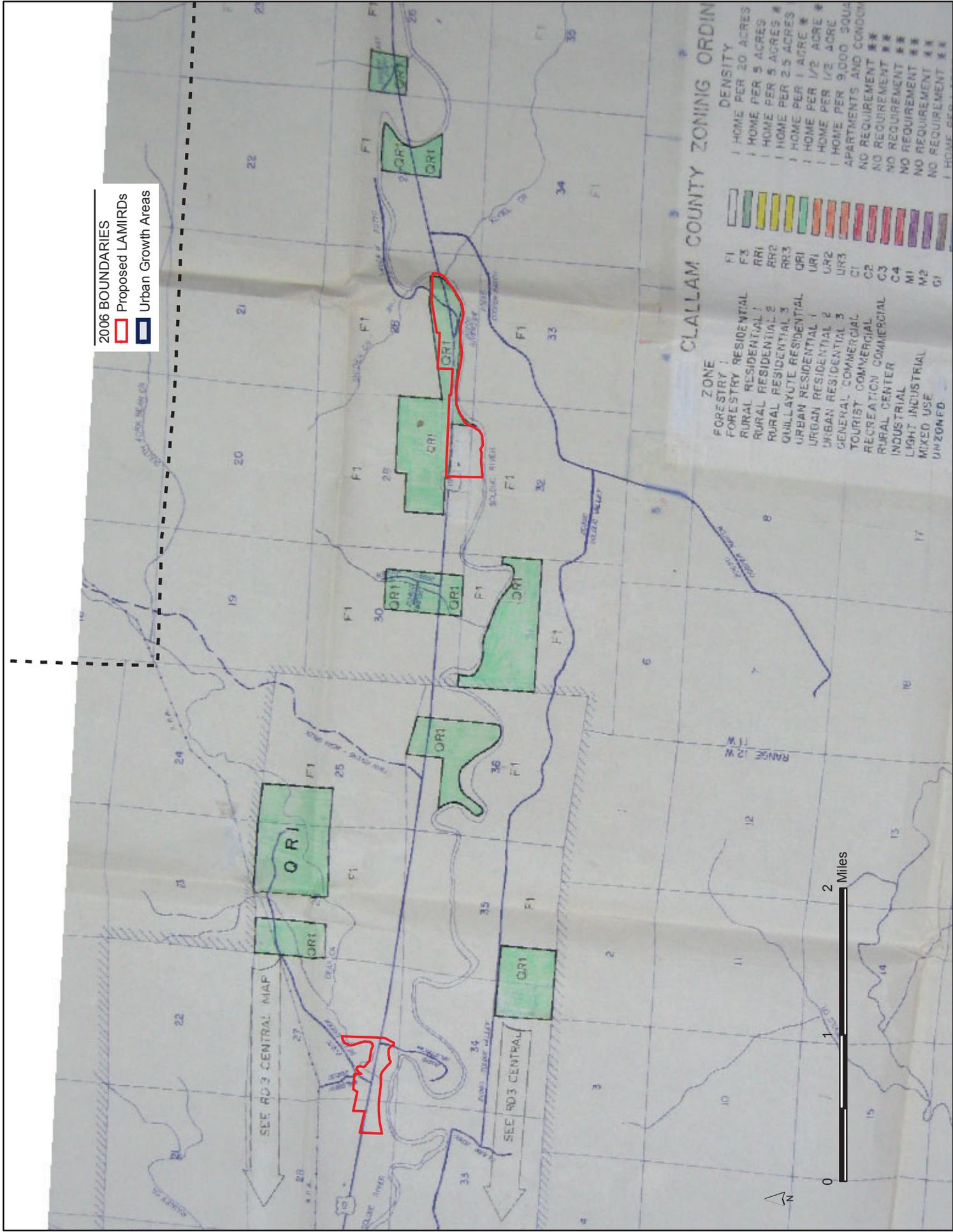
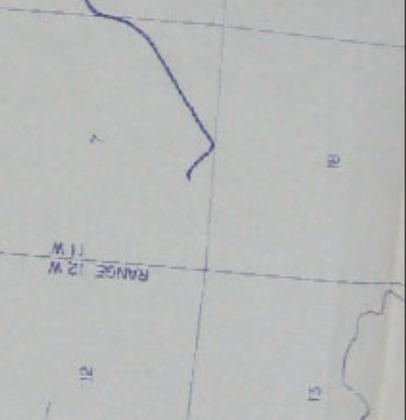
DISCLAIMER: This map is intended for information purposes only and was compiled from a variety of sources. Omissions and errors may exist.

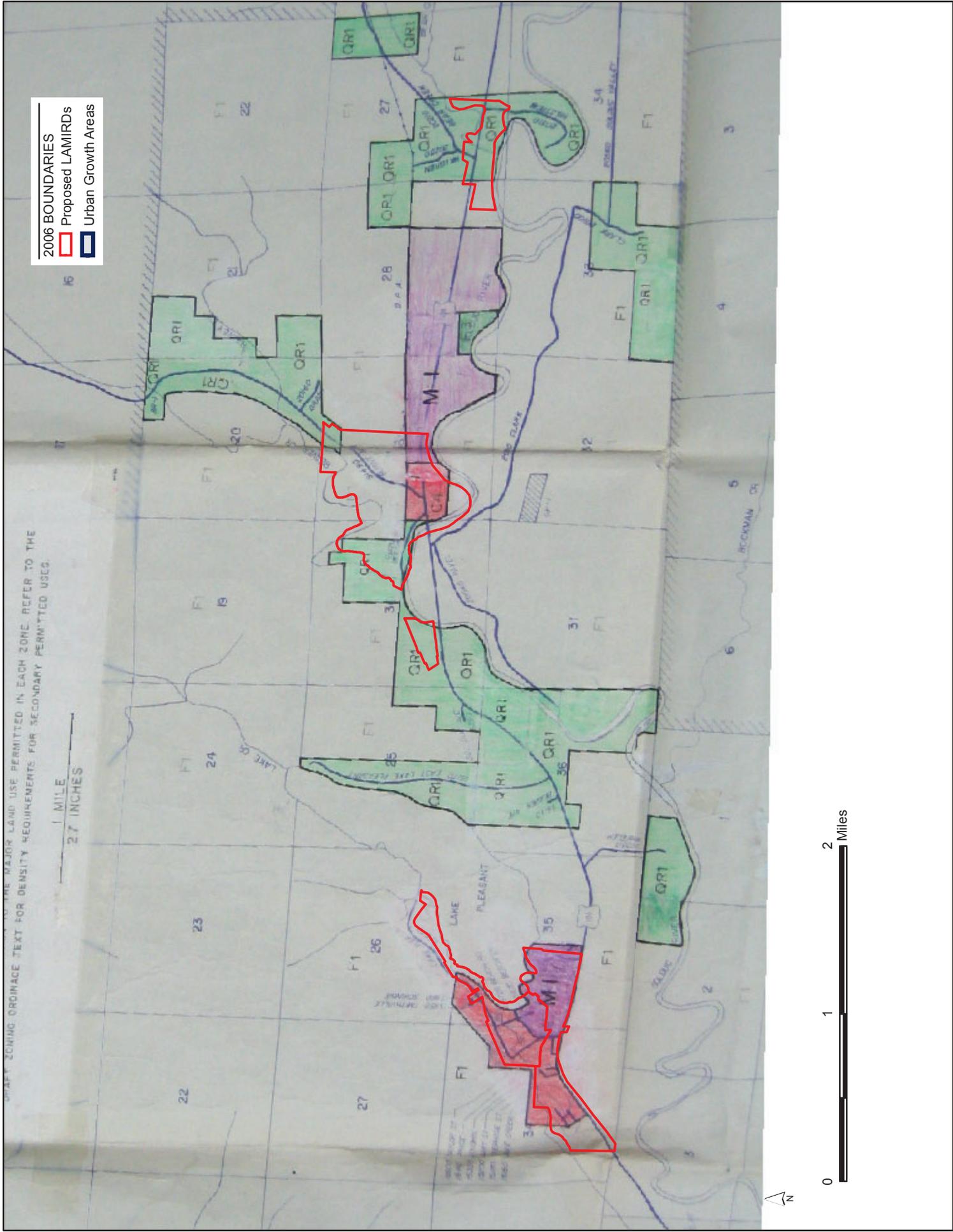
2006 BOUNDARIES
 Proposed LAMIRDS
 Urban Growth Areas

CLALLAM COUNTY ZONING ORDINANCE

- ZONE**
- FORESTRY 1
 - RURAL RESIDENTIAL
 - RURAL RESIDENTIAL 1
 - RURAL RESIDENTIAL 2
 - RURAL RESIDENTIAL 3
 - QUILTY RESIDENTIAL
 - URBAN RESIDENTIAL 1
 - URBAN RESIDENTIAL 2
 - URBAN RESIDENTIAL 3
 - GENERAL COMMERCIAL
 - TOURIST COMMERCIAL
 - RECREATION COMMERCIAL
 - RURAL CENTER
 - INDUSTRIAL
 - LIGHT INDUSTRIAL
 - MIXED USE
 - UNZONED

- DENSITY**
- 1 HOME PER 20 ACRES
 - 1 HOME PER 5 ACRES
 - 1 HOME PER 5 ACRES #
 - 1 HOME PER 2.5 ACRES
 - 1 HOME PER 1 ACRE
 - 1 HOME PER 1/2 ACRE
 - 1 HOME PER 1/2 ACRE #
 - APARTMENTS PER 9,000 SQ. FT.
 - NO REQUIREMENT **
 - NO REQUIREMENT ***
 - NO REQUIREMENT ****
 - NO REQUIREMENT *****
 - NO REQUIREMENT *****
 - NO REQUIREMENT *****
 - NO REQUIREMENT *****



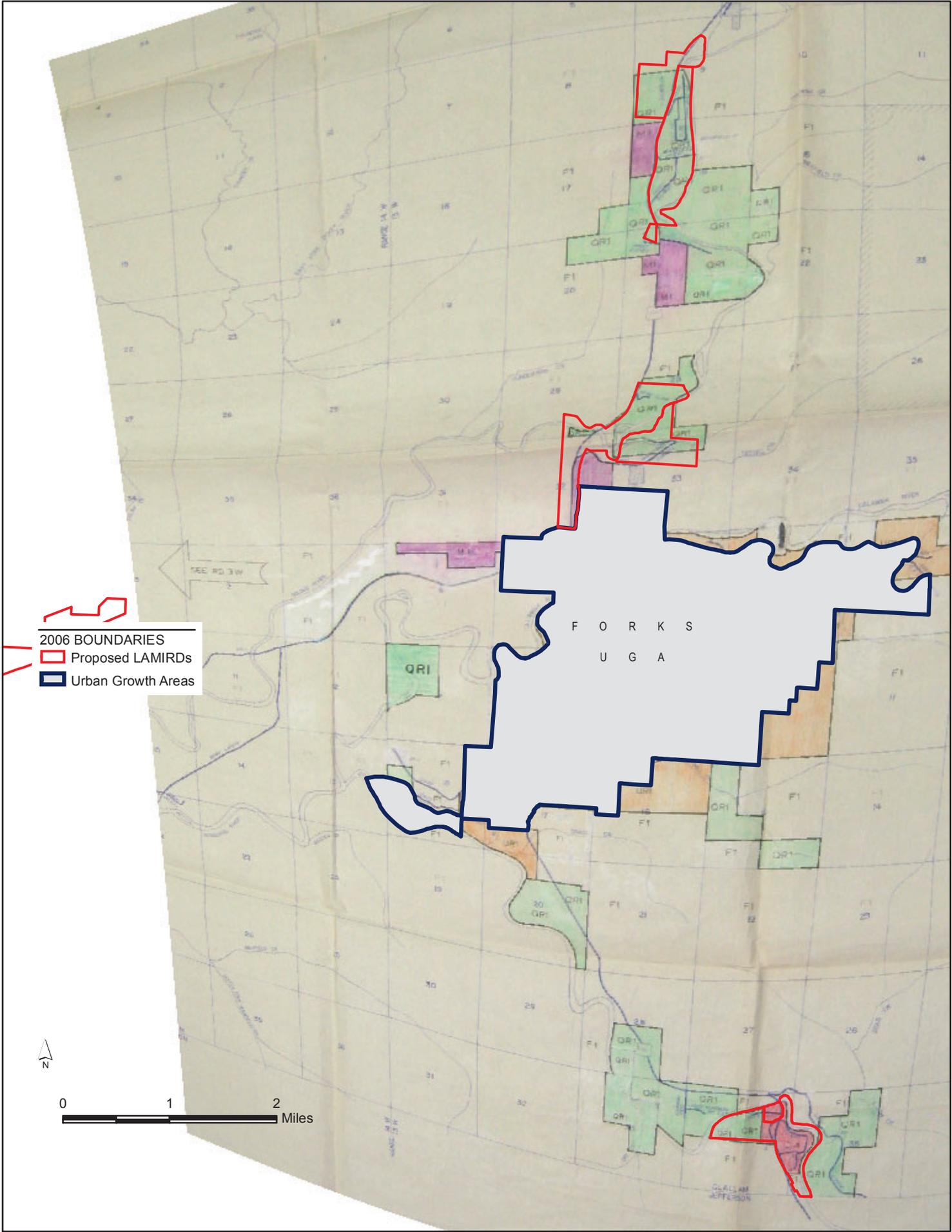


2006 BOUNDARIES
 Proposed LAMIRDS
 Urban Growth Areas

DRAFT ZONING ORDINANCE TEXT FOR DENSITY REQUIREMENTS FOR SECONDARY PERMITTED USES.

1 MILE
 2.7 INCHES

0 1 2 Miles



- 2006 BOUNDARIES
- Proposed LAMIRDs
- Urban Growth Areas

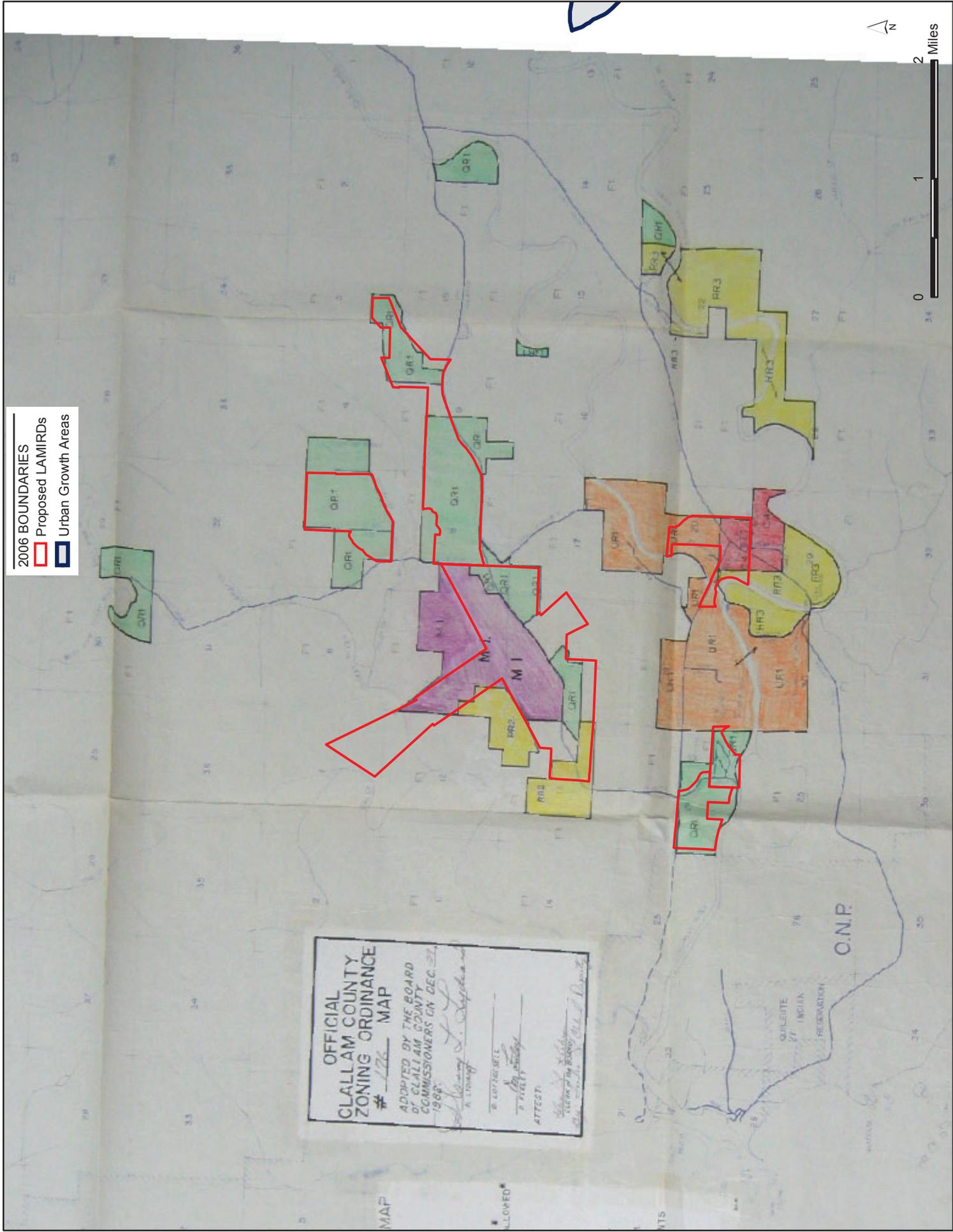
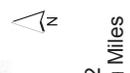
F O R K S
U G A

QRI

30
QRI

- 2006 BOUNDARIES
- Proposed LAMIRDS
- Urban Growth Areas

**OFFICIAL
 CLALLAM COUNTY
 ZONING ORDINANCE
 MAP**
 # 176
 ADOPTED BY THE BOARD
 OF CLALLAM COUNTY
 COMMISSIONERS ON DEC. 27,
 1984.
 A. Young
 CLERK
 ATTEST:
 [Signature]
 CLERK



Western Planning Region (WPR) Summary

This Summary includes:

- Summary Section
- Lamird Criteria Section
- Statistics Section

Summary Section

The Western Planning Region ("WPR") with its 282,723 acres makes up 28.3% of Clallam County. It constitutes the southwest section of Clallam County and is bounded by Olympic National Park to the east, the Straits Planning Region to the north, the Pacific Ocean to the west, and Jefferson County to the south. The WPR is "big country", with less than 7,000 inhabitants and only one UGA, to wit the incorporated community of Forks (population 3,165 as of 2006), located along a remote stretch of US 101 about 25 miles to the south of the Clallam Bay/Sekiu UGA, 55 miles west from the Port Angeles UGA and 105 miles north of Aberdeen and Hoquiam. The UGA of Forks consists of 5,027 acres and takes up 1.8% of the WPR area. Resource lands (all commercial forests) make up almost 93% of the WPR area, most of which is owned publicly or by large industrial timber-owners, leaving less than 15,000 acres, or about 5%, for rural lands. Only about 4,000 acres, or 1.4% of the WPR area, consists of areas of more intensive rural development. See Regional map WPR-b for rural land zoning designations and WPR-f for land ownerships in the WPR region.

The main transportation corridor is the US 101 loop which enters the WPR from the east, curves southward, and exits the WPR to the south. The WPR is also accessed from the Straits Planning Region to the north (Clallam Bay/Sekiu and Pysht) via SR 113 aka Burnt Mountain Rd.

Historic development.

The "west end," as this region is known locally, has long had a reputation for being rugged and remote. Historic homesteading in the WPR area was limited until the Ford family arrived in 1878 and settled Indian Prairie, which later became known as Forks because of its location at the forks of the Calawah and Bogachiel rivers. There were a number of other local prairies. These were areas that had traditionally been burnt and maintained by the Indians as meadows to attract game, and they were connected by trails. At the beginning of the 1900s, homesteaders had settled a number of these prairies and converted the trails to wagon and coach routes, with additional communities popping up along them, some of them at the location of old Indian villages. Some of these communities continue today as lamirds, i.e. Lake Pleasant (Tyee Prairie), Beaver (Beaver Prairie), Quillayute Prairie, Maxfield (Maxfield Prairie & Shuwah Indian village), and Sappho (crossroads community).

The first local sawmill was built in 1890 but at the turn of the century, logging the vast expanses of the huge old growth stands was still limited due to the remoteness of the area. With the arrival of the logging railroads in the 1920s, however, the WPR exploded into the "logging capital of the world." Because the WPR was large, remote, and rugged, and individual travel by workers and their families was cumbersome, communities providing housing and services sprang up near the work camps, sorting yards and mills, railroad roundhouses, and railroad "whistle stops." Many of the current lamirds grew into their existing uses and densities during these "glory days of logging," such as Snider, Bear Creek, Lake Pleasant, Maxfield, Whitcomb Dimmel (west), and Bogachiel Bridge.

In 1931, the 330-mile Olympic Loop Highway (US 101) was opened, finally opening up the WPR area to more easy access by logging trucks and private automobiles. The post-WWII era saw an increase in sport fishing and the area attracted additional people interested in fishing, many of whom built seasonal cabins at prime fishing spots along the rivers or where the river was easily accessible to US 101 for boat launching. The WPR region contains the Quillayute River System, comprised of the Quillayute, Sol Duc, Calawah, and Bogachiel rivers. The Quillayute River system is within the top three drainages (with the

Chehalis and Skagit) for total stocks, native stocks, and wild stocks of salmon and steelhead in Washington State (Salmon Habitat Limiting Factors in Washington State by Carol J. Smith, Ph.D., Washington State Conservation Commission, 2005). Indeed, the Quillayute system is world-renowned for its fishing, and with the decline of forestry, attracting and servicing fishers, as well as hunters and wildlife viewers, has become an important part of the local economy. According to a WDFW Fact Sheet dated December 2002, fishers, hunters and wildlife viewers spent a combined total of over \$2.18 billion in Washington State in 2001, for accommodations, supplies, and convenience store items. The WPR has the natural assets to attract some of those dollars and doing so is an important element of the region's economic strategy and relevant land-use policies.

The great majority of the WPR lamirds contain public boat access, and many of them provide visitor accommodations and supplies. The following areas in particular have been identified as prime locations for providing essential tourist services because of their proximity to parks, trails, and/or boat launches: Bear Creek, Whitcomb Dimmel (east), Bogachiel Bridge, and Three Rivers.

During WWII, a Naval Auxiliary Air Station was built on the Quillayute Prairie. In 1999, this facility was deeded to the City of Forks. The facility is being restored as an general aviation airport under a master plan developed by the City of Forks, and Clallam County is in the process of updating its Comprehensive Plan inventory, goals and policies, to be reflected in Airport Overlay Districts for each of the county's airports, including this one. The Quillayute Airport lamird has been identified as a prime focus of and location for economic re-development in the WPR.

Economic issues.

With more than 90% of lands in commercial forestry, it is not surprising that the WPR's economy has been almost entirely based on logging. Timber harvesting reached historic highs in the 1980s but dropped abruptly in the early 1990s for a variety of reasons, including the listing of the northern spotted owl under the Endangered Species Act, economic recessions, and prohibitions on settling timber in export markets.

Because of its physical remoteness and ruggedness, the sharp decline in logging hit the WPR particularly hard. Unlike the other Clallam County regions, the WPR lies outside the geographic reach of the Seattle/Tacoma commercial centers. While the other Clallam County regions have managed to diversify their commercial opportunities, economic recovery in the WPR has been limited and slow, evidenced most clearly by the decline of population in the WPR from a high of 8,015 in 1980 to 6,747 in 2000, with no evidence of any increase in population since then.

One of the GMA goals provides as follows:

Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities." From RCW 36.70.020(5).

With the sharp decline of the logging industry over the last two decades, the WPR has been and continues to be in the position of having to economically re-invent itself. Although the "west end" has many natural resources and recreational attractions, it continues to struggle in attracting new businesses and tourists. Travel continues to be difficult on the narrow and winding roads, especially in winter due to high winds, rain and ice. The Forks area also receives an average annual rainfall of about 120 inches (10 feet), in sharp contrast to Sequim and Port Angeles, which enjoy an average annual rainfall of less than 24 inches.

The County-wide Comprehensive Plan at CCC 31.02.620(1) recognizes the importance of ensuring that adequate industrially-zoned lands exist to sustain economic growth, diversity and vitality throughout the

County. While economic development in the WPR is appropriately and primarily directed to the Forks UGA (as may be evidenced by the location of the new Industrial Park), the Forks UGA itself consists in large part, and is almost entirely landlocked by, lands owned by large industrial timber owners, limiting other industrial/commercial development opportunities.

Because the WPR is clearly in a much less advantageous position than the rest of the county, more flexibility is appropriate, as reflected in the County-wide Comprehensive Plan, at CCC 31.02.265, which provides that while “residential densities should generally be rural in nature, and commercial uses should be focused on serving the local community or the traveling public,” “[i]n some areas of the West End, industrial uses may be appropriate in [rural centers] provided that adequate facilities and services are provided.” The Plan at CCC 31.02.610 (F) shows the location of Clallam County economic development nodes where commercial, industrial and/or mixed use zoning are supported by the land use elements, and these include the WPR lamirds of Bear Creek, Sappho, Beaver, Whitcomb/Dimmel (east), Three Rivers, and the Quillayute Airport. This need for additional flexibility is also reflected in the WPR Regional Plan, at CCC 31.06.100, as follows:

The following principles guide the designation of rural lands and the permitted uses within the Western regional planning area:

(1) Tourist-related businesses should be supported throughout rural areas, including such uses as bed and breakfast inns, tourist shops, recreational activities and convenience services;

...

(3) Timber harvesting and agriculture are traditional activities and should be permitted throughout rural areas;

(4) Recognize the limited amount of private land for development and allow for greater flexibility in development regulations while still protecting adjacent landowners from impacts caused by land uses which may be objectionable;

...

(11) Major industrial and commercial development should be primarily focused into the Forks urban growth area, with some development as outlined allowed in rural areas;

(12) Rural centers and tourist commercial zones should be designated to allow for a mixture of commercial and residential uses in rural areas. These zones are where communities have been established historically and allowed for a variety of land uses.

Another major obstacle to economic redevelopment in the WPR, as identified in the County-wide Comprehensive Plan at CCC 31.02.510 is the fact that in the WPR “housing is difficult to obtain due to the lack of new construction.” Much of WPR’s existing housing is old and modest at best, and because almost all WPR land is held as Commercial Forest or by public agencies, the “land base for private land use in this region is limited.” See WPR Regional Plan at CCC 31.06.090.

Only 5% of this economically depressed, isolated, and vast region is available for Rural zoning. To deal with these limitations, the Rural Western (RW1) and Quillayute Residential (QR) zoning designations were developed to designate areas where “residential one acre lots in rural areas is either currently the predominant land use *or is proposed.*” See CCC 33.10.045 and 33.10.080 [emphasis added]. This zoning designates the lamirds of Snider, Lake Pleasant, Maxfield, Whitcomb Dimmel (west), Bogachiel Bridge, Quillayute River, Quillayute Prairie, and Little Quillayute Prairie. To the extent these lamirds include areas that have not yet developed at lamird densities, these areas have been designated to accommodate the increase in rural population that will accompany the region’s inevitable economic recovery. The WPR lamirds are generally bounded by natural features and surrounded by resource lands, both of which augment both the logical outer boundaries as well as the rural character of the lamirds, and even at full build out, residents within these lamirds will be provided with a rural character lifestyle.

The lamirds.

Only 4,018 acres, or 1.4% of the WPR area, have been designated lamird, leaving more than 90% of the WPR in commercial forestry designation. The WPR lamirds can be characterized as follows:

1. Pre-1990 Commercial Nodes, zoned either Western Region Rural Center(WRC), "a land use classification intended for areas with a mixture of land uses, including commercial, residential and industrial", per CCC 33.15.045, or Tourist Commercial (TC), "a land use classification intended for areas primarily devoted to providing services to the traveling public," per CCC 33.15.065:
 - Bear Creek
 - Sappho
 - Beaver
 - Whitcomb Dimmel (east)
 - Bogachiel Bridge
 - Three Rivers
 - Quillayute Airport

2. Pre-1990 Residential Neighborhoods, zoned either Western Region Rural (RW1), "a land use classification in areas where residential one acre lots in rural areas is either currently the predominant land use or is proposed," per CCC 33.10.045, or Quillayute Residential (QR), "a land use classification in areas where residential one[-half] acre lots in rural areas are either currently the predominant land use or are proposed," per CCC 33.10.080. These are pre-existing residential neighborhoods (dating back to the early and mid-1900s) within well-identified logical outer boundaries, and infill development consistent with the existing neighborhood character and all other development regulations is appropriate. These neighborhoods generally developed at locations along major roads and near rivers, and these locations continue to be the only lands available to small private ownerships. The lamirds' isolated settings along the rivers and among extensive commercial forestry resource lands provides residents with a rural character lifestyle nonetheless. Full build-out of these lamirds will be significantly limited, however, by Critical Area Ordinance restrictions associated with the logical outer boundaries, further ensuring the rural character of these lamirds.
 - Snider
 - Old Beaver
 - Lake Pleasant (Tyee)
 - Maxfield (Shuwah)
 - Whitcomb Dimmel (west)
 - Bogachiel River Bridge
 - Quillayute River

3. Proposed more intense areas of rural development, zoned either Western Region Rural (RW1), "a land use classification in areas where residential one acre lots in rural areas is either currently the predominant land use or is proposed," per CCC 33.10.045, or Quillayute Residential (QR), "a land use classification in areas where residential one[-half] acre lots in rural areas are either currently the predominant land use or are proposed," per CCC 33.10.080. These areas have been specifically identified for desired residential development within well-identified logical outer boundaries, for the following reasons: The area is not owned by large industrial timber ownerships, does not consists of resource lands, is free from critical areas, is flat, is located near prime recreational areas, and will provide views. Even at full build out, the lamirds' setting among extensive forest lands will provide residents with a rural character lifestyle nonetheless.
 - Quillayute Prairie
 - Little Quillayute Prairie

ALL WPR lamirds were designated with more intense rural zoning designations as far back as the 1982 Comprehensive Plan and Zoning Map. With the adoption of the 1995 Comprehensive Plan and Zoning Map, zoning designations were adjusted where appropriate based on the goals of the GMA and the then-existing circumstances. These adjustments included down-zoning of large areas that had not yet developed at the higher densities, and adjustment of zoning boundaries to reflect more logical outer boundaries. See regional maps at WPR-e.

The lamirds will serve to provide for much-desired infill development within logical outer boundaries that were drawn based on physical and environmental conditions, all as provided for by the GMA, and as described in more detail in the respective individual lamird summaries. Even after having set aside these areas over a decade ago, development in the WPR area continues to be stagnant.

By setting aside these areas for more intense rural development now, both to encourage and in anticipation of an improved economy (GMA goal 5), the WPR is ensuring housing opportunities to all its potential economic segments (GMA goal 4), reducing the possibility of sprawl (GMA goal 2), reducing residential interference with its natural resource industries (GMA goal 8), and avoiding development pressures on more environmentally sensitive areas (GMA goal 10).

Lamird Criteria Section

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Usage RCW 36.70A.070 (5)(d)(i)	Existing Commercial, Industrial, Residential, or Mixed-use areas	See Summary Section above. See also the County-wide and applicable Lamird Summaries for additional or more specific information on regulations and policies referenced herein.
Location and Boundary RCW 36.70A.070 (5)(d)(iv)	Outside designated UGAs, and agricultural, forest, and mineral resource lands	All the lamirds are located outside of UGAs. There are no agricultural resource lands in the WPR. Some lamirds do border on forest resource lands, which contribute to the rural character of the lamirds. There are extensive mineral resource lands located throughout the WPR and mineral extraction is an allowed use under the Commercial Forestry zoning designations where the great majority of mineral resources in the WPR area are located.
	Area clearly identified and contained with a logical outer boundary (LOB) delineated primarily by the built environment as of July 1, 1990	The WRC and TC designations were used to delineate areas with uses consistent with these designations that predate 1990, i.e. Bear Creek, Sappho, Beaver, East Whitcomb/Dimmel, Quillayute Airport, and Three Rivers. (Sappho, Beaver, and Three Rivers were identified as "existing rural center" in the County-wide Comprehensive Plan at CCC 31.02.265; Quillayute Airport dates back to the early 1940s but was only transferred to the City of Forks in 1999; Bear Creek was the location of a major scaling operation and is now the location of extensive tourist services). The RW1 and QR designations were used to delineate areas which had already residentially developed at more intense densities (Snider, Old Beaver, Lake Pleasant, Maxfield, Bogachiel Bridge, and Quillayute River all have residential development going back to 1920s-1960s) or are slated for residential developments at more intense densities (West Whitcomb/Dimmel, Quillayute Prairie, and Little Quillayute Prairie, the latter two were locations of early homesteading). Thousands of acres of outlying areas that were zoned for more intense use under the 1982 Comprehensive Plan and Zoning Map and which had not yet developed at these densities and uses, were downzoned to less intense rural uses under the 1995 Comprehensive Plan and Zoning Map. Certain areas were retained however, to provide for much needed and desired infill development.

Type 1 LAMIRDS: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
	LOB creation addresses neighborhood character	The residential lamirds were primarily designated Quillayute Residential (1982-QR) under the 1982 Zoning Map, which had as a purpose “to provide for residential development [at densities of one dwelling per one-half acre] for those isolated areas of western Clallam County which have experienced minimal growth.” The purpose of the current RW1 and QR zoning designations is to provide for “residential ... lots in rural areas,” CCC 33.10.045 and 33.10.080, at densities of one dwelling per acre and half-acre, respectively. The commercial lamirds were primarily designated either Commercial or Industrial under the 1982 Zoning Map. The purpose of the WRC and TC zoning designations is to provide “a mixture of land uses,” CCC 33.15.045 and “services to traveling public,” CCC 33.15.065, and are designated where “communities have been established historically and allowed for a variety of land uses,” CCC 31.06.100(12). Under the current, 1995, Comprehensive Plan and Zoning Plan, these lamirds were designated with a zoning which accurately addressed their character.
	LOB creation addresses physical boundaries	The boundaries of the lamirds were drawn considering a variety of circumstances, including physical boundaries such as roads, cliffs, waterfront, and critical areas.
	LOB creation addresses prevention of irregular boundaries	The boundaries of the lamirds were drawn considering a variety of circumstances, including the desire to avoid small islands of divergent zoning and jagged irregular boundary lines.
	LOB creation addresses ability to provide appropriate services	Most of the WPR lamirds are pre-existing and well-established neighborhoods, generally located near US 101, and all adequately served by well-established road networks. Most of them are located directly along a Clallam Transit bus route. Any further infill is subject to the Clallam County Subdivision Code (CCC Title 29) CCC) and the Clallam County Building Code (CCC Title 21), both of which require evidence of adequate water and sewage disposal.
Development Infill/ Development/ Redevelopment RCW 36.70A.070 (5)(d)(i);(iv)	Principally designed to serve the existing and projected rural population	The purpose of the RW1 and QR zoning designations is to provide for “residential ... lots in rural areas.” The purpose of the WRC and TC zoning designations is to provide “a mixture of land uses” and “services to traveling public.” The job opportunities created under these designations benefit the existing and projected rural population.
	Development is consistent with the existing character	The zoning code at Title 33 CCC prescribes allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions for each zoning designation that are consistent with that zoning designation’s stated purpose. Each of the zoning designations provides that conditional uses are subject to a “determination that the proposed use is consistent with applicable land use regulations and the character of the neighborhood.”
	Area not permitted to extend beyond LOB	Lamird development beyond the lamird boundaries is subject to the applicable lower-density zoning that surrounds the

Type 1 LAMIRDS: Existing Commercial, Industrial, Residential, or Mixed-use areas

Criteria		
<p>Development Regulations RCW 36.70A.070 (5)(d)(iv);(e)</p>	<p>Measures minimize and contain existing areas</p>	<p>lamirds.</p> <p>The lamirds are subject to higher density zoning that does not extend beyond their boundaries. Extending the lamird boundaries would involve an amendment to the Zoning Map, pursuant to Chapter 33.35 CCC requiring the applicant to demonstrate “consistency with all goals, policies, and mapping criteria of the comprehensive plan.” An amendment to the comprehensive plan would require the applicant to demonstrate both consistency with the “spirit and intent” of the comprehensive plan, the Zoning Code, and all other land-use regulations, as well as that the amendment would not be detrimental to the public health, safety, and welfare and is necessary due to changed conditions or circumstances. As more than 90% of the WPR area is zoned CF, many of lamirds border on CF-designated lands. The County-wide Comprehensive Plan at CCC 31.02.140(23) requires that lands designated as CF remain in that classification unless a strong case can be made that that the zoning could be changed without affecting the commercial viability of the surrounding forest land or that a mistake was made in the initial designation.</p> <p>The WPR lamirds have not increased in number since 1995 and only two lamirds were adjusted in size, one due to an oversight in the initial designation (See Beaver lamird) and another to allow for more flexible uses of an existing professional office building (See Maxfield lamird).</p>
	<p>Measures minimize and contain existing uses</p>	<p>Each of the WPR lamird zoning designations (RW1, WRC, TC and QR) recognize the rural setting where they are applied which is reflected in their criteria. These zoning designations are applied only to areas within lamirds.</p>
	<p>Measures protect critical areas</p>	<p>Any development and redevelopment that may occur near streams, wetlands, and landslide areas is subject to buffers and other protective development permit conditions according to Chapter 35.01 CCC, Shoreline Management Act (SMA) and the Clallam County Shoreline Master Program (SMP), as well as Chapter 27.12 CCC, Critical Areas Code (CAC).</p> <p>Further land divisions within critical aquifer recharge areas to densities exceeding 1 dwelling per 2.4 acre or involving Type 1 soils are conditioned on enhanced on-site sewage treatment that achieves >30% nitrate reduction, according to policies drafted by Clallam County Department of Health & Human Services under the authority of CCC 27.12.615 (3)(b).</p>
	<p>Measures protect against conflicts with use of agricultural, forest, and mineral resource lands</p>	<p>There are no Agricultural Retention lands in the WPR. There are extensive Commercial Forest lands in the WPR. All of the WPR Regional Plan zoning designations that apply outside of the Forks UGA list “timber harvesting” and “agricultural activities” as allowed uses (except for the P zoning designation).</p> <p>There are also mineral resource lands in the WPR. Mineral extraction is an allowed use under all Commercial Forestry designations, which cover more than 90% of WPR lands. Furthermore, Chapter 27.10 CCC, Right to Practice Forestry,</p>

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
		Mining and Agriculture, contains notice provisions designed to avoid conflicts, providing for general notice with their tax bill to “all owners of real property in Clallam County” and for specific disclosure “[p]rior to recording the transfer” or “[u]pon the issuance of a development permit” of land within 600 feet of agricultural, forest, and mineral resource lands, which notice/ disclosure must read in pertinent part as follows: “Clallam County has determined that the use of real property for forestry, mining or agricultural operations is a high priority and favored use to the County and will not consider to be a nuisance those inconveniences or discomforts arising from forestry, mining or agricultural operations, if such operations are consistent with commonly accepted best management practices and comply with local, State and Federal laws.”

Statistics Section-WPR

ZONING CODE	ZONING DESCRIPTION	AREA-ACRES	% OF WPR
UGAs			
Forks	Includes Incorporated Area	5,027	1.8
<i>TOTAL</i>		<i>5,027</i>	<i>1.8</i>
RURAL LANDS			
RW2	Rural Moderate	2,873	1.0
RW5	Rural Low	7,198	2.5
<i>TOTAL</i>		<i>10,071</i>	<i>3.6</i>
INTENSIVE RURAL LANDS			
RW1	Rural	946	0.3
QR	Quillayute Residential	1,150	0.4
TC	Tourist Commercial	233	0.1
WRC	Western Region Rural Center	1,688	0.6
<i>TOTAL</i>		<i>4,018</i>	<i>1.4</i>
RESOURCE LANDS			
CF	Commercial Forest	262,156	92.7
P	Public	16	.006
<i>TOTAL</i>		<i>262,172</i>	<i>92.7</i>
OTHER LANDS			
Tribal Lands	Lands Under Tribal Jurisdiction	949	0.3
Lakes	Lake Pleasant	488	0.2
<i>TOTAL</i>		<i>1,437</i>	<i>0.5</i>
	<i>TOTAL PLANNING REGION</i>	<i>282,723</i>	<i>100.0</i>

Stats generated from Zoning GIS layer, but exclude Olympic National Park. Stats include entire area within respective zoning designations, including roads.

Map WPRIamird1-a

SNIDER

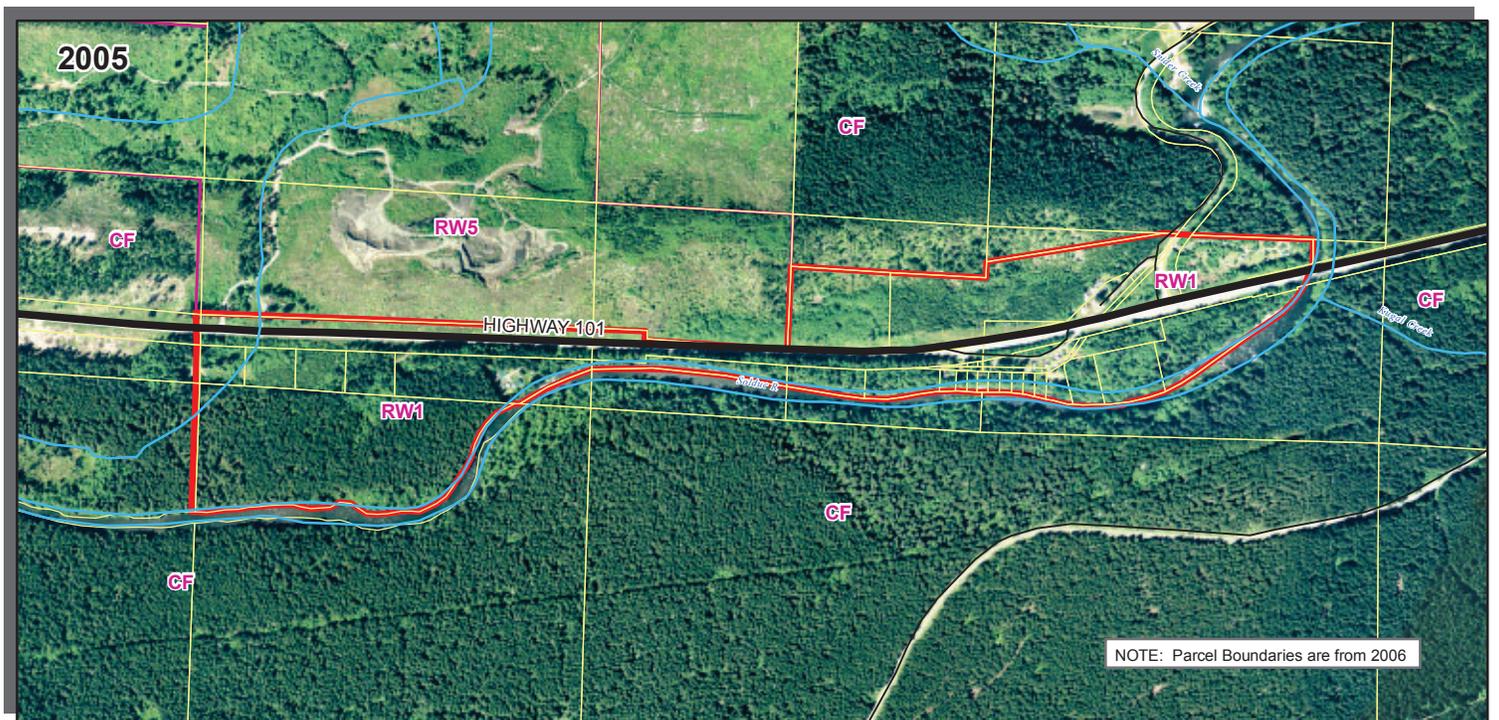
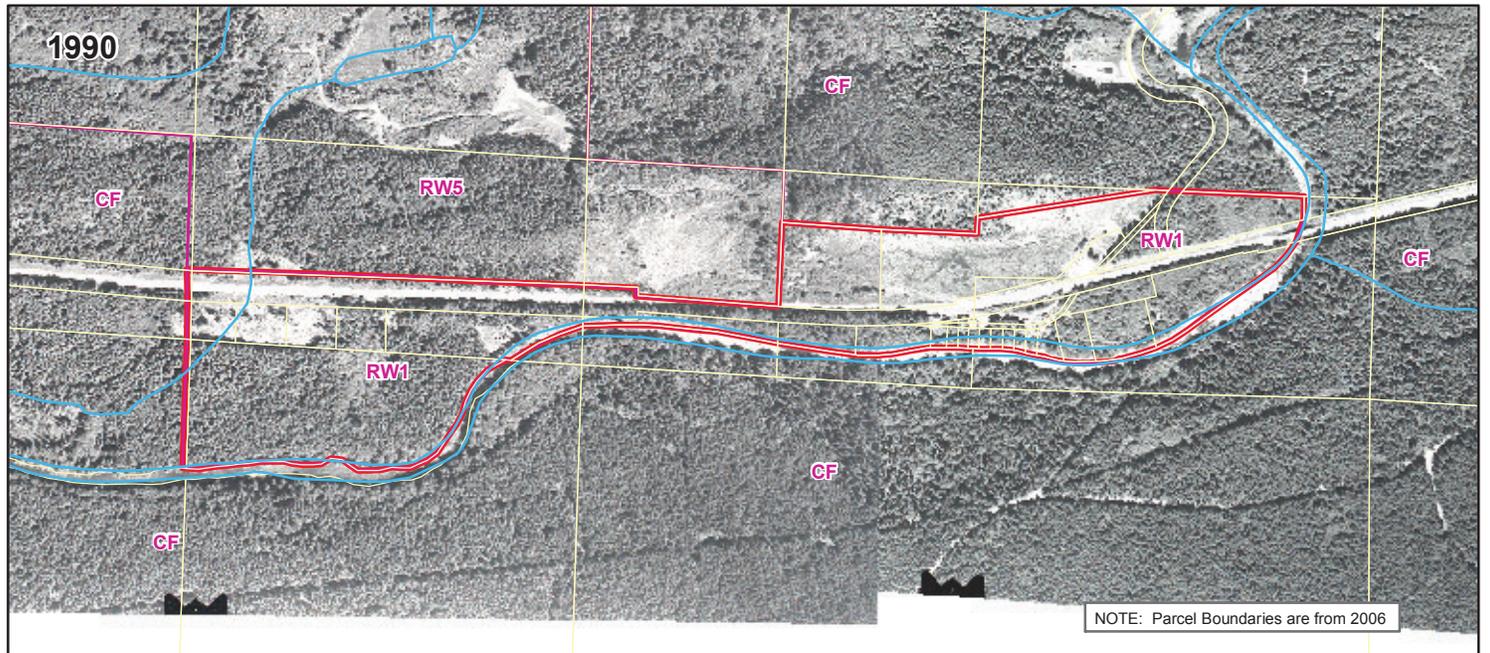
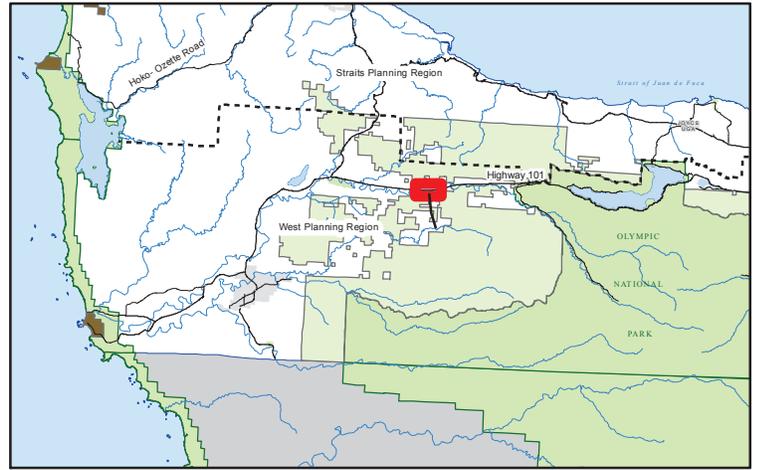
1990 AND 2005 BUILT ENVIRONMENT

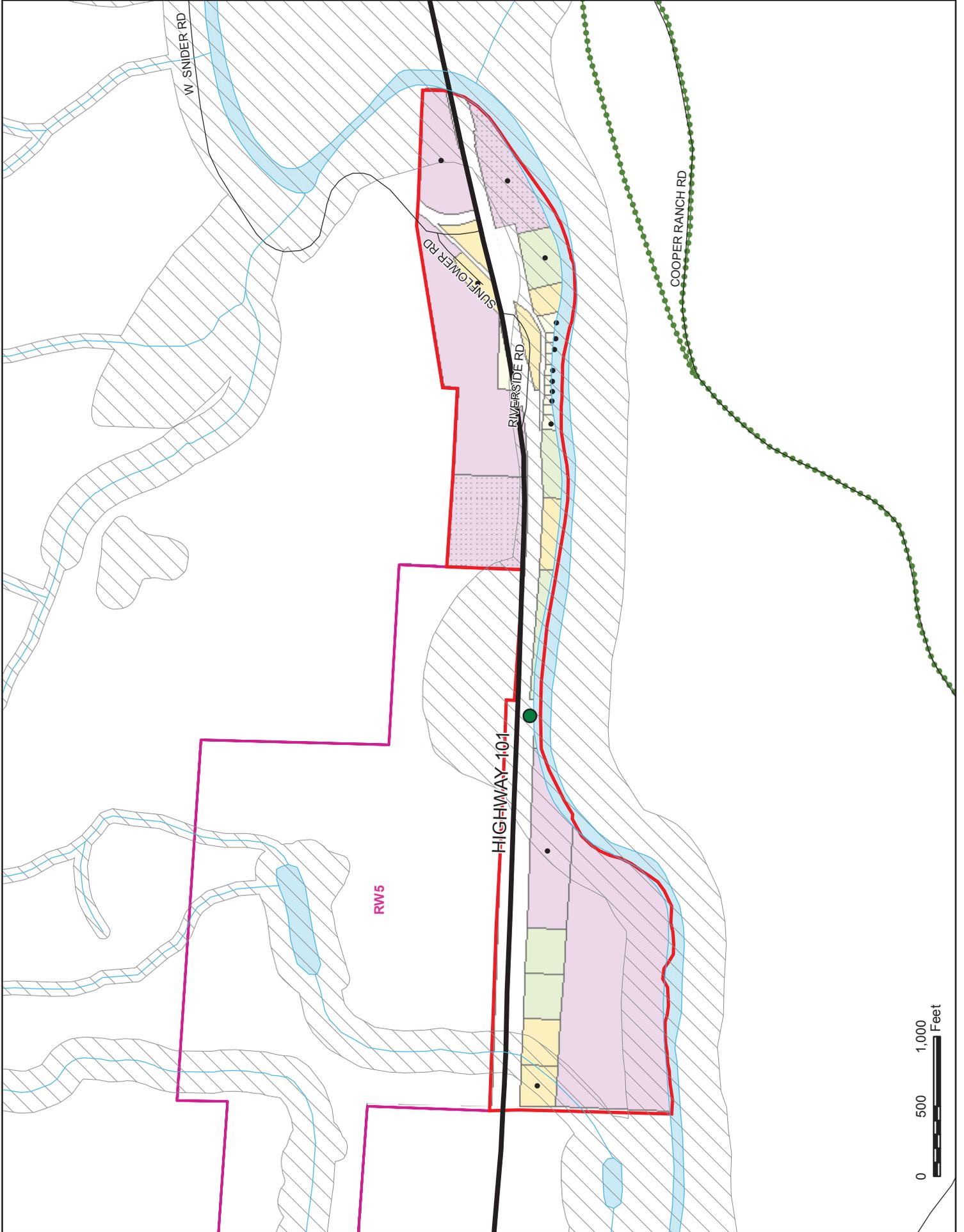
Prepared by Clallam County Dep't of Community Development, Edits: CTT, August 3, 2006

Legend

-  LAMIRD Boundaries
-  Urban Growth Areas
-  Zoning Boundaries
-  2006 Parcel Boundaries
-  Rivers

0 1,000 2,000 Feet





WPRIamird1-Snider

Lamird Report

This report provides the written record of local circumstances that explains how the Snider LAMIRD (“this lamird”) fits within the rural element goals of the Growth Management Act (“GMA”), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 1, as described at RCW 36.70A.070(5)(d)(i). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

This report refers to the Western Planning Region (“WPR”) summary and regional maps which are located in section G.0, WPR Summary and Maps, and which are designated with the prefix “WPR”. This report also refers to lamird-specific maps which are located in section G.1, WPR Lamird 1 Snider, and which are designated with the prefix “WPRIamird1”.

Summary Section

Lamird Description

This lamird consists of 102 acres of Western Region Rural zoning (RW1) located in an isolated setting along both US 101 and the Sol Duc River (see regional map WPR-a). This lamird is made up of 29 residential use parcels containing mostly seasonal fishing cabins and modest homes. This lamird is bounded by US 101 and the steep hills beyond US 101 to the north, by Olympic National Forest ownership to the north and east (which include the popular Kloshe Nanitch Trail and Klahowya Campground), by the Sol Duc River to the south, and by a Sol Duc tributary and DNR ownership to the west, all of which serve as logical outer boundaries. Although at full build-out, this lamird would be more dense than generally considered rural, the lamird's isolated setting along the Sol Duc River and among extensive commercial forestry resource lands provides residents with a rural character lifestyle nonetheless. However, full build-out will be significantly limited by Critical Area Ordinance restrictions associated with the logical outer boundaries, further ensuring the rural character of this lamird.

Regional map WPR-b shows how this lamird is surrounded and bounded almost entirely by Commercial Forest (CF) and lower density rural (RW5) zoning. Regional map WPR-c shows how portions of the lamird, mostly associated with the logical outer boundaries, are subject to critical areas protections under the Clallam County Critical Areas Code (“CAC”). Regional map WPR-d shows how this lamird is served by access onto US 101 and a Clallam Transit bus route with service to Port Angeles, Forks, and Clallam Bay/Sekiu. There are extensive recreational opportunities nearby, such as access to and fishing the Sol Duc River and hiking and biking the nearby Kloshe Nanitch Trail and Olympic Discovery Trail. Nearby recreation facilities include two boat ramps onto the Sol Duc River: an unofficial but very popular boat ramp within the lamird where the US 101 right-of-way borders the Sol Duc River, and an official one in the neighboring Olympic National Forest campground of Klahowya to the east.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map WPRIamird1-a reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding areas have retained their character.

A review of the Auditor's and Assessor's records confirms that residential development of this lamird dates back to the late 1920s, when cabins and homes in the south portion of this lamird provided housing to those working on nearby federal lands under the Civilian Conservation Corps or at the Riverside Logging Camp and Shake Mill that operated in the north section of this lamird until the 1980s. The short plat creating the western parcels dates back to 1977 and the tax numbers assigned to the eastern parcels date back to well before 1978.

Under the 1982 Comprehensive Plan and Zoning Map (see regional map WPR-e-i), a much larger area at this location had been designated for more intense future residential expansion. Under the 1995 Comprehensive Plan and Zoning Map, a large, undeveloped area totaling close to 200 acres in the northwest corner was down-zoned to RW5. This area is sloped and subject to landslide and erosion hazards and by 1995, this area had remained at less intense uses, and downzoning was appropriate. Based on local circumstances, however, retaining and including areas within logical outer boundaries for desired infill development is also appropriate.

The 1995 County-wide Comprehensive Plan at CCC 31.02.510 identified the lack of new construction in the WPR as a major obstacle to economic redevelopment of the WPR. The 1995 WPR Regional Plan at CCC 31.06.090 identifies as a root cause for this problem the fact that “land base for private land use in this region is limited.” Indeed, almost all WPR land is held as Commercial Forest or by public agencies. This issue had been previously identified in the FSEIS concerning the Proposed Zoning Ordinance of 1982 at p. 20, which explains that the 1982-QR “classification is intended to provide for residential development for those isolated areas of western Clallam County which have experienced minimal growth. Nearly all land is owned by the government or large timber companies, leaving a limited amount of areas in small private land holdings where residential development is possible.”

In adjusting the boundaries to meet the goals of the GMA, a 31 acre area in the southwestern corner was rezoned from Forestry to RW1, including it in the current lamird. Excluding it had resulted in the creation of a small area of divergent zoning isolated by the Sol Duc River to the south, US 101 to the north, the lamird to the east, and DNR ownership to the west. These parcels are appropriately included because they are contained within the logical outer boundaries and are appropriately identified for much desired residential infill development.

In sum, the current lamird boundaries are logically and purposefully drawn to include pre-existing higher density rural residential areas, and to plan for future infill development that will meet the need for new rural character lifestyle homes expected to coincide with any recovery of the local economy. Planning now for areas of more intense rural development will ensure that there will be sufficient rural lands available in this area of limited rural land availability in accordance with the goals of the GMA as explained in the WPR Regional Summary.

This lamird has remained within the boundaries established on the 1995 Comprehensive Plan and Zoning Map.

Local Circumstances

According to the statistics included in the Statistics Section below and as confirmed by lamird map WPRlamird1-b (which simply puts a dot in the center of each improved lot regardless of where on the lot the improvement occurs), this area includes several larger parcels that remain subdividable. This is a pre-existing residential neighborhood within well-identified logical outer boundaries, and infill development consistent with the neighborhood character and all other development regulations is appropriate.

Lamird Criteria Section

Type 1 LAMIRDS: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Usage RCW 36.70A.070 (5)(d)(i)	Existing Commercial, Industrial, Residential, or Mixed-use areas	See Summary Section above. See also the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.
Location and Boundary RCW 36.70A.070	Outside designated UGAs, and agricultural, forest, and mineral resource lands	The nearest UGA (Forks) is about 17 miles to the west. This lamird does include a number of larger vacant parcels. Due to their location and the need for residential development within the WPR, these have

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
(5)(d)(iv)		been designated for more intense residential development.
	Area clearly identified and contained with a logical outer boundary (LOB) delineated primarily by the built environment as of July 1, 1990	The built environment of this lamird dates back to the late 1920s and the logical outer boundaries include the pre-existing built environment.
	LOB creation addresses neighborhood character	The LOB creation identifies a cohesive and established neighborhood that existed as of 1990. The area's LOB helps maintain this area's neighborhood character. The purpose of the current RW1 zoning is "a land use classification in areas where residential one acre lots in rural areas is either currently the predominant land use or is proposed." See CCC 33.10.045. This designation is consistent with the previous QR designation, the pre-existing residential use, and the proposed residential expansion within the identified logical outer boundaries.
	LOB creation addresses physical boundaries	This lamird is bounded by US 101 and the steep hills beyond US 101 to the north, by Olympic National Forest ownership to the north and east, by the Sol Duc River to the south, and a Sol Duc tributary and DNR ownership to the west, all of which serve as logical outer boundaries.
	LOB creation addresses prevention of irregular boundaries	At the time of the 1995 Comprehensive Plan and Zoning Map, the boundaries were specifically drawn to follow logical outer boundaries and to prevent irregular boundaries. An island of divergent zoning was eliminated by redrawing the boundaries at the time of the 1995 Comprehensive Plan and Zoning Map.
	LOB creation addresses ability to provide appropriate services	This lamird is located along US 101 and a Clallam Transit bus route. Any further infill is subject to the Clallam County Subdivision Code (CCC Title 29) CCC and the Clallam County Building Code (CCC Title 21), both of which require evidence of adequate water and sewage disposal.
Development Infill/ Development/ Redevelopment RCW 36.70A.070 (5)(d)(i);(iv)	Principally designed to serve the existing and projected rural population	The RW1 zoning provides for residential use. See CCC 33.10.045.
	Development is consistent with the existing character	The RW1 zoning designation prescribes allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions which are consistent with its stated purposes. Any conditional uses are subject to a "determination that the proposed use is consistent with applicable land use regulations and the character of the neighborhood." See CCC 33.10.045.
	Area not permitted to extend beyond LOB	Lamird development beyond the lamird boundaries is subject to the applicable lower-density zoning that surrounds the lamird. This lamird has not increased in size between 1995 and the present.
Development	Measures minimize and	Extending the lamird's boundaries would involve an

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Regulations RCW 36.70A.070 (5)(d)(iv);(e)	contain existing areas	amendment to both the Comprehensive Plan and Zoning Map.
	Measures minimize and contain existing uses	Development and allowable uses are limited under the applicable RW1 zoning provisions in the zoning code at CCC 33.10.045 as well as evidence of adequate water and sewage disposal.
	Measures protect critical areas	Any development and redevelopment that may occur near streams, wetlands, and landslide areas is subject to buffers and other protective development permit conditions according to Chapter 35.01 CCC, Shoreline Management Act (SMA) and the Clallam County Shoreline Master Program (SMP), as well as Chapter 27.12 CCC, Critical Areas Code (CAC).
	Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	See CCC 27.10.020 Disclosure of property use for, and priority of forestry, mining or agricultural operations.

Statistics Section

Current parcel size groupings

	Parcel size – acres				Row total
	0 - .99	1.00 – 1.99	2.00 – 4.99	>5.00	
# of parcels	11	7	5	6	29
Sum of acres	3.7	11.1	11.8	75.5	102.1
Average acres	0.3	1.6	2.4	12.6	3.5
% of acres	3.6%	10.8%	11.6%	73.9%	100.0%
% of parcels	37.9%	24.1%	17.2%	20.7%	100.0%

Build-out potential

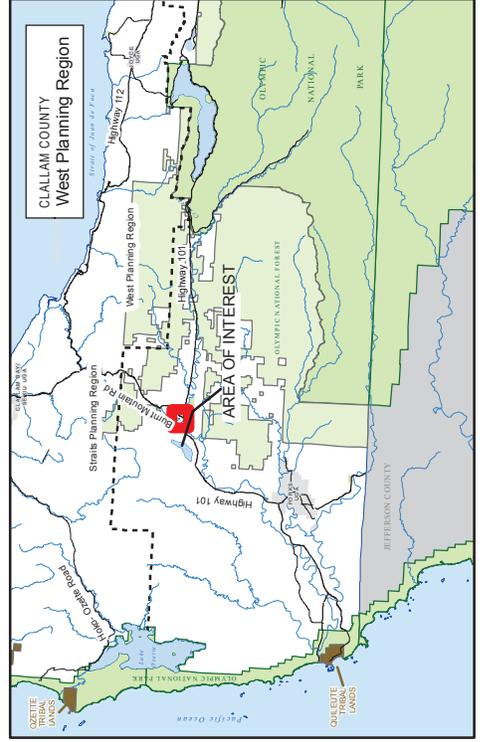
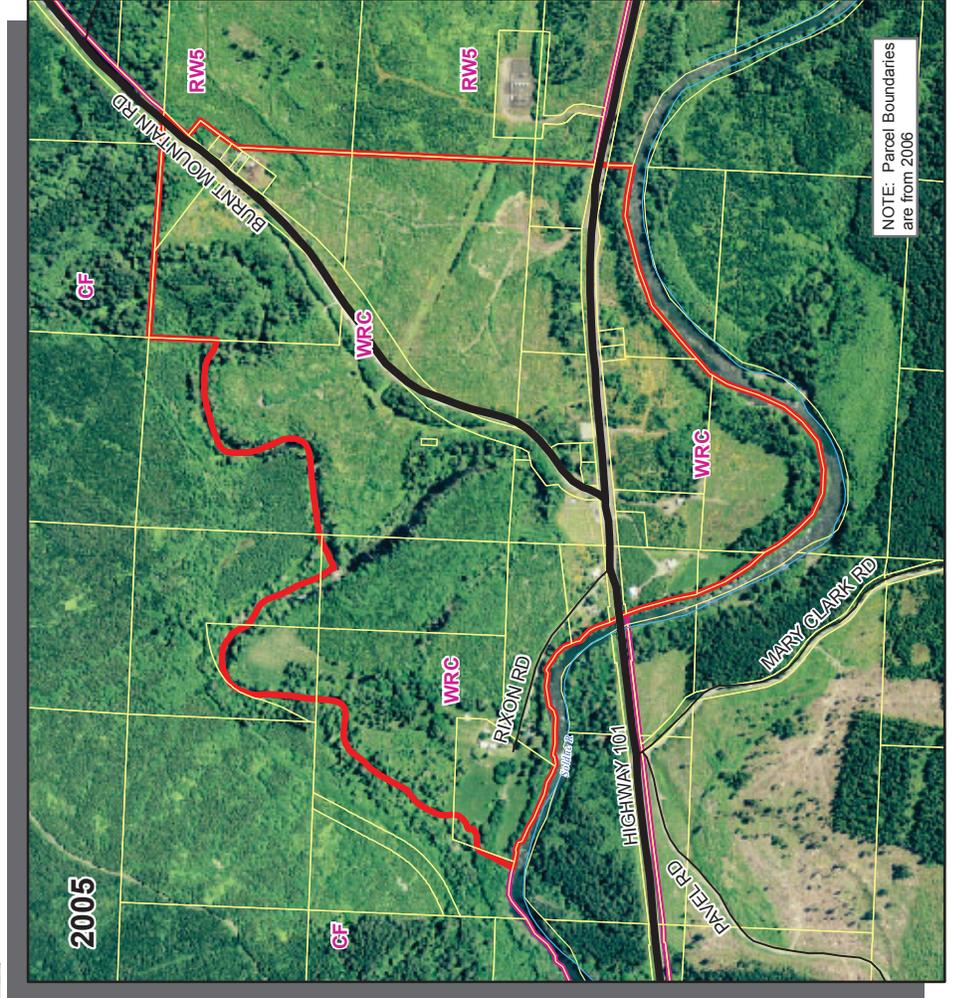
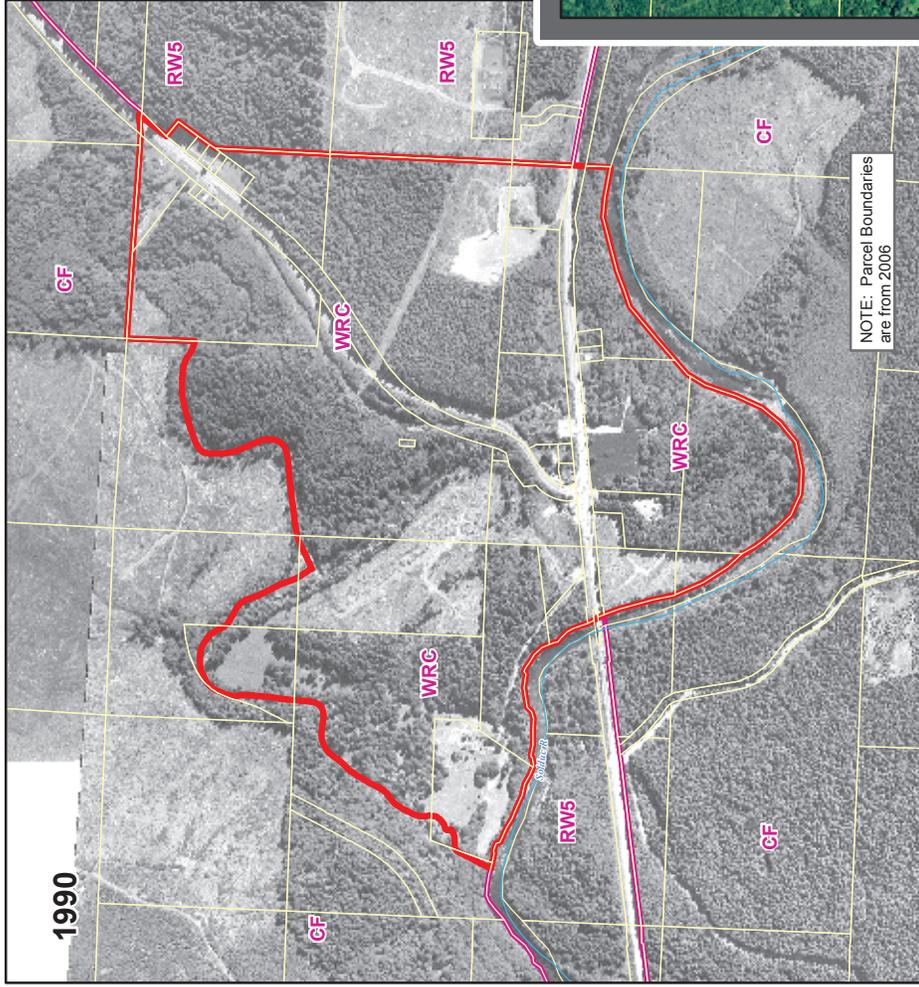
	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	10	8	4	6	0	0	1	0	0	29
Acres sum	5.5	9.3	22.6	33.3	0	0	31.5	0	0	102.1
% of acres	5.4%	9.1%	22.1%	32.6%	0.0%	0.0%	30.8%	0.0%	0.0%	100.0%
% of parcels	34.5%	27.6%	13.8%	20.7%	0.0%	0.0%	3.4%	0.0%	0.0%	100.0%
Average size	0.6	1.2	5.6	5.5	0	0	31.5	0	0	3.5
Sum dwelling units	10	0	4	0	0	0	0	0	0	14
Sum development rights	10	8	21	33	0	0	31	0	0	103

Stats generated from Parcel GIS layer, and consist of areas within respective parcel boundaries, and thus exclude roads.

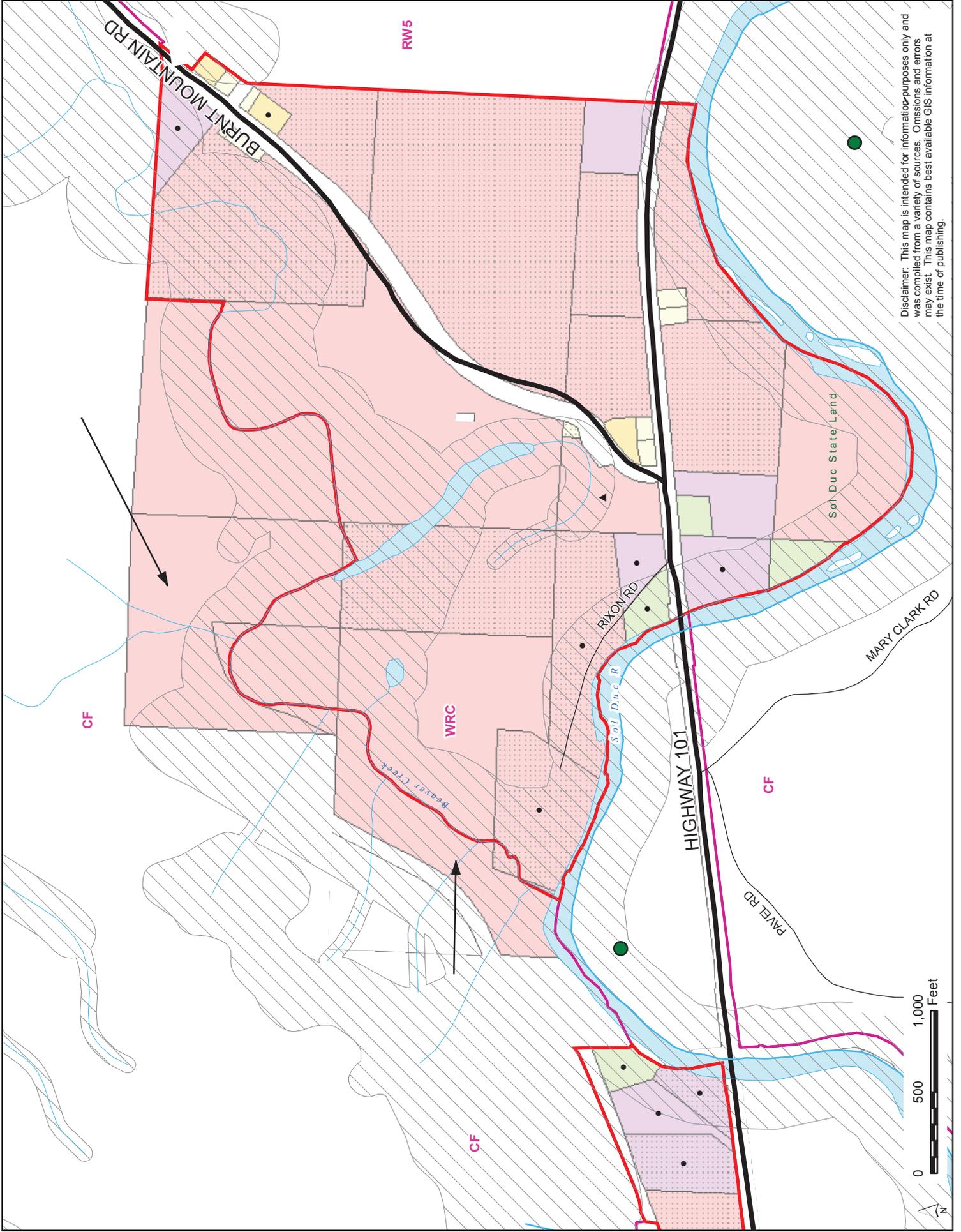
Map WPRlamird3-a
 SAPHO
 1990 AND 2005 BUILT ENVIRONMENT

Prepared by Clallam County Dep't of Community
 Development, Edits: CTT, September 1, 2006

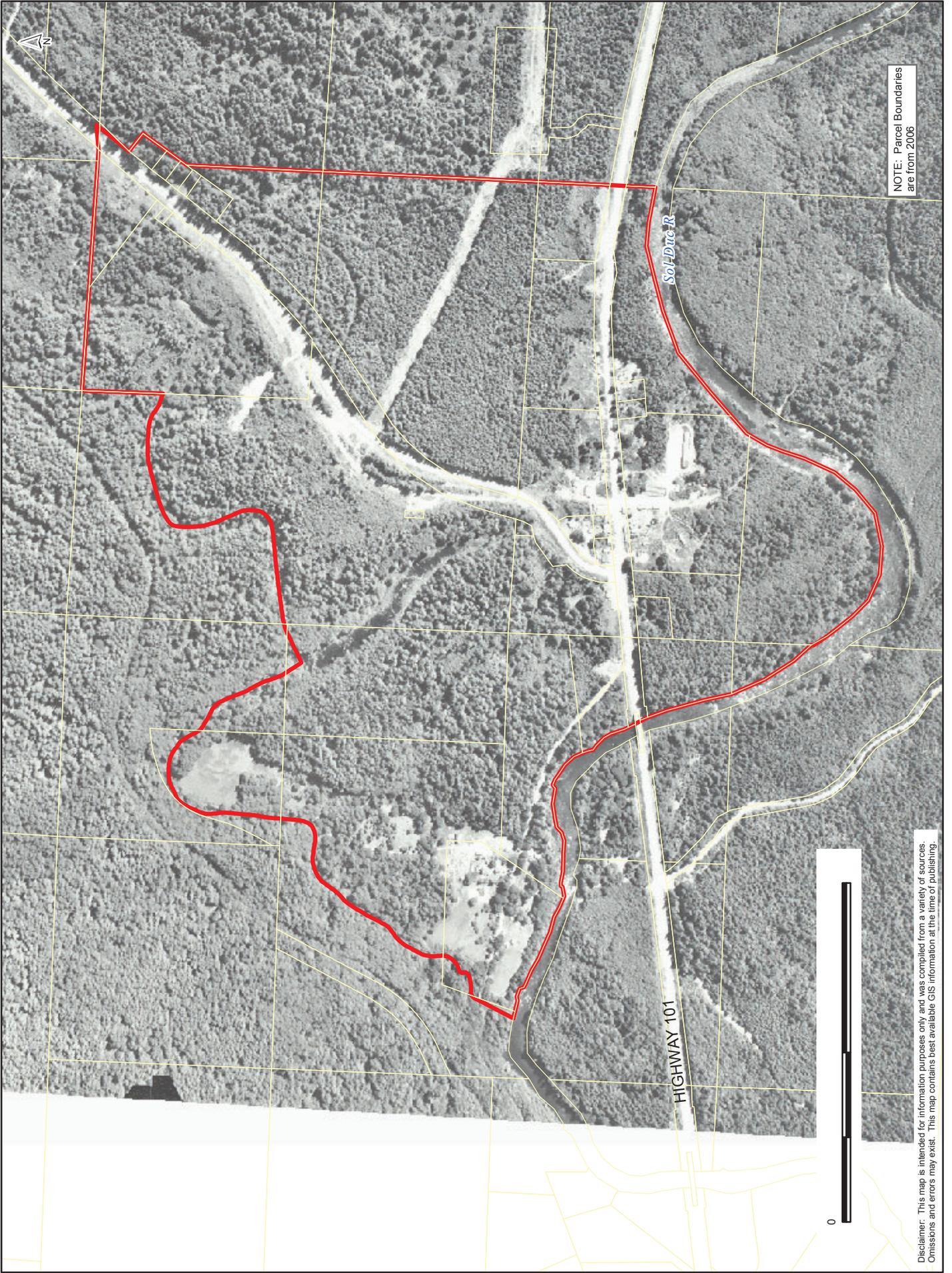
- Legend**
- ▬ LAMIRD Boundaries
 - ▬ Urban Growth Areas
 - ▬ Zoning Boundaries
 - ▬ 2006 Parcel Boundaries
 - ~ Rivers



Disclaimer: This map is intended for information purposes only and was compiled from a variety of sources. Omissions and errors may exist. This map contains best available GIS information at the time of publishing.



Disclaimer: This map is intended for informational purposes only and was compiled from a variety of sources. Omissions and errors may exist. This map contains best available GIS information at the time of publishing.



NOTE: Parcel Boundaries
are from 2006

Disclaimer: This map is intended for information purposes only and was compiled from a variety of sources.
Omissions and errors may exist. This map contains best available GIS information at the time of publishing.

WPRIamird3-Sappho

Lamird Report

This report provides the written record of local circumstances that explains how the Sappho LAMIRD (“this lamird”) fits within the rural element goals of the Growth Management Act (“GMA”), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 1, as described at RCW 36.70A.070(5)(d)(i). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

This report refers to the Western Planning Region (“WPR”) summary and regional maps which are located in section G.0, WPR Summary and Maps, and which are designated with the prefix “WPR”. This report also refers to lamird-specific maps which are located in section G.3, WPR Lamird 3 Sappho, and which are designated with the prefix “WPRIamird3”.

Summary Section

Lamird Description

This lamird consists of 291 acres of Western Region Rural Center (WRC) located at the intersection of US 101 and SR 113/Burnt Mountain Rd (see regional map WPR-a). This lamird is bounded by Sol Duc River to the South, Beaver Creek to the west and north, and steep hills to the east, all of which serve as logical outer boundaries.

The 1995 County-wide Comprehensive Plan at CCC 31.02.265 characterizes Sappho as one of several “rural centers in the County that have some characteristics of urban growth, but are not spread over wide areas requiring urban governmental services...[which] should continue within the context of rural areas, although residential densities should generally be rural in nature, and commercial uses should be focused on serving the local community or the traveling public. In some areas of the West End, industrial uses may be appropriate in these areas provided that adequate facilities and services are provided.”

Regional map WPR-b shows how this lamird is surrounded and bounded almost entirely by Commercial Forest (CF) and Western Region Rural Low (RW5) zoning. Regional map WPR-c shows how portions of the lamird, mostly associated with the logical outer boundaries, are subject to critical areas protections under the Clallam County Critical Areas Code (“CAC”). Regional map WPR-d shows how this lamird is served by access onto US 101, a Clallam Transit bus route with service to Port Angeles, Forks, and Clallam Bay/Seki, a park-and-ride lot, a boat launch at the eastern edge, and nearby access to the Olympic Discovery Trail, with hiking and biking to Port Angeles and Forks.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map WPRIamird3-a reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding areas have retained their character.

According to the 2003 A History of Clallam County Washington by the Clallam County Historical Society, Frank Ackerly received a patent signed by President Grover Cleveland for his homestead at this location in 1895. This location was significant because it was considered half way between Clallam Bay to the north and Mora to the south, both significant communities at the time. Mr. Ackerly platted a town site, named it Sappho for unknown reasons, and sold lots. Within a few years, Sappho contained a post office, hotel, grocery store, school, and newspaper. The residents made a living in logging and taking care of travelers. In the early 1920s, the Bloedel-Donovan Company located significant railroad facilities and company housing at Sappho. Subsequently, US 101 was constructed through the center of town.

During the major logging waves of the 1930s to the 1950s and the 1970s through 1980s, Sappho was a center of logging operations, containing a railroad roundhouse, repairs shacks, timber offices, cafes, stores, and company housing for several thousand workers. The earliest available aerial photo of the area, dated 1971 and shown on lamird map WPRIamird3-c, shows increased use of this area compared to the 1990 photo. Many of the facilities from the “glory days of logging” no longer exist, but the industrial-commercial use of this lamird has been well established. Retaining these areas for desired redevelopment is important to allow for recovery of the local economy, which has been economically depressed since the collapse of logging around 1990.

The 1982 Zoning Map (see regional map WPR-e-ii) shows this area zoned a combination of Quillayute Residential (one dwelling per half acre) (1982-QR), Commercial, and Industrial, with boundaries which were significantly reduced in size with the development of the 1995 Comprehensive Plan and Zoning Map. The area included within the lamird under the 1995 Zoning Map are those located surrounding the junction of US 101 with Burnt Mountain Road and contained within the logical outer boundaries of the Sol Duc River, Beaver Creek and steep hills to the east. These boundaries are logically and purposefully drawn to recognize the historic use of this area for a variety of uses and to allow for much desired commercial re-development.

Extensive areas beyond these boundaries were downzoned to less dense rural (RW5) or Commercial Forest (CF). This lamird has remained within the boundaries established on the 1995 Zoning Map.

Local Circumstances

According to the statistics included in the Statistics Section below and as confirmed by lamird map WPRIamird3-b (which simply puts a dot in the center of each improved lot regardless of where on the lot the improvement occurs), this lamird consists of a pre-existing commercial neighborhood, contained within well-identified logical outer boundaries, and infill development consistent with the existing neighborhood character and all other development regulations is appropriate.

Lamird Criteria Section

Type 1 LAMIRDS: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Usage RCW 36.70A.070 (5)(d)(i)	Existing Commercial, Industrial, Residential, or Mixed-use areas	This lamird is recognized as one of the “Clallam County economic development nodes where commercial, industrial and/or mixed use (C/I) zoning are supported by the land use elements of Clallam county...” CCC 31.02.610(7)(a); Figure 31.02.610(F). See also Summary Section above, as well as the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.
Location and Boundary RCW 36.70A.070 (5)(d)(iv)	Outside designated UGAs, and agricultural, forest, and mineral resource lands	The nearest UGA (Forks) is about ten miles to the south. This lamird does not include any resource lands.
	Area clearly identified and contained with a logical outer boundary (LOB) delineated primarily by the built environment as of July 1, 1990	Based on its pre-existing built environment and uses, the County-wide Comprehensive Plan at CCC 31.02.265 recognized this area as a “Rural Center.” The built environment of this lamird dates back to 1895 and the logical outer boundaries include the pre-existing commercial and industrial use areas.
	LOB creation addresses neighborhood character	The LOB creation identifies a cohesive and established neighborhood that existed as of 1990. The area’s LOB helps maintain this area’s neighborhood character.

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
		The WRC zoning designation is described in the current zoning code as providing for “a mixture of land uses,” CCC 33.15.045.” This designation is consistent with the previous designations, the pre-existing use, and the proposed use within the identified logical outer boundaries.
	LOB creation addresses physical boundaries	This lamird is bounded by Sol Duc River to the South, Beaver Creek to the west and north, and steep hills to the east, all of which serve as logical outer boundaries.
	LOB creation addresses prevention of irregular boundaries	At the time of the 1995 Comprehensive Plan and Zoning Map, the boundaries were specifically drawn to follow logical outer boundaries and to prevent irregular boundaries.
	LOB creation addresses ability to provide appropriate services	This lamird is located along US 101, SR 113, and a Clallam Transit bus route with service to Clallam Bay, Forks, and Port Angeles. Any further infill is subject to the Clallam County Subdivision Code (CCC Title 29) CCC) and the Clallam County Building Code (CCC Title 21), both of which require evidence of adequate water and sewage disposal. The 2005 WRIA 20 Watershed Plan Tech Assessment indicates the existing presence of a number of Group A and B wells at the location of this lamird.
Development Infill/ Development/ Redevelopment RCW 36.70A.070 (5)(d)(i);(iv)	Principally designed to serve the existing and projected rural population	The WRC zoning designation provides for a mixture of land uses, CCC 33.15.045, to provide much needed job opportunities for the existing and projected rural population of this economically depressed and isolated region.
	Development is consistent with the existing character	The WRC zoning designation is consistent with the recognition of this lamird as a “Rural Center” by the County-wide Comprehensive Plan at CCC 31.02.265. The WRC zoning designation prescribes allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions which are consistent with its stated purposes. Any conditional uses are subject to a “determination that the proposed use is consistent with applicable land use regulations and the character of the neighborhood.” See CCC 33.15.045.
	Area not permitted to extend beyond LOB	Lamird development beyond the lamird boundaries is subject to the applicable lower-density zoning that surrounds the lamird. This lamird has not increased in size between 1995 and the present.
Development Regulations RCW 36.70A.070 (5)(d)(iv);(e)	Measures minimize and contain existing areas	Extending the lamird’s boundaries would involve an amendment to both the Comprehensive Plan and Zoning Map.
	Measures minimize and contain existing uses	Development and allowable uses are limited under the applicable WRC zoning provisions in the zoning code at CCC 33.15.045 as well as evidence of adequate water and sewage disposal.
	Measures protect critical	Any development and redevelopment that may occur

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
	areas	near streams, wetlands, and landslide areas is subject to buffers and other protective development permit conditions according to Chapter 35.01 CCC, Shoreline Management Act (SMA) and the Clallam County Shoreline Master Program (SMP), as well as Chapter 27.12 CCC, Critical Areas Code (CAC).
	Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	See CCC 27.10.020 Disclosure of property use for, and priority of forestry, mining or agricultural operations.

Statistics Section

Current parcel size groupings

	Parcel size – acres				Row total
	0 - .49	.50 - .99	1.00 – 4.99	>5.00	
# of parcels	10	2	9	15	36
Sum of acres	3.0	1.7	26.4	260.3	291.4
Average acres	0.3	0.9	2.9	17.4	8.1
% of acres	1.0%	0.6%	9.1%	89.3%	100.0%
% of parcels	27.8%	5.6%	25.0%	41.7%	100.0%

Build-out potential

	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	2	9	6	17	2	0	0	0	0	36
Acres sum	0.9	3.6	35.8	244.7	6.2	0	0	0	0	291.4
% of acres	0.3%	1.3%	12.3%	84.0%	2.1%	0.0%	0.0%	0.0%	0.0%	100.0%
% of parcels	5.6%	25.0%	16.7%	47.2%	5.6%	0.0%	0.0%	0.0%	0.0%	100.0%
Average size	0.5	0.4	6.0	14.4	3.1	0	0	0	0	8.1
Sum dwelling units	2	0	6	0	0	0	0	0	0	8
Sum development rights	3	8	72	489	13	0	0	0	0	586

Stats generated from Parcel GIS layer, and consist of areas within respective parcel boundaries, and thus exclude roads.

Map WPRIamird2-a

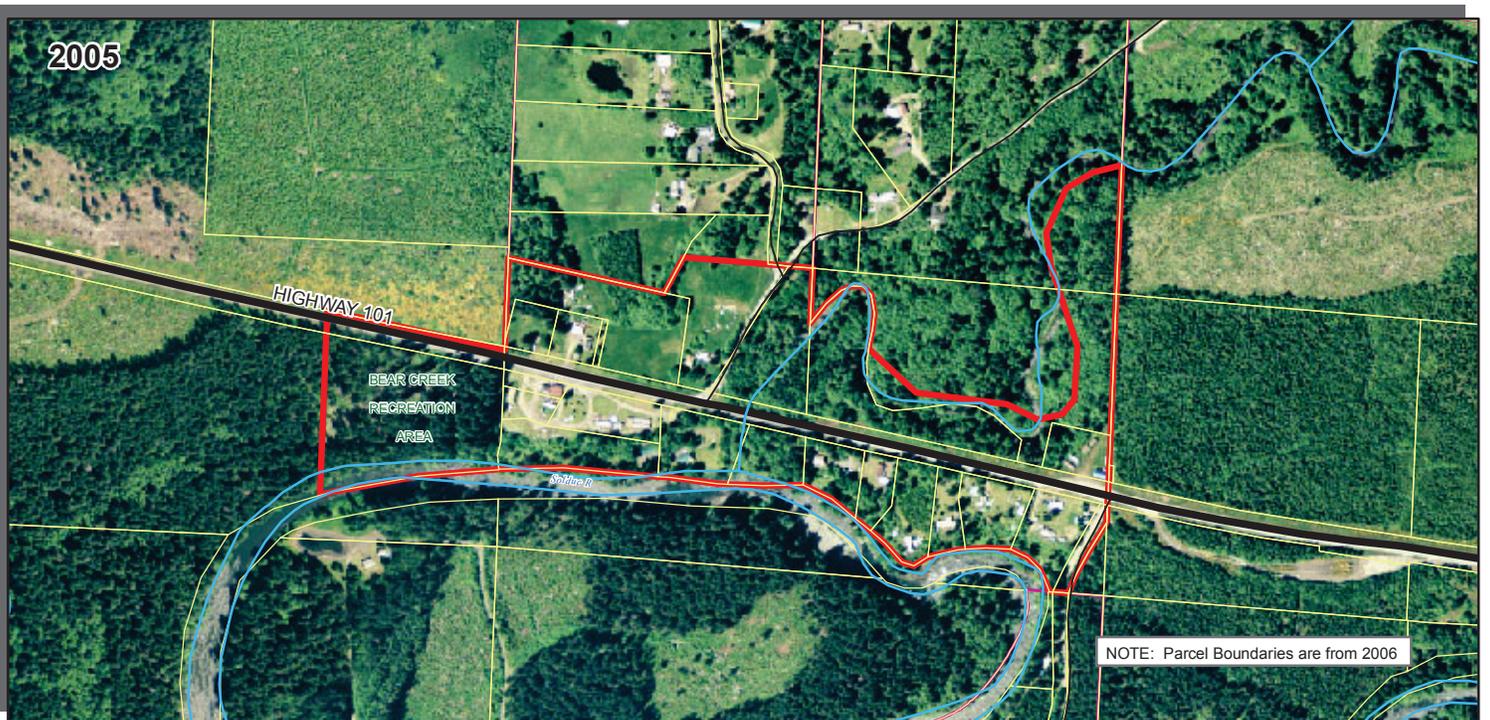
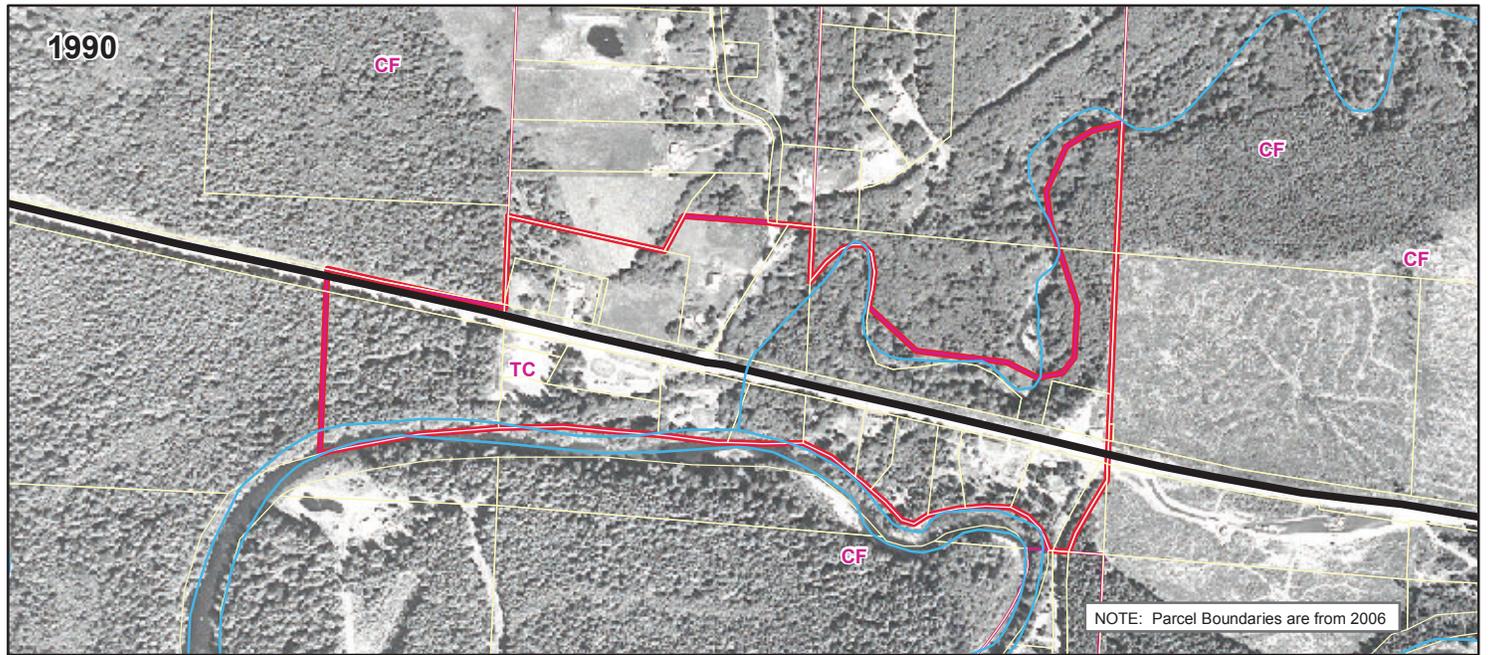
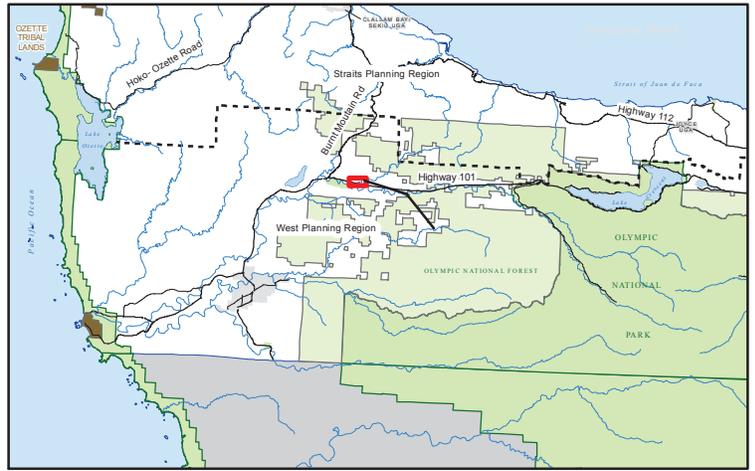
BEAR CREEK

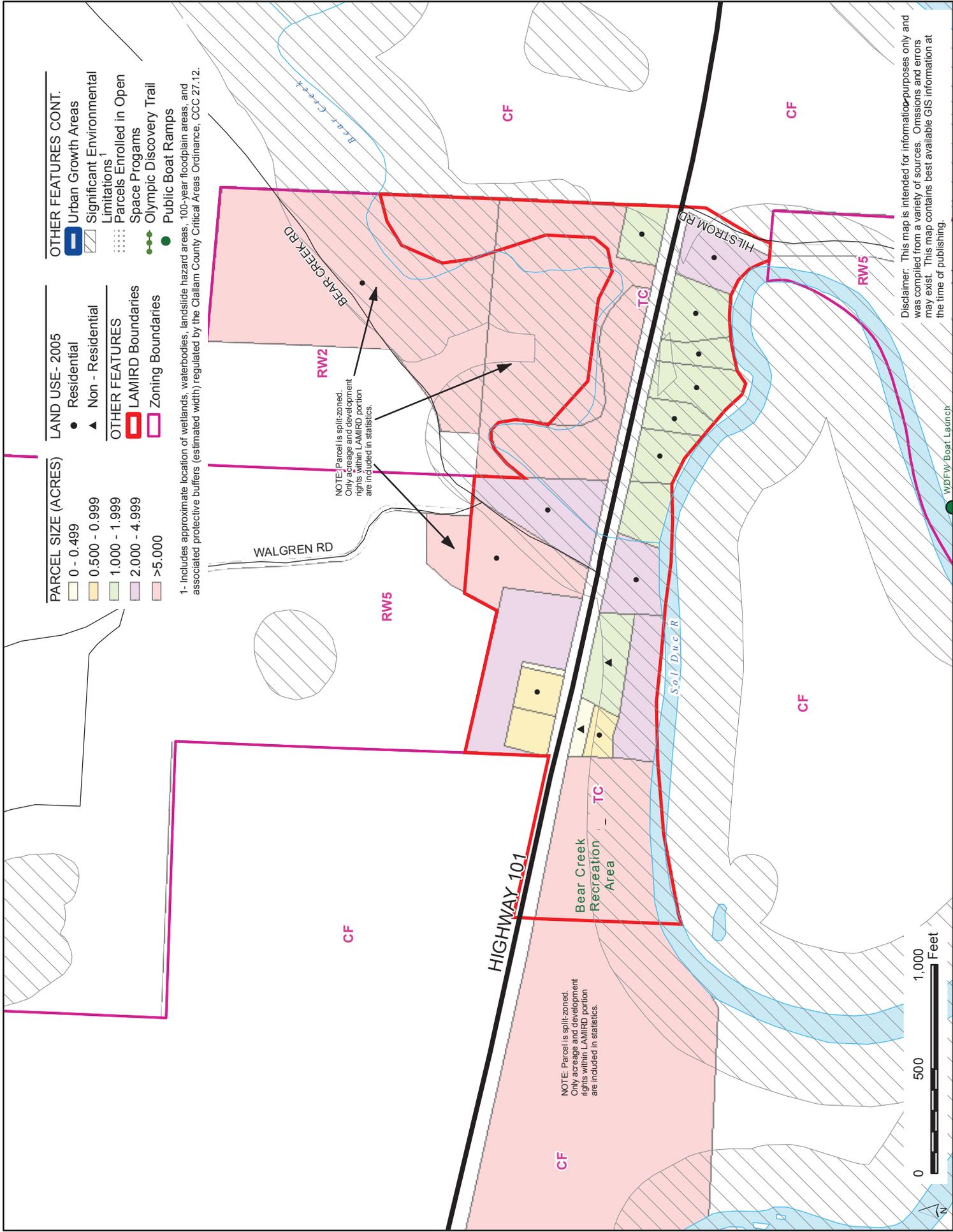
1990 AND 2005 BUILT ENVIRONMENT

Prepared by Clallam County Dep't of Community Development, Edits: CTT, August 3, 2006

Legend

-  LAMIRD Boundaries
-  Urban Growth Areas
-  Zoning Boundaries
-  2006 Parcel Boundaries
-  Rivers





PARCEL SIZE (ACRES)

- 0 - 0.499
- 0.500 - 0.999
- 1.000 - 1.999
- 2.000 - 4.999
- >5.000

LAND USE- 2005

- Residential
- Non - Residential

OTHER FEATURES

- LAMIRD Boundaries
- Zoning Boundaries

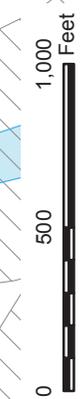
OTHER FEATURES CONT.

- Urban Growth Areas
- Significant Environmental Limitations¹
- Parcels Enrolled in Open Space Programs
- Olympic Discovery Trail
- Public Boat Ramps

1- Includes approximate location of wetlands, waterbodies, landslide hazard areas, 100-year floodplain areas, and associated protective buffers (estimated width) regulated by the Clallam County Critical Areas Ordinance, CCC 27.12.

NOTE: Parcel is split-zoned. Only acreage and development rights within LAMIRD portion are included in statistics.

NOTE: Parcel is split-zoned. Only acreage and development rights within LAMIRD portion are included in statistics.



Disclaimer: This map is intended for information purposes only and was compiled from a variety of sources. Omissions and errors may exist. This map contains best available GIS information at the time of publishing.

WDFW Boat Launch

WPRIamird2-Bear Creek

Lamird Report

This report provides the written record of local circumstances that explains how the Bear Creek LAMIRD ("this lamird") fits within the rural element goals of the Growth Management Act ("GMA"), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 1, as described at RCW 36.70A.070(5)(d)(i). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

This report refers to the Western Planning Region ("WPR") summary and regional maps which are located in section G.0, WPR Summary and Maps, and which are designated with the prefix "WPR". This report also refers to lamird-specific maps which are located in section G.2, WPR Lamird 2 Bear Creek, and which are designated with the prefix "WPRIamird2".

Summary Section

Lamird Description

This lamird consists of 58.6 acres of Tourist Commercial zoning (TC) located along both US 101 and the Sol Duc River (see regional map WPR-a) nearby extensive recreational opportunities offered by the Sol Duc River, the Olympic National Forest, and the Olympic Discovery Trail. Included within the lamird at the western boundary is the Washington State Department of Natural Resources' Bear Creek Campground, which includes a boat launch. Just south of the lamird is another boat launch, this one operated by the Washington Department of Fish and Wildlife, and accessed from US101 via Hilstrom Road, which also delineates the eastern boundary of this lamird. This lamird is further bounded by the Sol Duc River to the south, by US 101 and Bear Creek to the north, and by large timber ownerships to the east and west, all of which serve as logical outer boundaries. This area has historically been the location of modest lodgings and cafés for local workers and fishers, and these uses continue to exist today.

Regional map WPR-b shows how this lamird is surrounded and bounded almost entirely by Commercial Forest (CF) and lower density rural (RW5 and RW2) zoning. Regional map WPR-c shows how portions of the lamird are subject to critical areas protections under the Clallam County Critical Areas Code ("CAC"). These critical areas both contribute to the tourist commercial reason for this lamird, and will also ensure the lamird's continuing character due to the protections associated with the critical areas.

Regional map WPR-d shows how this lamird is served by access onto US 101, a Clallam Transit bus route with service to Port Angeles, Forks, and Clallam Bay/Seki, and nearby access to Olympic Discovery Trail, which provides hiking and biking access to Port Angeles and Forks. Also clear from the WPR regional maps are the extensive distances prevalent in the WPR. This lamird developed to provide local services and accommodations in an area marked by huge distances, winding roads, and driving conditions often made dangerous by the weather.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map WPRIamird2-a reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding areas have retained their character.

A review of the Auditor's and Assessor's records confirms that development of this lamird dates back to 1900, the year that the still-operating Hungry Bear Café was built. Also located within this lamird are a Motel & RV Park as well as the Sol Duc River Lodge and Guide Service. In addition, this lamird contains modest homes and mobiles dating back from the 1920s through the 1970s, providing homes for those working in nearby woods or at nearby mills as well as cabins for fishers.

Under the 1982 Comprehensive Plan and Zoning Map (see regional map WPR-e-ii), a much larger area at this location had been designated for more intense development. Under the 1995 Comprehensive Plan and Zoning Map, 200 acres or so located to the north and south of this lamird were downzoned to RW2 and RW5 (allowing one dwelling per 2.4 and 4.8 acres respectively). By 1995, these area had developed to densities more appropriate to those zoning designations.

The current lamird boundaries were logically and purposefully drawn to recognize the pre-existing tourist commercial development and to allow for much desired tourist commercial infill development. All lots included within this lamird are located along US 101 for easy access by tourists, as well as either along the Sol Duc River or Bear Creek for easy access by fishers.

This lamird has remained within the boundaries established on the 1995 Zoning Map.

Local Circumstances

According to the statistics included in the Statistics Section below and as confirmed by lamird map WPRlamird2-b (which simply puts a dot in the center of each improved lot regardless of where on the lot the improvement occurs), this lamird consists of a pre-existing residential and commercial neighborhood, contained within well-identified logical outer boundaries, and infill development consistent with the existing neighborhood character and all other development regulations is appropriate.

Lamird Criteria Section

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Usage RCW 36.70A.070 (5)(d)(i)	Existing Commercial, Industrial, Residential, or Mixed-use areas	This lamird is recognized as one of the “Clallam County economic development nodes where commercial, industrial and/or mixed use (C/I) zoning are supported by the land use elements of Clallam county...” CCC 31.02.610(7)(a); Figure 31.02.610(F). See also Summary Section above, as well as the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.
Location and Boundary RCW 36.70A.070 (5)(d)(iv)	Outside designated UGAs, and agricultural, forest, and mineral resource lands	The nearest UGA (Forks) is about 12 miles to the west. This lamird does not contain resource lands. The forest parcel at the west boundary is owned and operated by the Washington Department of Natural Resources as a campground and boat launch.
	Area clearly identified and contained with a logical outer boundary (LOB) delineated primarily by the built environment as of July 1, 1990	The commercial use of this lamird dates back to as early as the year 1900 and the logical outer boundaries include the pre-existing built environment, which includes a Café, Motel & RV Park as well as the Sol Duc River Lodge and Guide Service.
	LOB creation addresses neighborhood character	The LOB creation identifies a cohesive and established neighborhood that existed as of 1990. The area’s LOB helps maintain this area’s neighborhood character. The purpose of the current TC zoning is to provide “services to traveling public,” CCC 33.15.065. This designation is consistent with the pre-existing use of this area.
	LOB creation addresses physical boundaries	The western boundary consists of the Washington State Department of Natural Resources’ Bear Creek

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
		Campground, which includes a boat launch. The eastern boundary consists of Hilstrom Road, which also serves to provide access to another boat launch just south of this lamird. This lamird is further bounded by the Sol Duc River to the south, by US 101 and Bear Creek to the north, and by large industrial timber ownerships to the east and west, all of which serve as logical outer boundaries.
	LOB creation addresses prevention of irregular boundaries	At the time of the 1995 Comprehensive Plan and Zoning Map, the boundaries were specifically drawn to follow logical outer boundaries and to prevent irregular boundaries.
	LOB creation addresses ability to provide appropriate services	This lamird is located along US 101 and a Clallam Transit bus route. It contains a café, accommodations, and guide services. It is nearby two boat launches. Any further infill is subject to the Clallam County Subdivision Code (CCC Title 29) CCC) and the Clallam County Building Code (CCC Title 21), both of which require evidence of adequate water and sewage disposal. The WPR Regional Plan at CCC 31.06.110 provides that any density proposed under the TC designation be limited by water availability and sewage disposal regulations. The 2005 WRIA 20 Watershed Plan Tech Assessment indicates the existing presence of a Group A and 2 Group B wells at the location of this lamird.
Development Infill/ Development/ Redevelopment RCW 36.70A.070 (5)(d)(i);(iv)	Principally designed to serve the existing and projected rural population	The TC zoning is designed to serve the traveling public, and the associated job opportunities are vital for the existing and projected rural population of this economically depressed and isolated region.
	Development is consistent with the existing character	The TC zoning designation prescribes allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions which are consistent with its stated purposes. Any conditional uses are subject to a "determination that the proposed use is consistent with applicable land use regulations and the character of the neighborhood." See CCC 33.15.065.
	Area not permitted to extend beyond LOB	Lamird development beyond the lamird boundaries is subject to the applicable lower-density zoning that surrounds the lamird. This lamird has not increased in size between 1995 and the present.
Development Regulations RCW 36.70A.070 (5)(d)(iv);(e)	Measures minimize and contain existing areas	Extending the lamird's boundaries would involve an amendment to both the Comprehensive Plan and Zoning Map.
	Measures minimize and contain existing uses	Development and allowable uses are limited under the applicable TC zoning provisions in the zoning code at CCC 33.15.065 as well as evidence of adequate water and sewage disposal. The WPR Regional Plan at CCC 31.06.110 provides that any density proposed under the TC designation be limited by water availability and sewage disposal regulations.

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
	Measures protect critical areas	Any development and redevelopment that may occur near streams, wetlands, and landslide areas is subject to buffers and other protective development permit conditions according to Chapter 35.01 CCC, Shoreline Management Act (SMA) and the Clallam County Shoreline Master Program (SMP), as well as Chapter 27.12 CCC, Critical Areas Code (CAC).
	Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	See CCC 27.10.020 Disclosure of property use for, and priority of forestry, mining or agricultural operations.

Statistics Section

Current parcel size groupings

	Parcel size – acres				Row total
	0 - .49	.50 - .99	1.00 – 4.99	>5.00	
# of parcels	2	3	16	2	23
Sum of acres	0.6	2.6	39.9	15.6	58.6
Average acres	0.3	0.9	2.5	7.8	2.5
% of acres	1.0%	4.3%	68.0%	26.6%	100.0%
% of parcels	8.7%	13.0%	69.6%	8.7%	100.0%

Build-out potential

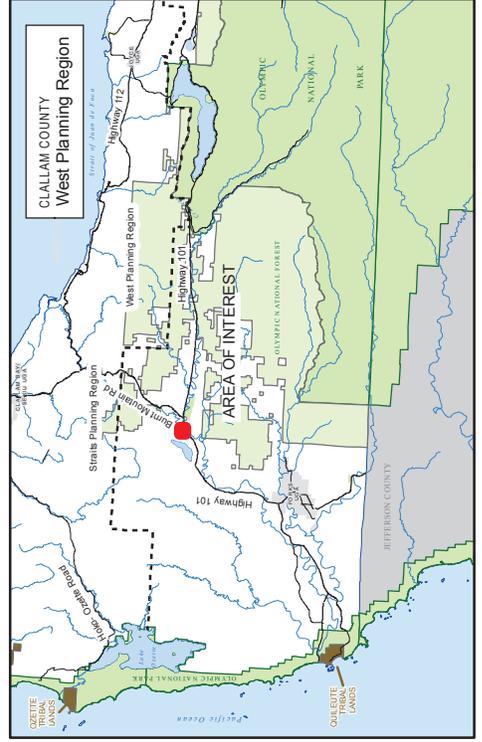
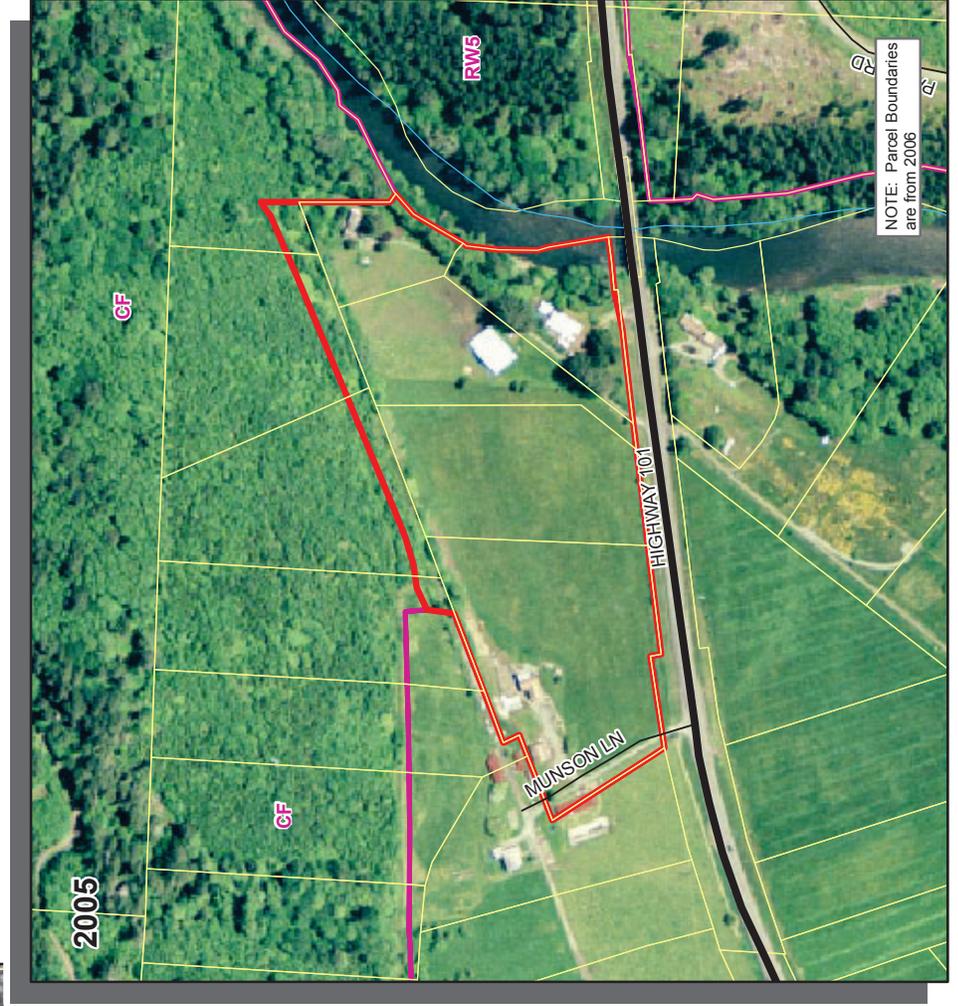
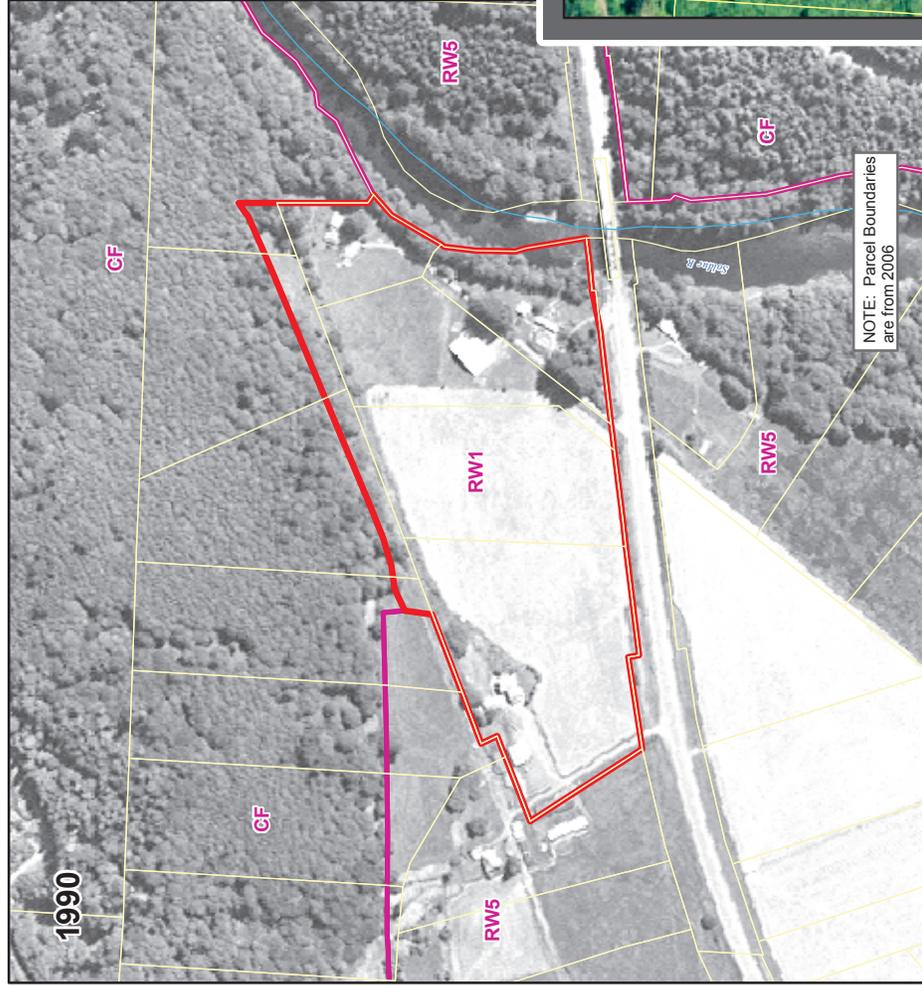
	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	2	2	11	5	2	1	0	0	0	23
Acres sum	1.6	1.1	24.1	19.5	2.4	10.0	0	0	0	58.6
% of acres	2.7%	1.8%	41.0%	33.3%	4.0%	17.1%	0.0%	0.0%	0.0%	100.0%
% of parcels	8.7%	8.7%	47.8%	21.7%	8.7%	4.3%	0.0%	0.0%	0.0%	100.0%
Average size	0.8	0.5	2.2	3.9	1.2	10.0	0	0	0	2.5
Sum dwelling units	2	0	11	0	0	0	0	0	0	13
Sum development rights	3	3	48	39	5	20	0	0	0	118

Stats generated from Parcel GIS layer, and consist of areas within respective parcel boundaries, and thus exclude roads.

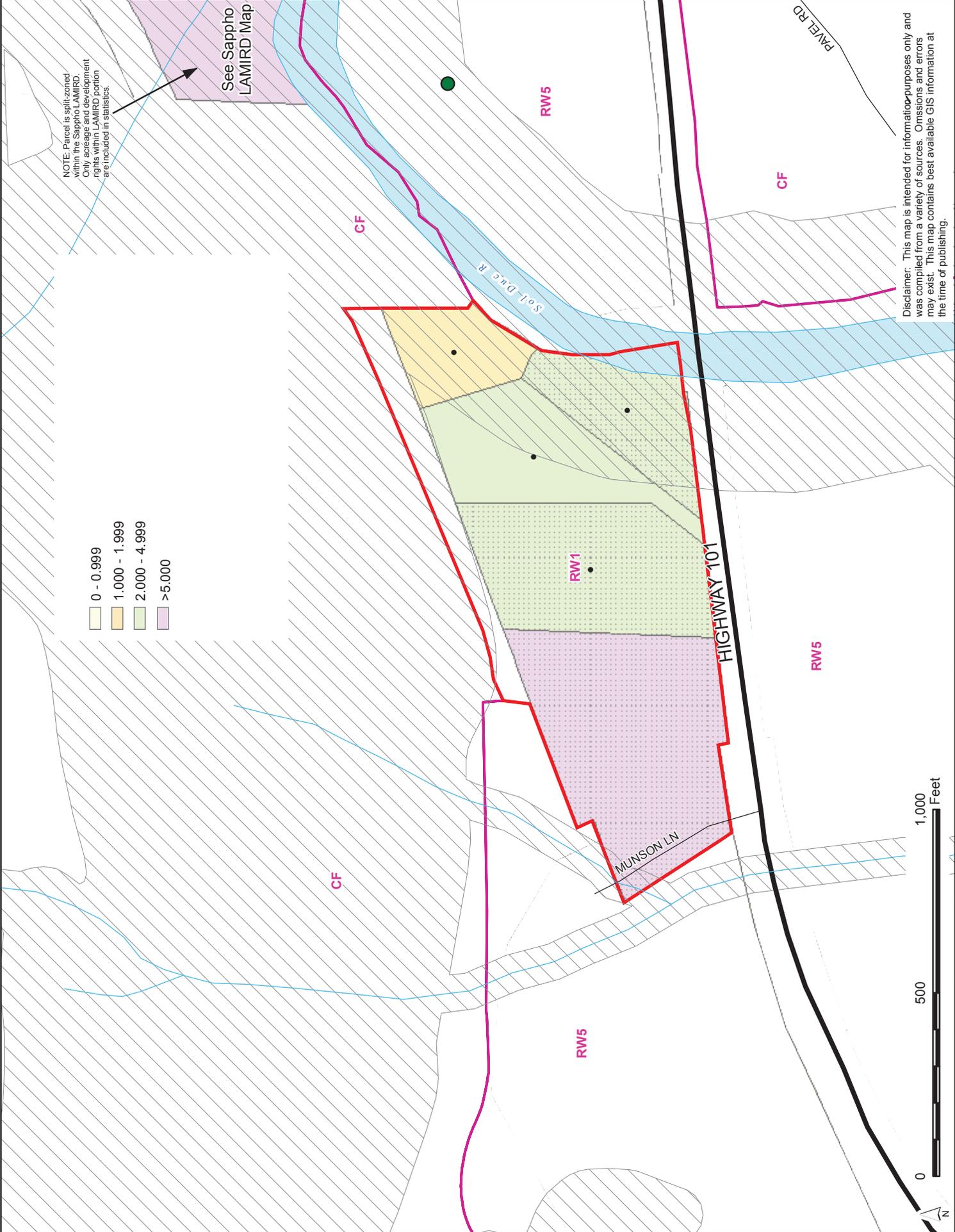
Map WPRlamird4-a
OLD BEAVER
 1990 AND 2005 BUILT ENVIRONMENT

Prepared by Clallam County Dept of Community
 Development, Edits: CTT, September 5, 2006

- Legend**
- ▬ LAMIRD Boundaries
 - ▬ Urban Growth Areas
 - ▬ Zoning Boundaries
 - ▬ 2006 Parcel Boundaries
 - ~ Rivers



Disclaimer: This map is intended for information purposes only and was compiled from a variety of sources. Omissions and errors may exist. This map contains best available GIS information at the time of publishing.



NOTE: Parcel is split-zoned within the Sappho LAMIRD. Only acreage and development rights within LAMIRD portion are included in statistics.

See Sappho LAMIRD Map

- 0 - 0.999
- 1.000 - 1.999
- 2.000 - 4.999
- >5.000

Disclaimer: This map is intended for informational purposes only and was compiled from a variety of sources. Omissions and errors may exist. This map contains best available GIS information at the time of publishing.



WPRIamird4-Old Beaver

Lamird Report

This report provides the written record of local circumstances that explains how the Old Beaver LAMIRD ("this lamird") fits within the rural element goals of the Growth Management Act ("GMA"), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 1, as described at RCW 36.70A.070(5)(d)(i). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

This report refers to the Western Planning Region ("WPR") summary and regional maps which are located in section G.0, WPR Summary and Maps, and which are designated with the prefix "WPR". This report also refers to lamird-specific maps which are located in section G.1, WPR Lamird 4 Old Beaver, and which are designated with the prefix "WPRIamird4".

Summary Section

Lamird Description

This lamird consists of almost 20 acres of Western Region Rural zoning (RW1) located along US 101 (see regional map WPR-a). This lamird consists of homes from the 1970s and is bounded by US 101 to the south, the Sol Duc River to the east, steep hills to the north, and a Type 5 stream to the west, all of which serve as logical outer boundaries. Although at full build out, residential development would be more dense than generally considered rural, the lamird's isolated setting along the Sol Duc River and among commercial forestry resource lands provides residents with a rural character lifestyle nonetheless. However, full build-out will be significantly limited by Critical Area Ordinance restrictions associated with the logical outer boundaries, further ensuring the rural character of this lamird.

Regional map WPR-b shows how this lamird is surrounded and bounded almost entirely by Commercial Forest (CF) zoning. Regional map WPR-c shows how portions of the lamird, mostly associated with the logical outer boundaries, are subject to critical areas protections under the Clallam County Critical Areas Code ("CAC"). Regional map WPR-d shows how this lamird is served by access onto US 101 and a Clallam Transit bus route with service to Port Angeles, Forks, and Clallam Bay/Seki.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map WPRIamird4-a) reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding areas have retained their character.

The 1982 Zoning Map (see regional map WPR-e-ii) shows this area zoned Quillayute Residential (one dwelling per half acre) (1982-QR) with substantially larger boundaries which were significantly reduced in size with the development of the 1995 Comprehensive Plan and Zoning Map. About 160 neighboring acres were downzoned from Quillayute Residential (allowing one dwelling per half acre) to lower density rural zoning (RW5 and RW2, allowing one dwelling per 4.8 and 2.4 acres, respectively). This lamird has remained within the boundaries established on the 1995 Zoning Map.

Local Circumstances

According to the statistics included in the Statistics Section below and as confirmed by lamird map WPRIamird4-b (which simply puts a dot in the center of each improved lot regardless of where on the lot the improvement occurs), this lamird consists of a pre-existing residential parcels.

Lamird Criteria Section

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Usage RCW 36.70A.070 (5)(d)(i)	Existing Commercial, Industrial, Residential, or Mixed-use areas	See Summary Section above. See also the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.
Location and Boundary RCW 36.70A.070 (5)(d)(iv)	Outside designated UGAs, and agricultural, forest, and mineral resource lands	The nearest UGA (Forks) is almost 10 miles to the south. This lamird does not contain resource lands.
	Area clearly identified and contained with a logical outer boundary (LOB) delineated primarily by the built environment as of July 1, 1990	The built environment of this lamird dates back to the 1970s and the logical outer boundaries include the pre-existing built environment. About 160 neighboring acres were downzoned from Quillayute Residential (allowing one dwelling per half acre) to lower density rural zoning (RW5 and RW2, allowing one dwelling per 4.8 and 2.4 acres, respectively).
	LOB creation addresses neighborhood character	The LOB creation identifies a cohesive and established neighborhood that existed as of 1990. The area's LOB helps maintain this area's neighborhood character. The purpose of the current RW1 zoning is "a land use classification in areas where residential one acre lots in rural areas is either currently the predominant land use or is proposed." See CCC 33.10.045. This designation is consistent with the previous QR designation, the pre-existing residential use, and the proposed residential expansion within the identified logical outer boundaries.
	LOB creation addresses physical boundaries	This lamird is bounded by US 101 to the south, the Sol Duc River to the east, steep hills to the north, and a Type 5 stream to the west, all of which serve as logical outer boundaries.
	LOB creation addresses prevention of irregular boundaries	At the time of the 1995 Comprehensive Plan and Zoning Map, the boundaries were specifically drawn to follow logical outer boundaries and to prevent irregular boundaries.
	LOB creation addresses ability to provide appropriate services	This lamird is located along US 101 and a Clallam Transit bus route. Any further infill is subject to the Clallam County Subdivision Code (CCC Title 29) CCC and the Clallam County Building Code (CCC Title 21), both of which require evidence of adequate water and sewage disposal.
Development Infill/ Development/ Redevelopment RCW 36.70A.070 (5)(d)(i);(iv)	Principally designed to serve the existing and projected rural population	The RW1 zoning provides for residential use. See CCC 33.10.045.
	Development is consistent with the existing character	The RW1 zoning designation prescribes allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions which are consistent with its stated purposes. Any conditional uses are subject to a "determination that the proposed use is consistent with applicable land use regulations and the character of the neighborhood." See CCC 33.10.045.

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
	Area not permitted to extend beyond LOB	Lamird development beyond the lamird boundaries is subject to the applicable lower-density zoning that surrounds the lamird. This lamird has not increased in size between 1995 and the present.
Development Regulations RCW 36.70A.070 (5)(d)(iv);(e)	Measures minimize and contain existing areas	Extending the lamird's boundaries would involve an amendment to both the Comprehensive Plan and Zoning Map.
	Measures minimize and contain existing uses	Development and allowable uses are limited under the applicable RW1 zoning provisions in the zoning code at CCC 33.10.045 as well as evidence of adequate water and sewage disposal.
	Measures protect critical areas	Any development and redevelopment that may occur near streams, wetlands, and landslide areas is subject to buffers and other protective development permit conditions according to Chapter 35.01 CCC, Shoreline Management Act (SMA) and the Clallam County Shoreline Master Program (SMP), as well as Chapter 27.12 CCC, Critical Areas Code (CAC).
	Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	See CCC 27.10.020 Disclosure of property use for, and priority of forestry, mining or agricultural operations.

Statistics Section

Current parcel size groupings

RW1	Parcel size – acres				Row total
	0 - .99	1.00 – 1.99	2.00 – 4.99	>5.00	
# of parcels	0	1	3	1	5
Sum of acres	0	1.8	11.1	6.9	19.8
Average acres	0	1.8	3.7	6.9	4.0
% of acres	0.0%	9.0%	56.0%	35.0%	100.0%
% of parcels	0.0%	20.0%	60.0%	20.0%	100.0%

Build-out potential

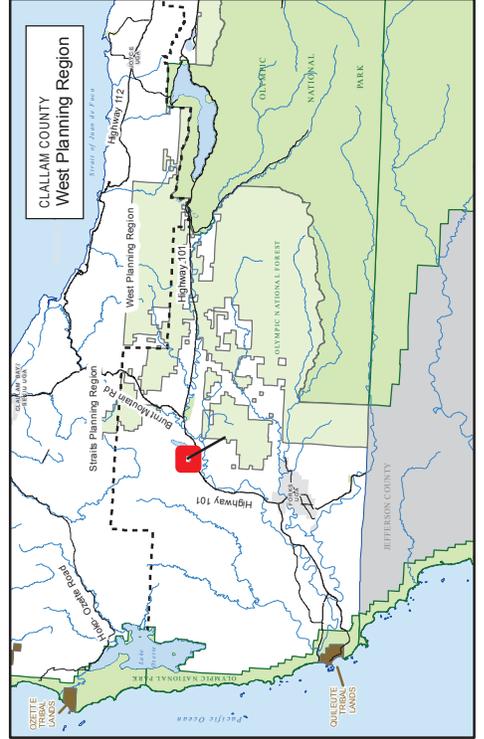
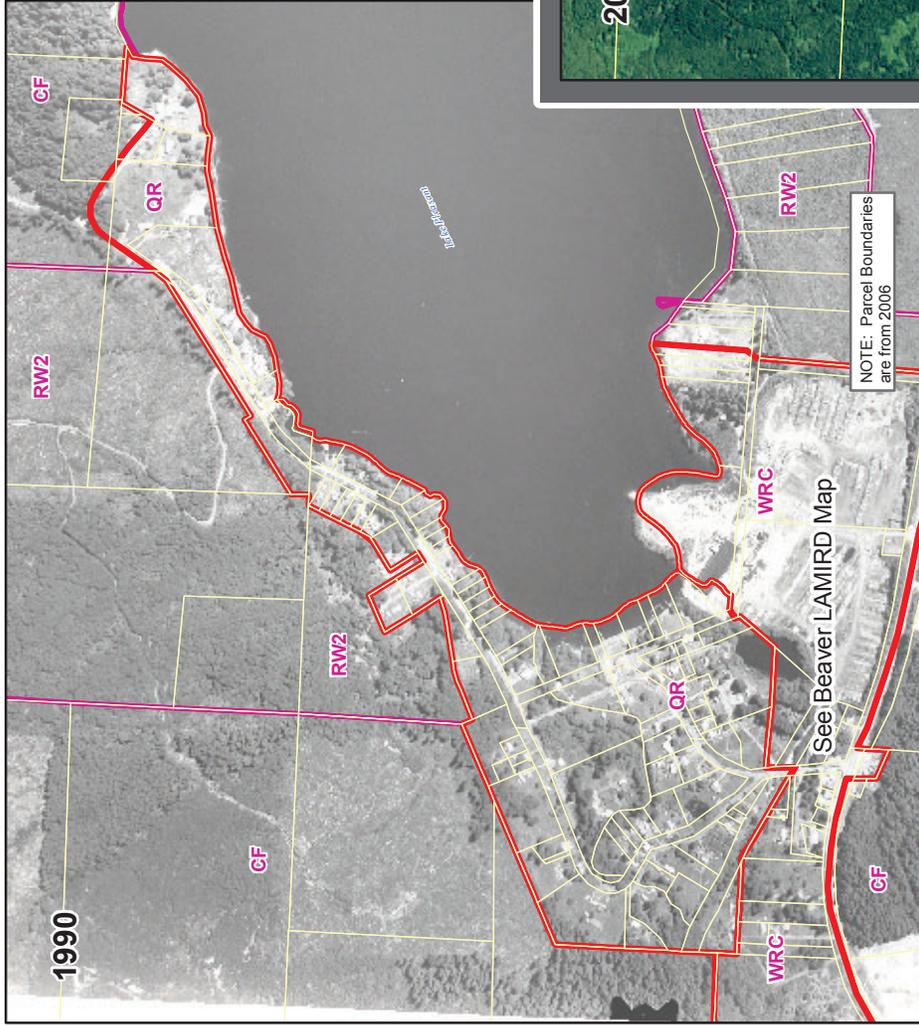
	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	1	0	3	1	0	0	0	0	0	5
Acres sum	1.8	0	11.1	6.9	0	0	0	0	0	19.8
% of acres	9.0%	0.0%	56.0%	35.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
% of parcels	20.0%	0.0%	60.0%	20.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Average size	1.8	0	3.7	6.9	0	0	0	0	0	4.0
Sum dwelling units	1	0	3	0	0	0	0	0	0	4
Sum development rights	1	0	9	6	0	0	0	0	0	16

Stats generated from Parcel GIS layer, and consist of areas within respective parcel boundaries, and thus exclude roads.

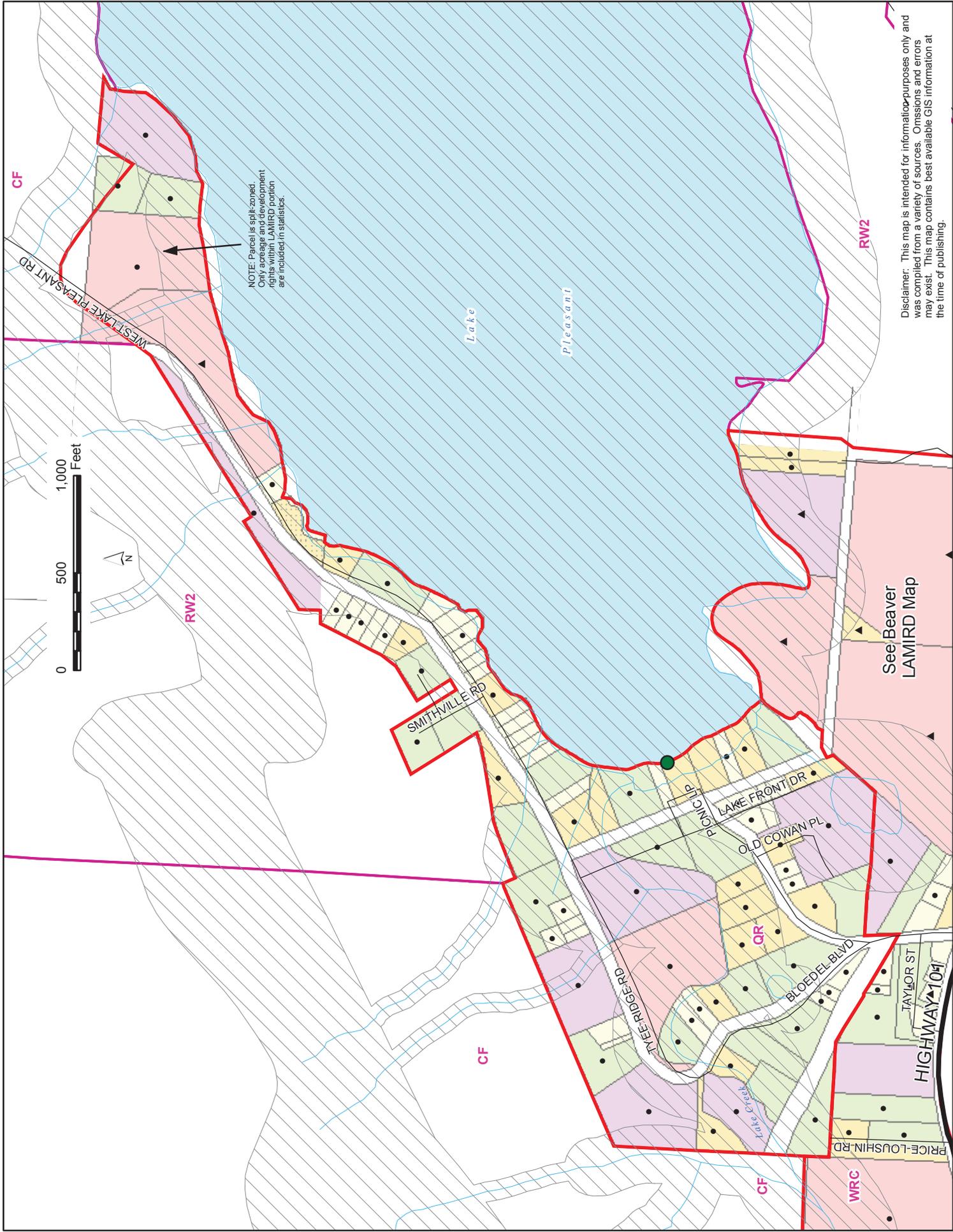
Map WPRlamird5-a
LAKE PLEASANT
 1990 AND 2005 BUILT ENVIRONMENT

Prepared by Clallam County Dept of Community
 Development, Edits: CTT, September 5, 2006

- Legend**
- LAMIRD Boundaries
 - Urban Growth Areas
 - Zoning Boundaries
 - 2006 Parcel Boundaries
 - ~ Rivers



Disclaimer: This map is intended for information purposes only and was compiled from a variety of sources. Omissions and errors may exist. This map contains best available GIS information at the time of publishing.



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See Beaver
LAMIRD Map

WPRIamird5-Lake Pleasant

Lamird Report

This report provides the written record of local circumstances that explains how the Lake Pleasant LAMIRD (“this lamird”) fits within the rural element goals of the Growth Management Act (“GMA”), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 1, as described at RCW 36.70A.070(5)(d)(i). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

This report refers to the Western Planning Region (“WPR”) summary and regional maps which are located in section G.0, WPR Summary and Maps, and which are designated with the prefix “WPR”. This report also refers to lamird-specific maps which are located in section G.5, WPR Lamird 5 Lake Pleasant, and which are designated with the prefix “WPRIamird5”.

Summary Section

Lamird Description

This lamird consists of 102 acres of Quillayute Residential zoning (QR) located along the lower west shore of Lake Pleasant (see regional map WPR-a). This lamird consists primarily of the 1939 Lake Pleasant Subdivision of Tyee and the current boundaries extensively coincide with the boundaries of the original plat, but extended at the north end to include additional lots containing residences and cabins dating back to the early 1900s. This lamird also includes the Lake Pleasant Community beach County Park consisting of 1.84 acres, 280 lineal feet of lake frontage beach area, and a boat ramp. Although more dense than generally considered rural, the lamird’s setting along the shore of Lake Pleasant and among extensive commercial forestry resource and lower density rural lands provides residents with a rural character lifestyle nonetheless.

Regional map WPR-b shows how this lamird is surrounded and bounded almost entirely by Lake Pleasant, Commercial Forest (CF), and lower density rural (RW2) zoning. Regional map WPR-c shows how portions of the lamird are subject to critical areas protections under the Clallam County Critical Areas Code (“CAC”). Regional map WPR-d shows how this lamird is served by access onto US 101 and a Clallam Transit bus route with service to Port Angeles, Forks, and Clallam Bay/Seki. Lake Pleasant provides for many recreational opportunities.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map WPRIamird5-a reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding areas have retained their character.

A review of the Auditor’s and Assessor’s records confirms that residential development of this lamird dates back to the early 1900s, with most residential development occurring after the 1939 platting of the Lake Pleasant Subdivision of Tyee.

The 1982 Zoning Map (see regional map WPR-e-ii) shows this area zoned Commercial with boundaries which were adjusted with the development of the 1995 Comprehensive Plan and Zoning Map to include the approximately 23 acres at the north-end. This lamird has remained within the boundaries established on the 1995 Zoning Map.

Local Circumstances

According to the statistics included in the Statistics Section below and as confirmed by lamird map WPRIamird5-b (which simply puts a dot in the center of each improved lot regardless of where on the lot

the improvement occurs), two-thirds of the lamird's parcels are less than 1 acre in size and thus no further subdividable.

In sum, this is a pre-existing higher density residential neighborhood dating back to 1939 and well contained within logical outer boundaries.

Lamird Criteria Section

Type 1 LAMIRDS: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Usage RCW 36.70A.070 (5)(d)(i)	Existing Commercial, Industrial, Residential, or Mixed-use areas	See Summary Section above. See also the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.
Location and Boundary RCW 36.70A.070 (5)(d)(iv)	Outside designated UGAs, and agricultural, forest, and mineral resource lands	The nearest UGA (Forks) is about 7 miles to the south. This lamird does not include any resource lands.
	Area clearly identified and contained with a logical outer boundary (LOB) delineated primarily by the built environment as of July 1, 1990	The built environment of this lamird dates back to the early 1900s and the logical outer boundaries include the pre-existing built environment.
	LOB creation addresses neighborhood character	The LOB creation identifies a cohesive and established neighborhood that existed as of 1990. The area's LOB helps maintain this area's neighborhood character. The purpose of the current QR zoning is "a land use classification in areas where residential one acre lots in rural areas are either currently the predominant land use or are proposed." See CCC 33.10.080. This designation is appropriate under the pre-existing residential use, and the proposed residential expansion within the identified logical outer boundaries, and is a less intense but more appropriate designation than the previous Commercial designation.
	LOB creation addresses physical boundaries	This lamird is bounded by the boundaries of the original 1939 Lake Pleasant Subdivision of Tye which makes up the great majority of this lamird, but also includes additional lots at the north end containing residences and cabins dating back to the early 1900s, all of which either abut the West Lake Pleasant Road or are contained between West Lake Pleasant Road and the lake, all of which serve as logical outer boundaries.
	LOB creation addresses prevention of irregular boundaries	At the time of the 1995 Comprehensive Plan and Zoning Map, the boundaries were specifically drawn to follow logical outer boundaries and to prevent irregular boundaries.
	LOB creation addresses ability to provide appropriate services	This lamird is located near the Beaver lamird which contains extensive job opportunities and services (mini-mart, gas pump, restaurant, and Clallam Transit bus access). This lamird includes the Clallam County Lake Pleasant Community Beach and is located nearby the

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
		very popular community baseball diamond. Any further infill is subject to the Clallam County Subdivision Code (CCC Title 29) CCC) and the Clallam County Building Code (CCC Title 21), both of which require evidence of adequate water and sewage disposal. The 2005 WRIA 20 Watershed Plan Tech Assessment indicates the existing presence of a number of Group A and B wells at the location of this lamird.
Development Infill/ Development/ Redevelopment RCW 36.70A.070 (5)(d)(i);(iv)	Principally designed to serve the existing and projected rural population	The QR zoning provides for residential use. See CCC 33.10.080.
	Development is consistent with the existing character	The QR zoning designation prescribes allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions which are consistent with its stated purposes. Any conditional uses are subject to a "determination that the proposed use is consistent with applicable land use regulations and the character of the neighborhood." See CCC 33.10.080.
	Area not permitted to extend beyond LOB	Lamird development beyond the lamird boundaries is subject to the applicable lower-density zoning that surrounds the lamird. This lamird has not increased in size between 1995 and the present.
Development Regulations RCW 36.70A.070 (5)(d)(iv);(e)	Measures minimize and contain existing areas	Extending the lamird's boundaries would involve an amendment to both the Comprehensive Plan and Zoning Map.
	Measures minimize and contain existing uses	Development and allowable uses are limited under the applicable QR zoning provisions in the zoning code at CCC 33.10.080 as well as evidence of adequate water and sewage disposal.
	Measures protect critical areas	Any development and redevelopment that may occur near streams, wetlands, and landslide areas is subject to buffers and other protective development permit conditions according to Chapter 35.01 CCC, Shoreline Management Act (SMA) and the Clallam County Shoreline Master Program (SMP), as well as Chapter 27.12 CCC, Critical Areas Code (CAC). Further land divisions within critical aquifer recharge areas to densities exceeding 1 dwelling per 2.4 acre or involving Type 1 soils are conditioned on enhanced on-site sewage treatment that achieves >30% nitrate reduction, according to policies drafted by Clallam County Department of Health & Human Services under the authority of CCC 27.12.615 (3)(b).
	Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	See CCC 27.10.020 Disclosure of property use for, and priority of forestry, mining or agricultural operations.

Statistics Section

Current parcel size groupings

QR	Parcel size – acres				Row total
	0 - .49	.50 - .99	1.00 – 4.99	>5.00	
# of parcels	39	21	28	3	91
Sum of acres	11.6	16.2	55.2	18.8	101.8
Average acres	0.3	0.8	2.0	6.3	1.1
% of acres	11.4%	15.9%	54.2%	18.5%	100.0%
% of parcels	42.9%	23.1%	30.8%	3.3%	100.0%

Build-out potential

	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	35	20	23	9	0	1	3	0	0	91
Acres sum	18.4	6.2	57.3	17.5	0	0.9	1.6	0	0	101.8
% of acres	18.0%	6.1%	56.3%	17.2%	0.0%	0.9%	1.5%	0.0%	0.0%	100.0%
% of parcels	38.5%	22.0%	25.3%	9.9%	0.0%	1.1%	3.3%	0.0%	0.0%	100.0%
Average size	0.5	0.3	2.5	1.9	0	0.9	0.5	0	0	1.1
Sum dwelling units	35	0	23	0	0	0	0	0	0	58
Sum development rights	33	18	115	35	0	1	3	0	0	204

Stats generated from Parcel GIS layer, and consist of areas within respective parcel boundaries, and thus exclude roads.

Map WPRIamird6-a

BEAVER

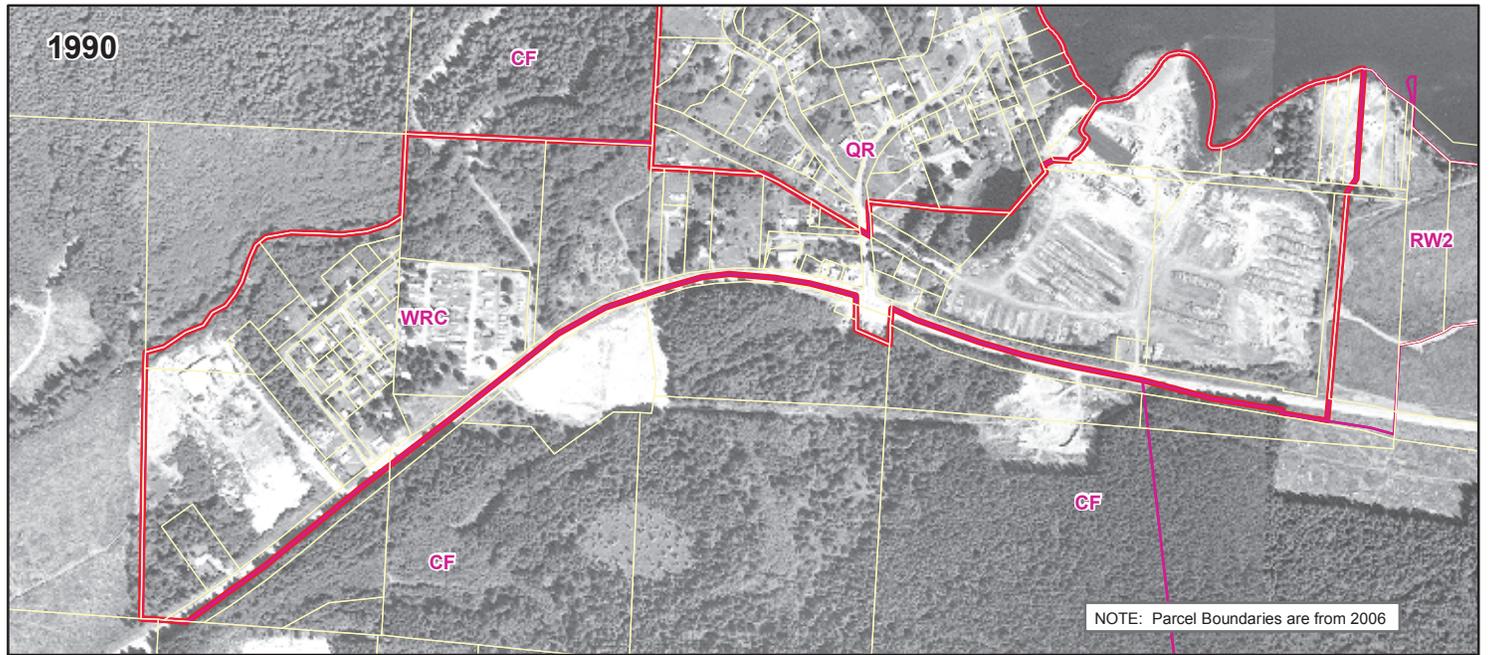
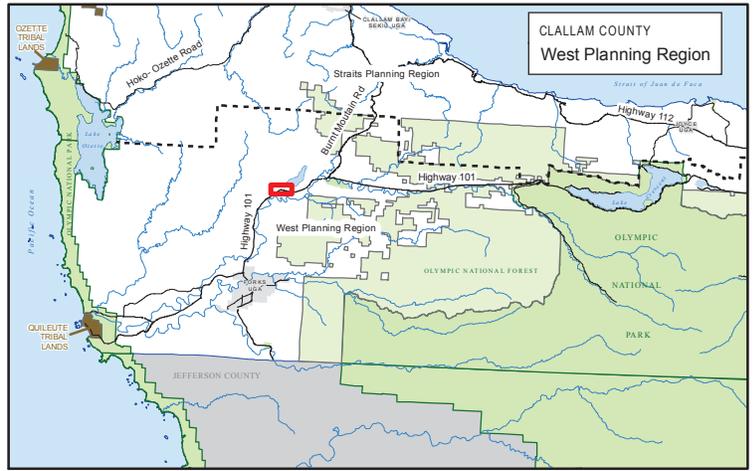
1990 AND 2005 BUILT ENVIRONMENT

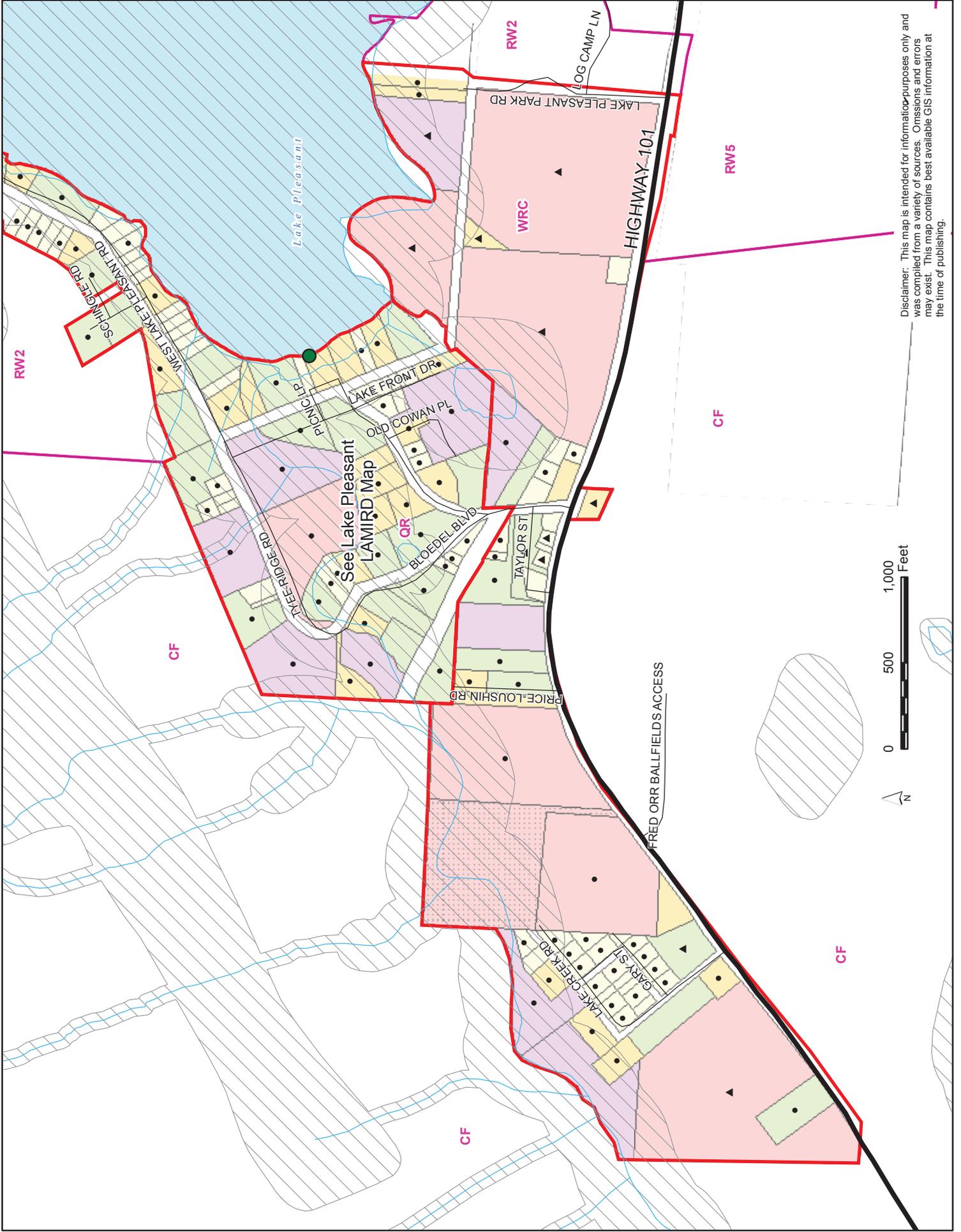
Prepared by Clallam County Dep't of Community Development, Edits: CTT, September 5, 2006

Legend

-  LAMIRD Boundaries
-  Urban Growth Areas
-  Zoning Boundaries
-  2006 Parcel Boundaries
-  Rivers

0 1,000 2,000 Feet





See Lake Pleasant
LAMIRD Map

Disclaimer: This map is intended for informational purposes only and was compiled from a variety of sources. Omissions and errors may exist. This map contains best available GIS information at the time of publishing.



WPRLamird6-Beaver

Lamird Report

This report provides the written record of local circumstances that explains how the Beaver LAMIRD (“this lamird”) fits within the rural element goals of the Growth Management Act (“GMA”), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 1, as described at RCW 36.70A.070(5)(d)(i). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

This report refers to the Western Planning Region (“WPR”) summary and regional maps which are located in section G.0, WPR Summary and Maps, and which are designated with the prefix “WPR”. This report also refers to lamird-specific maps which are located in section G.6, WPR Lamird 6 Beaver, and which are designated with the prefix “WPRLamird6”.

Summary Section

Lamird Description

This lamird consists of 148 acres of Western Rural Center (WRC) located along US 101 to the south of Lake Pleasant (see regional map WPR-a). This lamird consists primarily of logging-related industrial and commercial activities, low income housing, including the 1972 Old Chiefs Mobile Home Park and the 1955 Orr’s Subdivision of Tyee, and convenience services. Long pre-existing within this lamird are a Post Office (1961), minimart and gas station (1941), and tavern (1925). This lamird is bounded by Lake Creek and Lake Pleasant to the north, and US 101 to the south. Although more intense than generally considered rural, the commercial and more-dense residential uses of this lamird extend back many decades.

Regional map WPR-b shows how this lamird is located along US 101 and bounded almost entirely by US 101 to the south, and Lake Pleasant, Commercial Forest (CF), and lower density rural (RW2) zoning to the north. Regional map WPR-c shows how portions of the lamird, mostly associated with the logical outer boundaries, are subject to critical areas protections under the Clallam County Critical Areas Code (“CAC”). Regional map WPR-d shows how this lamird is served by access onto US 101 and a Clallam Transit bus route with service to Port Angeles, Forks, and Clallam Bay/Seki. Local amenities include extensive work opportunities at nearby commercial and industrial facilities, groceries, restaurants, gas, post office, as well as a nearby community baseball diamond, and Clallam County’s Lake Pleasant Community Beach.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map WPRLamird6-a reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding areas have retained their character.

The County-wide Comprehensive Plan at CCC 31.02.265 characterizes Beaver/Lake Pleasant as one of several “rural centers in the County that have some characteristics of urban growth, but are not spread over wide areas requiring urban governmental services...[which] should continue within the context of rural areas, although residential densities should generally be rural in nature, and commercial uses should be focused on serving the local community or the traveling public. In some areas of the West End, industrial uses may be appropriate in these areas provided that adequate facilities and services are provided.” The County-wide Comprehensive Plan at 31.02.275 further recognizes Beaver as a “[s]mall rural villages” which “should continue to be encouraged where convenient services, such as gas, food, taverns, restaurants, lodging and stores would be located. The size, location and distribution of these rural villages should be determined through regional or subarea comprehensive plans. Significant

historical sites should be protected within these rural villages.”

The 1982 Zoning Map (see regional map WPR-e-ii) shows this area zoned Industrial and Commercial with boundaries which were adjusted with the development of the 1995 Comprehensive Plan and Zoning Map. This lamird has primarily remained within the boundaries established on the 1995 Zoning Map with the exception of a rezoning of a .73 acre parcel at the south side of US 101 which has historically been used as a restaurant and which, according to the ordinance rezoning the same, was excluded from the 1995 WRC designation due to an oversight.

Local Circumstances

According to the statistics included in the Statistics Section below and as confirmed by lamird map WPRlamird6-b (which simply puts a dot in the center of each improved lot regardless of where on the lot the improvement occurs), this is a well-established commercial and higher density residential neighborhood.

In sum, the current lamird boundaries are logically and purposefully drawn to recognize the pre-existing commercial and low-income residential development and to allow for much desired commercial infill development.

Lamird Criteria Section

Type 1 LAMIRDS: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Usage RCW 36.70A.070 (5)(d)(i)	Existing Commercial, Industrial, Residential, or Mixed-use areas	The County-wide Comprehensive Plan at CCC 31.02.275 provides that “[s]mall rural villages, such as ... Beaver should continue to be encouraged where convenient services, such as gas, food, taverns, restaurants, lodging and stores would be located. The size, location and distribution of these rural villages should be determined through regional or subarea comprehensive plans. Significant historical sites should be protected within these rural villages.” This lamird is also recognized as one of the “Clallam County economic development nodes where commercial, industrial and/or mixed use (C/I) zoning are supported by the land use elements of Clallam county...” CCC 31.02.610(7)(a); Figure 31.02.610(F). See also Summary Section above, as well as the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.
Location and Boundary RCW 36.70A.070 (5)(d)(iv)	Outside designated UGAs, and agricultural, forest, and mineral resource lands	The nearest UGA (Forks) is about ten miles to the south. This lamird does not include any resource lands.
	Area clearly identified and contained with a logical outer boundary (LOB) delineated primarily by the built environment as of July 1, 1990	Based on its pre-existing built environment and uses, the County-wide Comprehensive Plan at CCC 31.02.265 recognized this area as a “Rural Center. The built environment of this lamird dates back to the early to mid-1900s, and the logical outer boundaries include the pre-existing commercial and industrial use areas as bounded by Lake Creek and Lake Pleasant to the north, and US 101 to the south.
	LOB creation	The LOB creation identifies a cohesive and established

Type 1 LAMIRDS: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
	addresses neighborhood character	neighborhood that existed as of 1990. The area's LOB helps maintain this area's neighborhood character. The WRC zoning designation is described in the current zoning code as providing for "a mixture of land uses," CCC 33.15.045." This designation is consistent with the previous designations, the pre-existing use, and the proposed use within the identified logical outer boundaries.
	LOB creation addresses physical boundaries	This lamird is bounded by Lake Creek and Lake Pleasant to the north, and US 101 to the south, all of which serve as logical outer boundaries.
	LOB creation addresses prevention of irregular boundaries	At the time of the 1995 Comprehensive Plan and Zoning Map, the boundaries were specifically drawn to follow logical outer boundaries and to prevent irregular boundaries.
	LOB creation addresses ability to provide appropriate services	This lamird is located along US 101, and a Clallam Transit bus route with service to Clallam Bay, Forks, and Port Angeles. Any further infill is subject to the Clallam County Subdivision Code (CCC Title 29 CCC) and the Clallam County Building Code (CCC Title 21), both of which require evidence of adequate water and sewage disposal.
Development Infill/ Development/ Redevelopment RCW 36.70A.070 (5)(d)(i);(iv)	Principally designed to serve the existing and projected rural population	The WRC zoning designation provides for a mixture of land uses, CCC 33.15.045, to provide much needed job opportunities for the existing and projected rural population of this economically depressed and isolated region. Located within this lamird are well-established low income housing opportunities with extensive work opportunities at nearby commercial and industrial plants, as well as groceries, restaurants, gas, post office, and nearby low cost recreational opportunities through a community baseball diamond, and Clallam County's Lake Pleasant Community Beach.
	Development is consistent with the existing character	The WRC zoning designation is consistent with the recognition of this lamird as a "Rural Center" by the County-wide Comprehensive Plan at CCC 31.02.265. The WRC zoning designation prescribes allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions which are consistent with its stated purposes. Any conditional uses are subject to a "determination that the proposed use is consistent with applicable land use regulations and the character of the neighborhood." See CCC 33.15.045.
	Area not permitted to extend beyond LOB	Lamird development beyond the lamird boundaries is subject to the applicable lower-density zoning that surrounds the lamird. This lamird has primarily remained within the boundaries established on the 1995 Zoning Map with the exception of a rezoning of a .73 acre parcel at the south side of US 101 which has historically been used as a restaurant and which, according to the ordinance rezoning the same, was excluded from the 1995 WRC designation due to an oversight.
Development Regulations RCW	Measures minimize and contain existing areas	Extending the lamird's boundaries would involve an amendment to both the Comprehensive Plan and Zoning Map.

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
36.70A.070 (5)(d)(iv);(e)	Measures minimize and contain existing uses	Development and allowable uses are limited under the applicable WRC zoning provisions in the zoning code at CCC 33.15.045 as well as evidence of adequate water and sewage disposal.
	Measures protect critical areas	Any development and redevelopment that may occur near streams, wetlands, and landslide areas is subject to buffers and other protective development permit conditions according to Chapter 35.01 CCC, Shoreline Management Act (SMA) and the Clallam County Shoreline Master Program (SMP), as well as Chapter 27.12 CCC, Critical Areas Code (CAC). Further land divisions within critical aquifer recharge areas to densities exceeding 1 dwelling per 2.4 acre or involving Type 1 soils are conditioned on enhanced on-site sewage treatment that achieves >30% nitrate reduction, according to policies drafted by Clallam County Department of Health & Human Services under the authority of CCC 27.12.615 (3)(b).
	Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	See CCC 27.10.020 Disclosure of property use for, and priority of forestry, mining or agricultural operations.

Statistics Section

Current parcel size groupings

	Parcel size – acres				Row total
	0 - .49	.50 - .99	1.00 – 4.99	>5.00	
# of parcels	33	13	13	7	66
Sum of acres	9.4	9.7	30.4	98.7	148.2
Average acres	0.3	0.7	2.3	14.1	2.2
% of acres	6.3%	6.6%	20.5%	66.6%	100.0%
% of parcels	50.0%	19.7%	19.7%	10.6%	100.0%

Build-out potential

	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	27	12	7	6	12	0	2	0	0	66
Acres sum	21.4	3.4	23.5	26.6	72.0	0	1.4	0	0	148.2
% of acres	14.4%	2.3%	15.9%	17.9%	48.5%	0.0%	0.9%	0.0%	0.0%	100.0%
% of parcels	40.9%	18.2%	10.6%	9.1%	18.2%	0.0%	3.0%	0.0%	0.0%	100.0%
Average size	0.8	0.3	3.4	4.4	6.0	0	0.7	0	0	2.2
Sum dwelling units	66	0	7	0	0	0	0	0	0	73
Sum development rights	43	11	47	53	145	0	3	0	0	303

Stats generated from Parcel GIS layer, and consist of areas within respective parcel boundaries, and thus exclude roads.

Map WPRlamird7-a

MAXFIELD

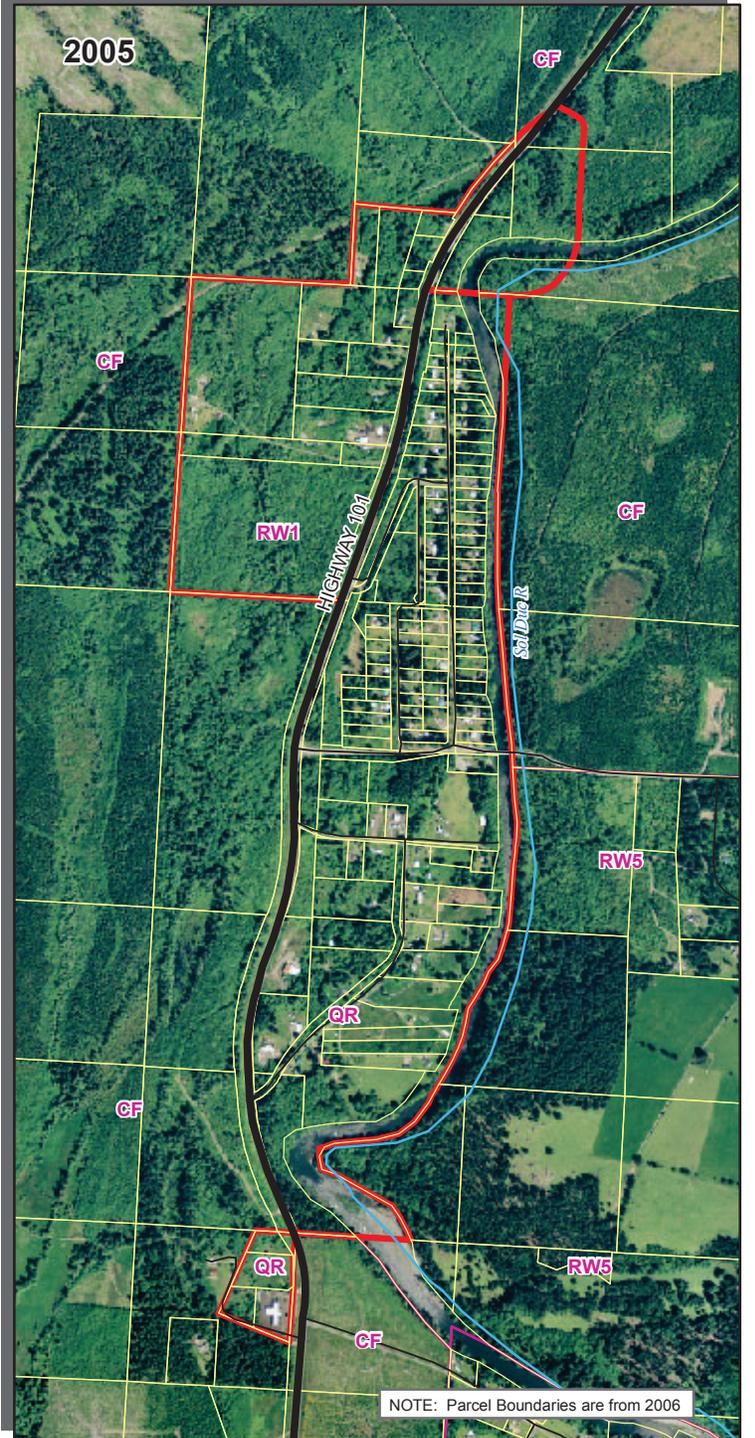
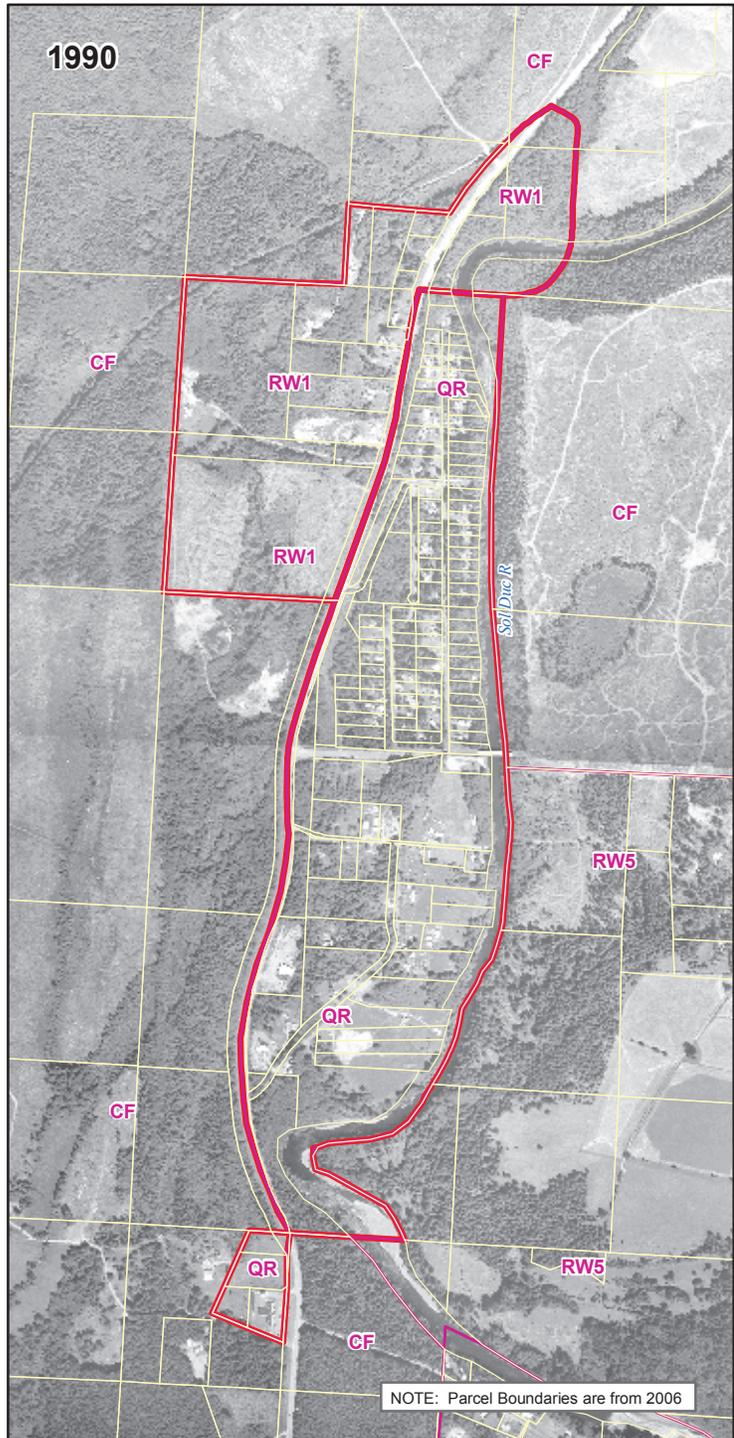
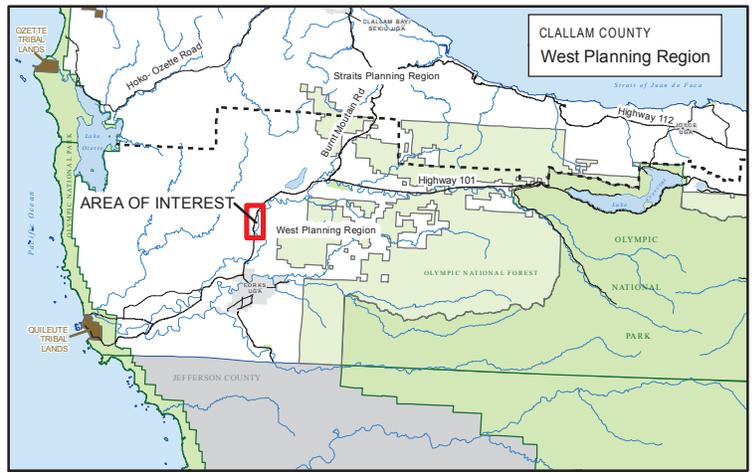
1990 AND 2005 BUILT ENVIRONMENT

Prepared by Clallam County Dep't of Community Development, Edits: CTT, September 6, 2006

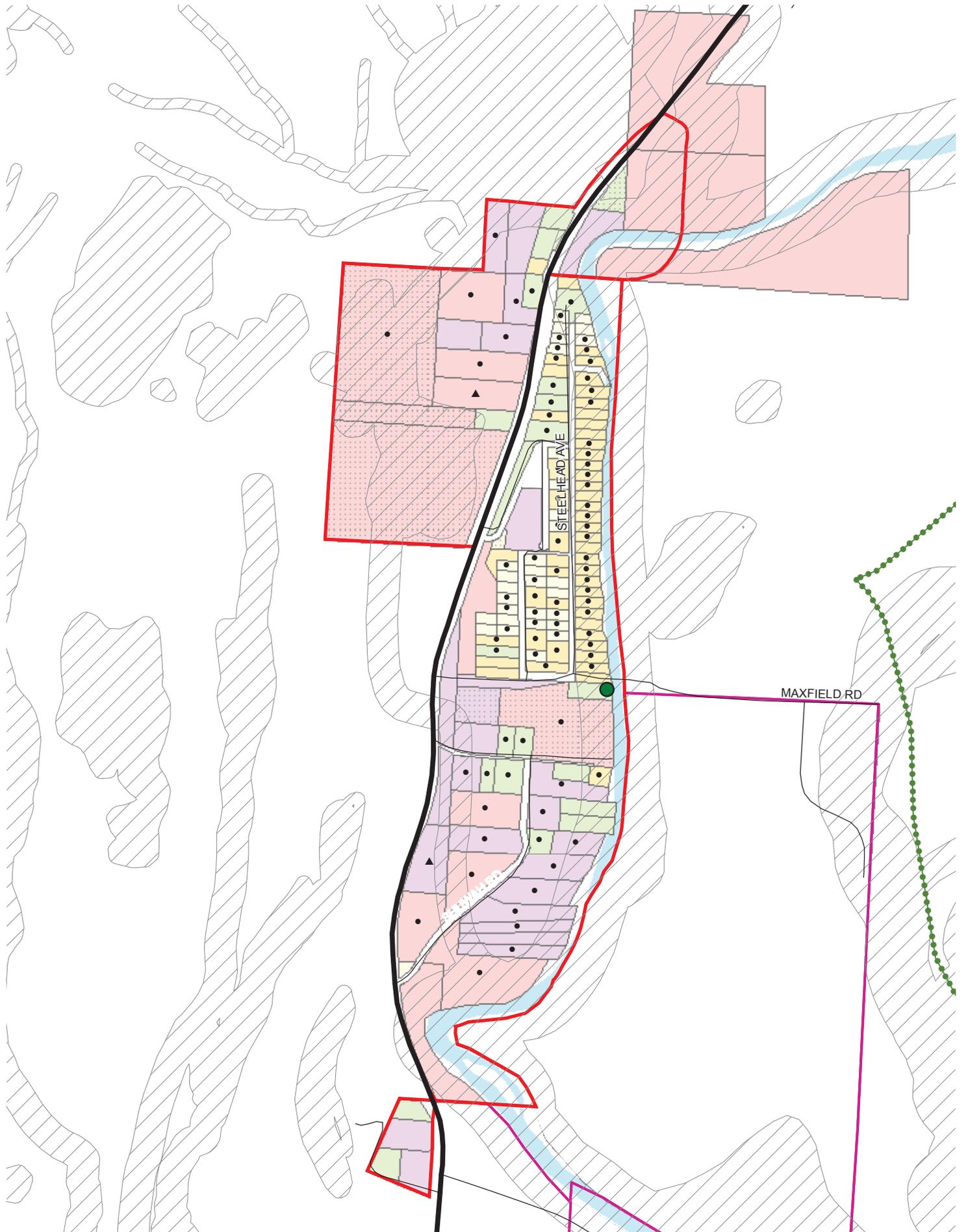
Legend

-  LAMIRD Boundaries
-  Urban Growth Areas
-  Zoning Boundaries
-  2006 Parcel Boundaries
-  Rivers

0 1,000 2,000 Feet



Disclaimer: This map is intended for information purposes only and was compiled from a variety of sources. Omissions and errors may exist. This map contains best available GIS information at the time of publishing.



WPRLamird7-Maxfield

Lamird Report

This report provides the written record of local circumstances that explains how the Maxfield LAMIRD (“this lamird”) fits within the rural element goals of the Growth Management Act (“GMA”), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 1, as described at RCW 36.70A.070(5)(d)(i). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

This report refers to the Western Planning Region (“WPR”) summary and regional maps which are located in section G.0, WPR Summary and Maps, and which are designated with the prefix “WPR”. This report also refers to lamird-specific maps which are located in section G.7, WPR Lamird 7 Maxfield, and which are designated with the prefix “WPRLamird7”.

Summary Section

Lamird Description

This lamird consists of 134 acres of Western Region Rural zoning (RW1) (Maxfield-west) and 191 acres of Quillayute Residential zoning (QR) (Maxfield-east), located along US 101 (see regional map WPR-a). Maxfield-west consist of small private ownerships and is bounded by US 101 to the east and Washington State Department of Natural Resources (DNR) ownerships to the north, west and south. Maxfield-east consist of a well-established more intense residential neighborhood that is bounded by US 101 to the west and the Sol Duc River to the east, and both US 101 and the Sol Duc River to the north and south, both of which serve as logical outer boundaries. There is a popular and well-used WDFW boat launch located in this section where Maxfield Rd crosses the Sol Duc, as well as a B&B and several houses that rent out to visitors. Although at full build-out, this lamird would be more dense than generally considered rural, the lamird’s isolated setting along the Sol Duc River and among extensive commercial forestry resource lands provides residents with a rural character lifestyle nonetheless. However, full build-out of the remaining larger lots will be significantly limited by Critical Area Ordinance restrictions associated with the logical outer boundaries, further ensuring the rural character of this lamird.

Regional map WPR-b shows how this lamird is surrounded and bounded almost entirely by Commercial Forest (CF) zoning. Regional map WPR-c shows how portions of the lamird, mostly associated with the logical outer boundaries, are subject to critical areas protections under the Clallam County Critical Areas Code (“CAC”). Regional map WPR-d shows how this lamird is served by access onto US 101 and a Clallam Transit bus route with service to Port Angeles, Forks, and Clallam Bay/Sekiu.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map WPRLamird7-a reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding areas have retained their character. This lamird originally developed as the town of Shuwah which was recognized as a post office location during the early years of the 1900s and located along the stage coach routes from the county seat of Port Angeles and the steamboat landing of what is now known as Clallam Bay. A review of the Auditor’s and Assessor’s records confirms that remaining residential development of this lamird dates back to the 1930s but today primarily exists of the Maple Haven and Lake Creek Retreat Subdivisions which date back to the mid-1960s.

The 1982 Zoning Map (see regional map WPR-e-iii) shows this area zoned Quillayute Residential (one dwelling per half acre) (1982-QR) and Industrial with substantially larger boundaries. Under the 1995 Comprehensive Plan and Zoning Map, almost 890 neighboring acres were downzoned, excluded them from the current lamird. Downzoned to Commercial Forestry were about 150 Industrial acres and about

280 1982-QR acres. Another 460 1982-QR acres were downzoned to RW5 (280 acres) and RW2 (180 acres). By 1995, the excluded areas had remained at less intense uses and downzoning them was appropriate. The only remaining remnant of this this large downzoned area is the southern-most section which had already developed at higher density and was therefore included.

Based on local circumstances, however, retaining and including areas within logical outer boundaries for desired infill development is also appropriate. The 1995 County-wide Comprehensive Plan at CCC 31.02.510 identified the lack of new construction in the WPR as a major obstacle to economic redevelopment of the WPR. The 1995 WPR Regional Plan at CCC 31.06.090 identifies as a root cause for this problem the fact that "land base for private land use in this region is limited." Indeed, almost all WPR land is held as Commercial Forest or by public agencies. This issue had been previously identified in the FSEIS concerning the Proposed Zoning Ordinance of 1982 at p. 20, which explains that the 1982-QR "classification is intended to provide for residential development for those isolated areas of western Clallam County which have experienced minimal growth. Nearly all land is owned by the government or large timber companies, leaving a limited amount of areas in small private land holdings where residential development is possible."

In adjusting the boundaries to meet the goals of the GMA, a section totaling about 40 acres at the northern tip was rezoned from Forestry to RW1, including it in the current lamird. This small section consists of small private ownerships and was more appropriately included in the RW1 zoning rather than the surrounding CF zoning that consists of large industrial timber ownerships. It is also contained within the same logical outer borders as the rest of the lamird, i.e. along US 101 and bounded by the Sol Duc River and large timber-ownerships.

In sum, the current lamird boundaries are logically and purposefully drawn to include pre-existing higher density rural residential areas, and to plan for future infill development that will meet the need for new rural character lifestyle homes expected to coincide with any recovery of the local economy. Planning now for areas of more intense rural development will ensure that there will be sufficient rural lands available in this area of limited rural land availability in accordance with the goals of the GMA as explained in the WPR Regional Summary.

This lamird was increased in size by four parcels totaling 8.11 acres via Ord. 615, 1996. These parcels constitute Lots 1-4 of the Cunningham Short Plat recorded in 1979 under Volume 6, Page 65, records of Clallam County and are located at the southern tip of the lamird. While this was surrounded on three sides by commercial forestlands, it was utilized by the Forest Service as the headquarters for the Sol Duc Ranger District. The Forest Service did not own the building, however, and when it gave up the use of the building, it was determined that circumstances had sufficiently changed and that the appropriate land use for the site should be re-examined. The parcels are served by PUD electric, PTI Communications for telephone, an onsite chlorinated water system, an onsite septic system, and existing commercial driveway access to SR 101. It was determined that the Western Regional Plan Rural Land Use Element supported a plan amendment to slightly enlarge an existing Quillayute Residential zone to provide flexibility in use of an existing professional office building and its associated land uses.

Local Circumstances

According to the statistics included in the Statistics Section below and as confirmed by lamird map WPRlamird7-b (which simply puts a dot in the center of each improved lot regardless of where on the lot the improvement occurs), this area includes several larger parcels that remain subdividable. This is a pre-existing residential neighborhood within well-identified logical outer boundaries and infill development consistent with the neighborhood's preexisting character and other development regulations is appropriate.

Lamird Criteria Section

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Usage RCW 36.70A.070 (5)(d)(i)	Existing Commercial, Industrial, Residential, or Mixed-use areas	See Summary Section above. See also the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.
Location and Boundary RCW 36.70A.070 (5)(d)(iv)	Outside designated UGAs, and agricultural, forest, and mineral resource lands	The nearest UGA (Forks) is more than 2 miles to the south. This lamird does not include resource lands.
	Area clearly identified and contained with a logical outer boundary (LOB) delineated primarily by the built environment as of July 1, 1990	The logical outer boundaries of Maxfield-east include the pre-existing built environment of the Maple Haven and Lake Creek Retreat subdivisions dating back to the 1960s and establishing densities that average two dwellings per acre. The logical outer boundaries of Maxfield-west contain larger parcels that are suitable to provide the proposed residential development at one home per acre densities.
	LOB creation addresses neighborhood character	The LOB creation identifies a cohesive and established neighborhood that existed as of 1990. The area's LOB helps maintain this area's neighborhood character. Both the current QR and RW1 zoning designations are described in the current zoning code as "a land use classification in areas where residential one acre lots in rural areas is [are] either currently the predominant land use or is [are] proposed," with QR zoning allowing densities of up to 2 dwellings per acre "based on health regulations" See CCC 33.10.080, 33.10.045, and 31.06.110. These designations are consistent with the previous QR designation, the pre-existing residential use, and the proposed residential expansion within the identified logical outer boundaries.
	LOB creation addresses physical boundaries	Maxfield-west is bounded by US 101 to the east and Washington State Department of Natural Resources (DNR) ownerships to the north, west and south. Maxfield-east is bounded by US 101 to the west and the Sol Duc River to the east, which all serve as logical outer boundaries.
	LOB creation addresses prevention of irregular boundaries	An island of divergent zoning at the north end was eliminated by redrawing the boundaries at the time of the 1995 Comprehensive Plan and Zoning Map.
	LOB creation addresses ability to provide appropriate services	This lamird is located along US 101 and a Clallam Transit bus route. Any further infill is subject to the Clallam County Subdivision Code (CCC Title 29) CCC) and the Clallam County Building Code (CCC Title 21), both of which require evidence of adequate water and sewage disposal. The Maple Haven subdivision is serviced by its own Group A water system.
Development Infill/ Development/ Redevelopment	Principally designed to serve the existing and projected rural population	Both the QR and RW1 zoning designations provide for residential use. See CCC 33.10.080 and 33.10.045.
	Development is	Both the QR and RW1 zoning designations prescribe allowed,

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
RCW 36.70A.070 (5)(d)(i);(iv)	consistent with the existing character	conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions which are consistent with their stated purposes. Any conditional uses are subject to a “determination that the proposed use is consistent with applicable land use regulations and the character of the neighborhood.” See CCC 33.10.080 and 33.10.045.
	Area not permitted to extend beyond LOB	Lamird development beyond the lamird boundaries is subject to the applicable lower-density zoning that surrounds the lamird.
Development Regulations RCW 36.70A.070 (5)(d)(iv);(e)	Measures minimize and contain existing areas	Extending the lamird’s boundaries would involve an amendment to both the Comprehensive Plan and Zoning Map.
	Measures minimize and contain existing uses	Development and allowable uses are limited under the applicable RW1 and QR zoning provisions in the zoning code at CCC 33.10.045 and 33.10.080 as well as evidence of adequate water and sewage disposal.
	Measures protect critical areas	Any development and redevelopment that may occur near streams, wetlands, and landslide areas is subject to buffers and other protective development permit conditions according to Chapter 35.01 CCC, Shoreline Management Act (SMA) and the Clallam County Shoreline Master Program (SMP), as well as Chapter 27.12 CCC, Critical Areas Code (CAC).
	Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	See CCC 27.10.020 Disclosure of property use for, and priority of forestry, mining or agricultural operations.

Statistics Section

Current parcel size groupings

RW1	Parcel size – acres				Row total
	0 - .99	1.00 – 1.99	2.00 – 4.99	>5.00	
# of parcels	1	5	8	7	21
Sum of acres	0.6	7.4	26.7	99.1	133.8
Average acres	0.6	1.5	3.3	14.2	6.4
% of acres	0.4%	5.5%	20.0%	74.1%	100.0%
% of parcels	4.8%	23.8%	38.1%	33.3%	100.0%

QR	Parcel size – acres				Row total
	0 - .49	.50 - .99	1.00 – 4.99	>5.00	
# of parcels	33	50	37	7	127
Sum of acres	14.9	35.1	87.2	54.2	191.4
Average acres	0.45	0.7	2.4	7.7	1.5
% of acres	7.8%	18.3%	45.5%	28.3%	100.0%
% of parcels	26.0%	39.4%	29.1%	5.5%	100.0%

Build-out potential

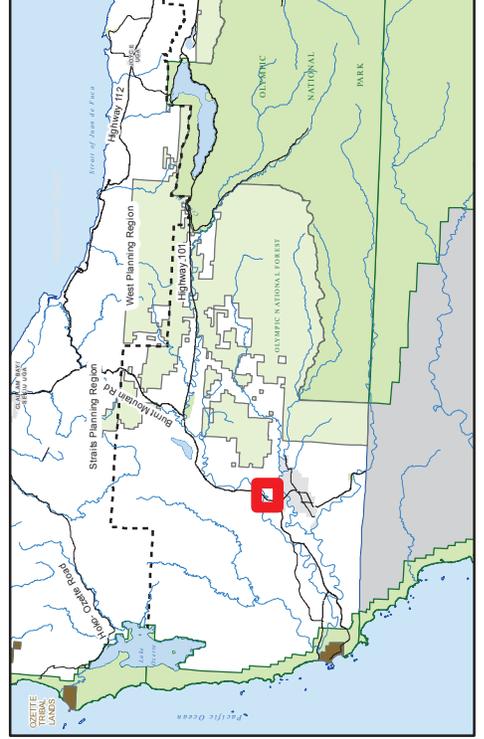
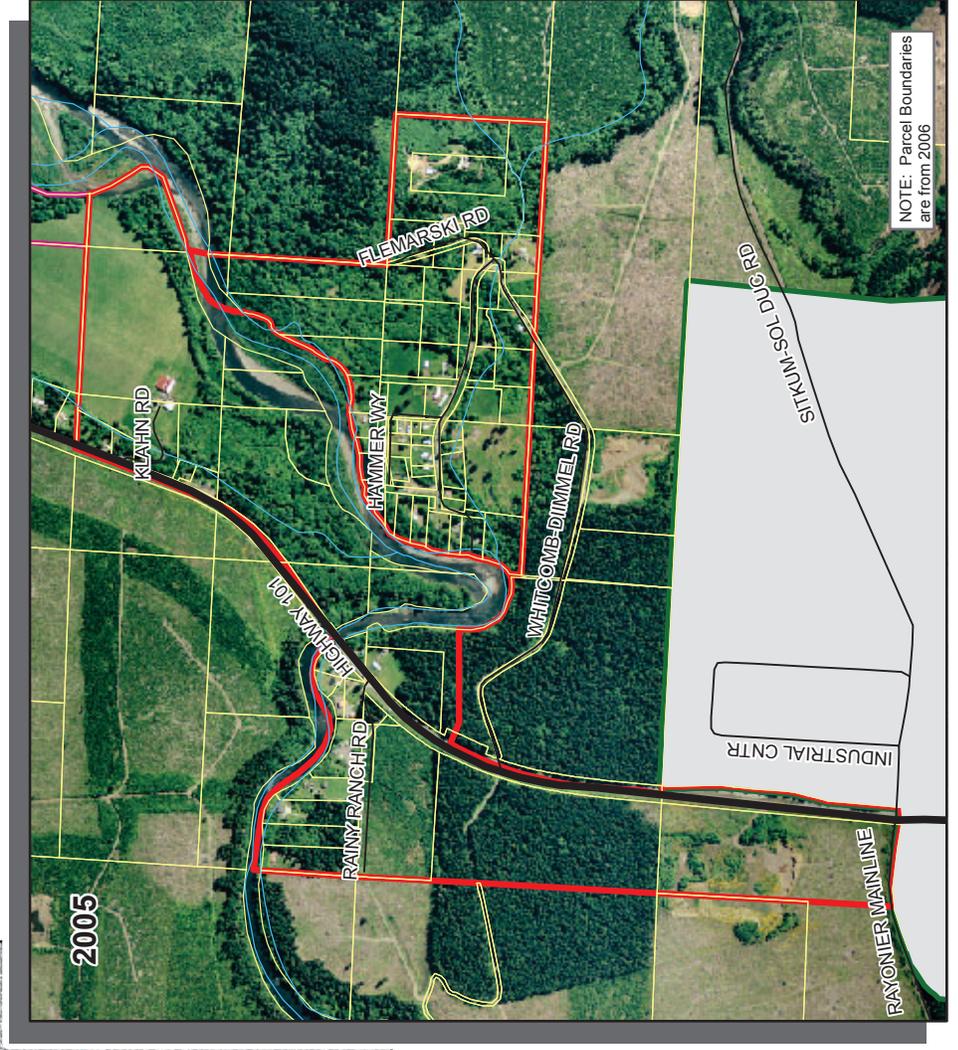
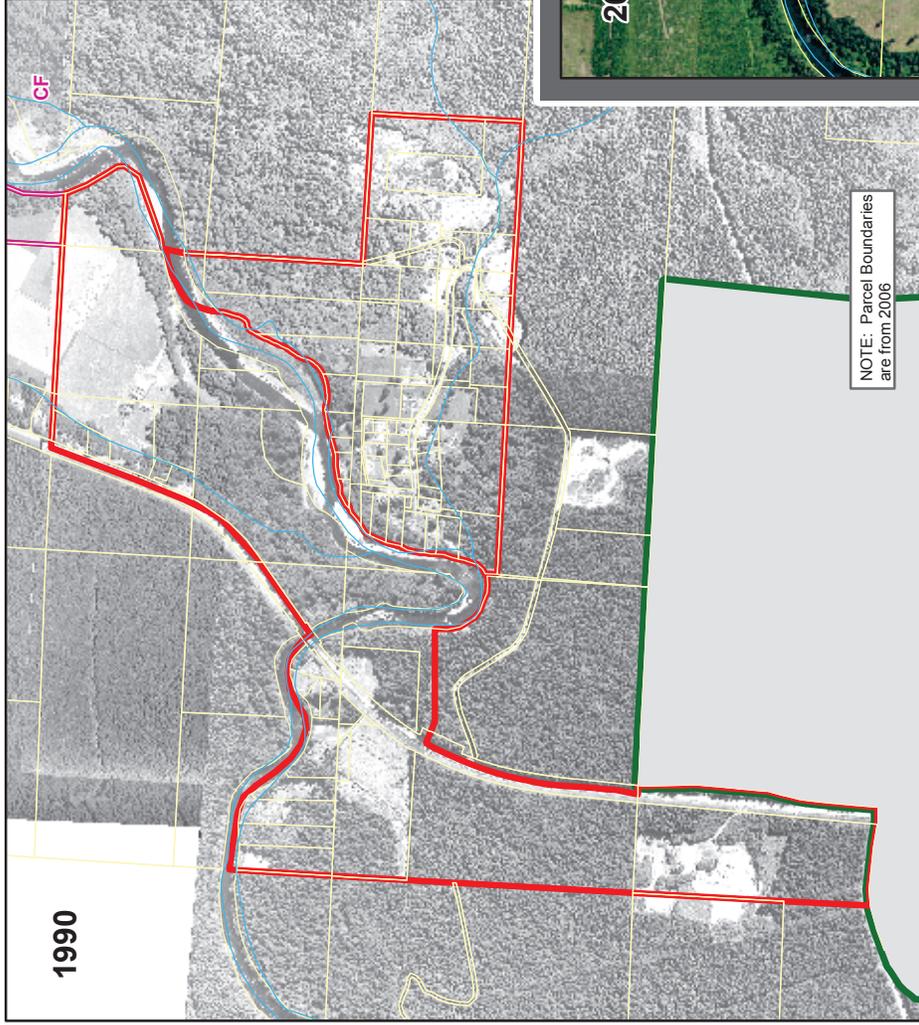
RW1	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	1	5	6	8	1	0	0	0	0	21
Acres sum	1.4	6.6	48.3	72.3	5.2	0	0	0	0	133.8
% of acres	1.0%	5.0%	36.1%	54.0%	3.9%	0.0%	0.0%	0.0%	0.0%	100.0%
% of parcels	4.8%	23.8%	28.6%	38.1%	4.8%	0.0%	0.0%	0.0%	0.0%	100.0%
Average size	1.4	1.3	8.1	9.0	5.2	0	0	0	0	6.4
Sum dwelling units	1	0	6	0	0	0	0	0	0	7
Sum development rights	1	5	46	68	5	0	0	0	0	125

QR	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	55	26	25	13	1	1	6	0	0	127
Acres sum	34.2	14.7	84.9	33.2	5.0	1.5	17.9	0	0	191.4
% of acres	17.9%	7.7%	44.4%	17.4%	2.6%	0.8%	9.3%	0.0%	0.0%	100.0%
% of parcels	43.3%	20.5%	19.7%	10.2%	0.8%	0.8%	4.7%	0.0%	0.0%	100.0%
Average size	0.6	0.6	3.4	2.6	5.0	1.5	3.0	0	0	1.5
Sum dwelling units	55	0	25	0	0	0	0	0	0	80
Sum development rights	59	28	170	66	10	3	36	0	0	372

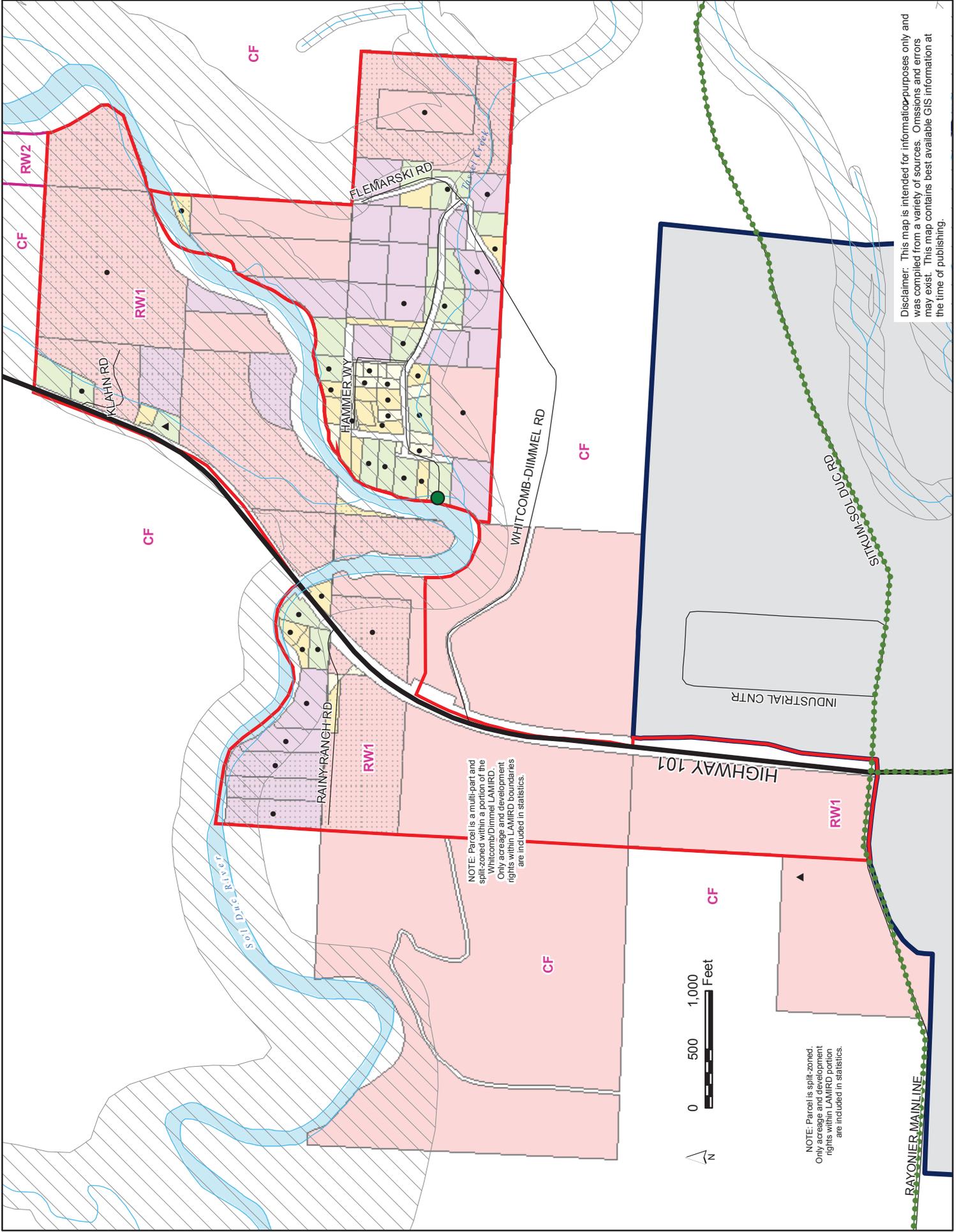
Stats generated from Parcel GIS layer, and consist of areas within respective parcel boundaries, and thus exclude roads.

Map WPRlamird8-a
WHITCOMB/DIMMEL
1990 AND 2005 BUILT ENVIRONMENT
 Prepared by Clallam County Dept't of Community
 Development, Edits: CTT, September 6, 2006

- Legend**
- LAMIRD Boundaries
 - Urban Growth Areas
 - Zoning Boundaries
 - 2006 Parcel Boundaries
 - ~ Rivers



Disclaimer: This map is intended for information purposes only and was compiled from a variety of sources. Omissions and errors may exist. This map contains best available GIS information at the time of publishing.



NOTE: Parcel is a multi-part and split-zoned within a portion of the Whitcomb/Dimmel LAMIRD. Only acreage and development rights within LAMIRD boundaries are included in statistics.

NOTE: Parcel is split-zoned. Only acreage and development rights within LAMIRD portion are included in statistics.

Disclaimer: This map is intended for information purposes only and was compiled from a variety of sources. Omissions and errors may exist. This map contains best available GIS information at the time of publishing.

RAYONIER MAINLINE

INDUSTRIAL CNTR

HIGHWAY 101

WHITCOMB-DIMMEL RD

HAMMER WY

FLEMARSKI RD

LAHN RD

RAINY-RANCH RD

SOL DUC RIVER

SITUM SOL DUC RD

CF

RW1

RW2

CF

CF

CF

RW1

CF

CF

RW1

0 500 1,000 Feet

N

WPRlamird8-Whitcomb/Dimmel

Lamird Report

This report provides the written record of local circumstances that explains how the Whitcomb/Dimmel LAMIRD (“this lamird”) fits within the rural element goals of the Growth Management Act (“GMA”), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 1, as described at RCW 36.70A.070(5)(d)(i). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

This report refers to the Western Planning Region (“WPR”) summary and regional maps which are located in section G.0, WPR Summary and Maps, and which are designated with the prefix “WPR”. This report also refers to lamird-specific maps which are located in section G.8, WPR Lamird 8 Whitcomb/Dimmel, and which are designated with the prefix “WPRlamird8”.

Summary Section

Lamird Description

This lamird consists of 247 acres of Western Region Rural zoning (RW1) (WD-west) and 135 acres of Tourist Commercial (TC) (WD-east), located along US 101 (see regional map WPR-a).

WD-east contains a very popular WDFW public boat launch located at the end of Whitcomb-Dimmel Road, which provides access to most of the lots contained within this neighborhood that originally developed as seasonal fishing cabins. The logical outer boundaries of WD-east include the Sol Duc River to the west and north and the pre-existing built environment of fishing cabins and mobile homes that date back to the 1960s and 1970s to the east and south. Zoning this neighborhood TC recognizes the significant economic potential of this neighborhood for providing services to fishers and tourists.

The logical outer boundaries of DW-west include US 101, the Sol Duc River, and the Rayonier Main-line Road to the south. Although at full build out, residential development would be more dense than generally considered rural, the lamird’s setting along the Sol Duc River and among commercial forestry resource lands would provide residents with a rural character lifestyle nonetheless. However, full build-out will be significantly limited by Critical Area Ordinance restrictions, further ensuring the rural character of this lamird.

Regional map WPR-b shows how this lamird is surrounded and bounded almost entirely by Commercial Forest (CF) zoning. Regional map WPR-c shows how portions of the lamird, mostly associated with the logical outer boundaries, are subject to critical areas protections under the Clallam County Critical Areas Code (“CAC”). Regional map WPR-d shows how this lamird is served by access onto US 101, a Clallam Transit bus route with service to Port Angeles, Forks, and Clallam Bay/Sekiu, access onto the Olympic Discovery Trail, and public boat access onto the Sol Duc River.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map WPRlamird8-a reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding areas have retained their character. A review of the Assessor’s records indicates that most of the lots that make up DW-east were established prior to July of 1978. These lots primarily house 1960s and 70s mobile homes. The 1982 Zoning Map (see regional map WPR-e-iii) shows this area zoned Quillayute Residential (one dwelling per half acre) (1982-QR) and Industrial with substantially larger boundaries which were significantly reduced in size. In drawing the current lamird boundaries for the 1995 Comprehensive Plan and Zoning Map, large areas were downzoned to Commercial Forestry, excluding them from the current lamird. Based on local circumstances, however, retaining and including

areas within logical outer boundaries for desired infill development is also appropriate.

The 1995 County-wide Comprehensive Plan at CCC 31.02.510 identified the lack of new construction in the WPR as a major obstacle to economic redevelopment of the WPR. The 1995 WPR Regional Plan at CCC 31.06.090 identifies as a root cause for this problem the fact that “land base for private land use in this region is limited.” Indeed, almost all WPR land is held as Commercial Forest or by public agencies. This issue had been previously identified in the FSEIS concerning the Proposed Zoning Ordinance of 1982 at p. 20, which explains that the 1982-QR “classification is intended to provide for residential development for those isolated areas of western Clallam County which have experienced minimal growth. Nearly all land is owned by the government or large timber companies, leaving a limited amount of areas in small private land holdings where residential development is possible.”

The current lamird boundaries are logically and purposefully drawn to include pre-existing higher density rural residential areas, and to plan for future infill development that will meet the need for new rural character lifestyle homes expected to coincide with any recovery of the local economy. Planning now for areas of more intense rural development will ensure that there will be sufficient rural lands available in this area of limited rural land availability in accordance with the goals of the GMA as explained in the WPR Regional Summary. This lamird has remained within the boundaries established on the 1995 Zoning Map.

Local Circumstances

According to the statistics included in the Statistics Section below and as confirmed by lamird map WPRlamird8-b (which simply puts a dot in the center of each improved lot regardless of where on the lot the improvement occurs), this area includes several larger parcels that remain subdividable. This is a pre-existing residential neighborhood within well-identified logical outer boundaries and infill development consistent with the neighborhood’s preexisting character and other development regulations is appropriate.

Lamird Criteria Section

Type 1 LAMIRDS: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Usage RCW 36.70A.070 (5)(d)(i)	Existing Commercial, Industrial, Residential, or Mixed-use areas	This lamird is recognized as one of the “Clallam County economic development nodes where commercial, industrial and/or mixed use (C/I) zoning are supported by the land use elements of Clallam county...” CCC 31.02.610(7)(a); Figure 31.02.610(F). See also Summary Section above, as well as the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.
Location and Boundary RCW 36.70A.070 (5)(d)(iv)	Outside designated UGAs, and agricultural, forest, and mineral resource lands	The nearest UGA (Forks) is to the south. This lamird does not include resource lands.
	Area clearly identified and contained with a logical outer boundary (LOB) delineated primarily by the built environment as of July 1, 1990	The logical outer boundaries of WD-east include the pre-existing built environment of fishing cabins and mobile homes that date back to the 1960s and 1970s. The logical outer boundaries of DW-west include US 101 to the east, the Sol Duc River to the north and the Rayonier Main-line Road to the south.
	LOB creation addresses neighborhood character	The LOB creation identifies a cohesive and established neighborhood that existed as of 1990. The area’s LOB helps maintain this area’s neighborhood character. The current RW1 zoning designation is described in the

Type 1 LAMIRDS: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
		current zoning code as “a land use classification in areas where residential one acre lots in rural areas is either currently the predominant land use or is proposed.” See CCC 33.10.045. The TC zoning designation is described as “a land use classification intended for areas primarily devoted to providing services to the traveling public.” These designations are consistent with the previous designation, the pre-existing use, and the proposed use within the identified logical outer boundaries.
	LOB creation addresses physical boundaries	This physical boundaries of this lamird include the Sol Duc River, US 101, and the Rayonier Mainline which all serve as logical outer boundaries..
	LOB creation addresses prevention of irregular boundaries	Irregular boundaries were eliminated by redrawing the boundaries along logical outer boundaries at the time of the 1995 Comprehensive Plan and Zoning Map.
	LOB creation addresses ability to provide appropriate services	This lamird is located along US 101, a Clallam Transit bus route, and the Olympic Discovery Trail. Any further infill is subject to the Clallam County Subdivision Code (CCC Title 29) CCC) and the Clallam County Building Code (CCC Title 21), both of which require evidence of adequate water and sewage disposal. The WPR Regional Plan at CCC 31.06.110 provides that any density proposed under the TC designation be limited by water availability and sewage disposal regulations.
Development Infill/ Development/ Redevelopment RCW 36.70A.070 (5)(d)(i);(iv)	Principally designed to serve the existing and projected rural population	The RW1 zoning designation provides for residential use. The TC zoning is designed to serve the traveling public and provide much needed job opportunities for the existing and projected rural population of this economically depressed and isolated region.
	Development is consistent with the existing character	Both the RW1 and TC zoning designations prescribe allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions which are consistent with their stated purposes. Any conditional uses are subject to a “determination that the proposed use is consistent with applicable land use regulations and the character of the neighborhood.” See CCC 33.10.045 and 33.15.065.
	Area not permitted to extend beyond LOB	Lamird development beyond the lamird boundaries is subject to the applicable lower-density zoning that surrounds the lamird. This lamird has not increased in size between 1995 and the present.
Development Regulations RCW 36.70A.070 (5)(d)(iv);(e)	Measures minimize and contain existing areas	Extending the lamird’s boundaries would involve an amendment to both the Comprehensive Plan and Zoning Map.
	Measures minimize and contain existing uses	Development and allowable uses are limited under the applicable RW1 and TC zoning provisions in the zoning code at CCC 33.10.045 and 33.15.065 as well as evidence of adequate water and sewage disposal. The WPR Regional Plan at CCC 31.06.110 provides that any density proposed under the TC designation be limited by water availability and sewage disposal regulations.

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
	Measures protect critical areas	Any development and redevelopment that may occur near streams, wetlands, and landslide areas is subject to buffers and other protective development permit conditions according to Chapter 35.01 CCC, Shoreline Management Act (SMA) and the Clallam County Shoreline Master Program (SMP), as well as Chapter 27.12 CCC, Critical Areas Code (CAC). Further land divisions within critical aquifer recharge areas to densities exceeding 1 dwelling per 2.4 acre or involving Type 1 soils are conditioned on enhanced on-site sewage treatment that achieves >30% nitrate reduction, according to policies drafted by Clallam County Department of Health & Human Services under the authority of CCC 27.12.615 (3)(b).
	Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	See CCC 27.10.020 Disclosure of property use for, and priority of forestry, mining or agricultural operations.

Statistics Section

Current parcel size groupings

RW1	Parcel size – acres				Row total
	0 - .99	1.00 – 1.99	2.00 – 4.99	>5.00	
# of parcels	9	5	8	11	33
Sum of acres	6.1	6.8	30.2	203.9	247.0
Average acres	0.7	1.4	3.8	18.5	7.5
% of acres	2.5%	2.8%	12.2%	82.6%	100.0%
% of parcels	27.3%	15.2%	24.2%	33.3%	100.0%

TC	Parcel size – acres				Row total
	0 - .49	.50 - .99	1.00 – 4.99	>5.00	
# of parcels	15	13	29	6	63
Sum of acres	5.2	9.8	61.7	58.1	134.9
Average acres	0.3	0.8	2.1	9.7	2.1
% of acres	3.9%	7.3%	45.8%	43.0%	100.0%
% of parcels	23.8%	20.6%	46.0%	9.5%	100.0%

Build-out potential

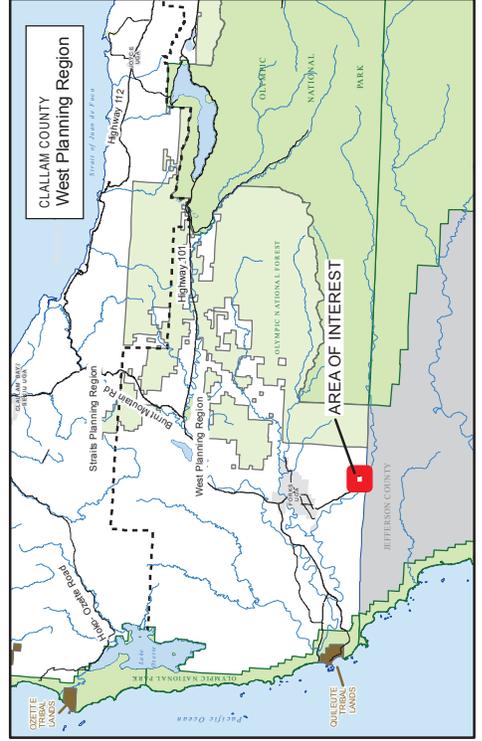
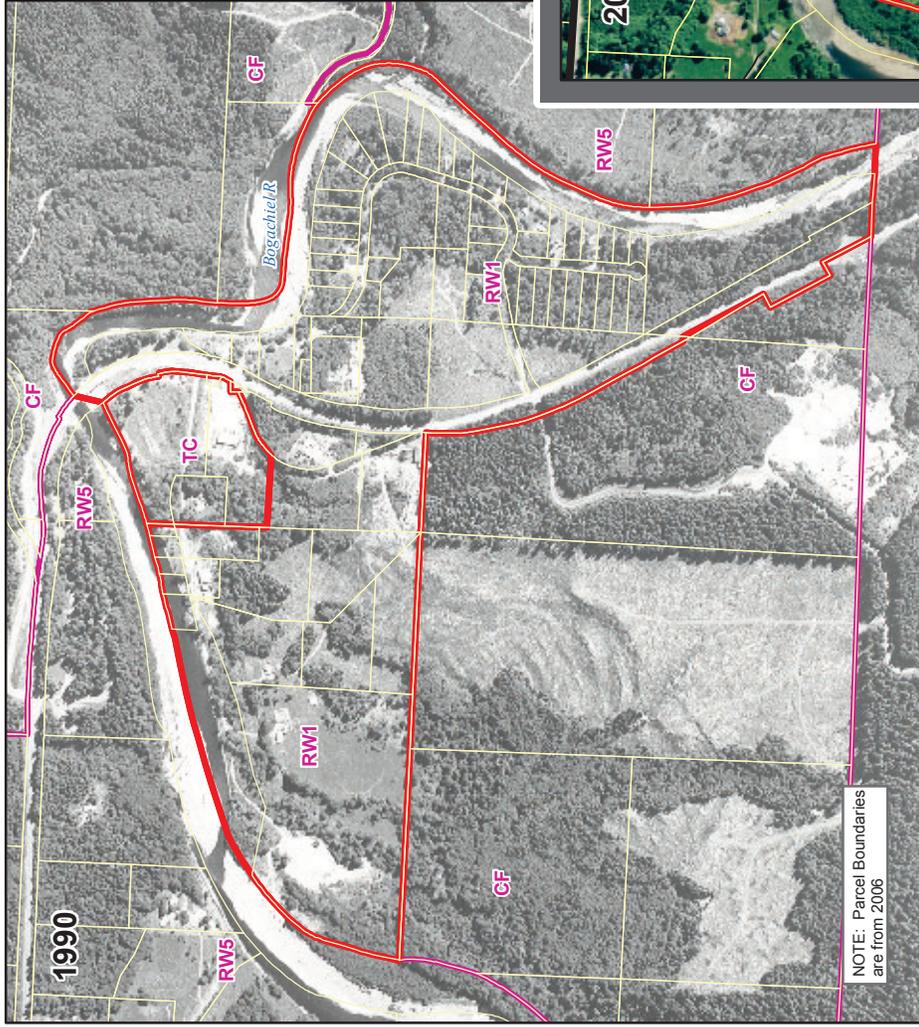
RW1	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	7	6	6	12	2	0	0	0	0	33
Acres sum	7.1	4.6	56.8	141.4	37.1	0	0	0	0	247.0
% of acres	2.9%	1.9%	23.0%	57.2%	15.0%	0.0%	0.0%	0.0%	0.0%	100.0%
% of parcels	21.2%	18.2%	18.2%	36.4%	6.1%	0.0%	0.0%	0.0%	0.0%	100.0%
Average size	1.0	0.8	9.5	11.8	18.6	0	0	0	0	7.5
Sum dwelling units	7	0	6	0	0	0	0	0	0	13
Sum development rights	7	6	54	135	36	0	0	0	0	238

TC	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	12	15	14	20	0	1	1	0	0	63
Acres sum	6.7	7.9	38.6	79.7	0	1.6	0.5	0	0	134.9
% of acres	5.0%	5.9%	28.6%	59.1%	0.0%	1.2%	0.3%	0.0%	0.0%	100.0%
% of parcels	19.0%	23.8%	22.2%	31.7%	0.0%	1.6%	1.6%	0.0%	0.0%	100.0%
Average size	0.6	0.5	2.8	4.0	0	1.6	0.5	0	0	2.1
Sum dwelling units	12	0	14	0	0	0	0	0	0	26
Sum development rights	14	18	77	159	0	3	1	0	0	272

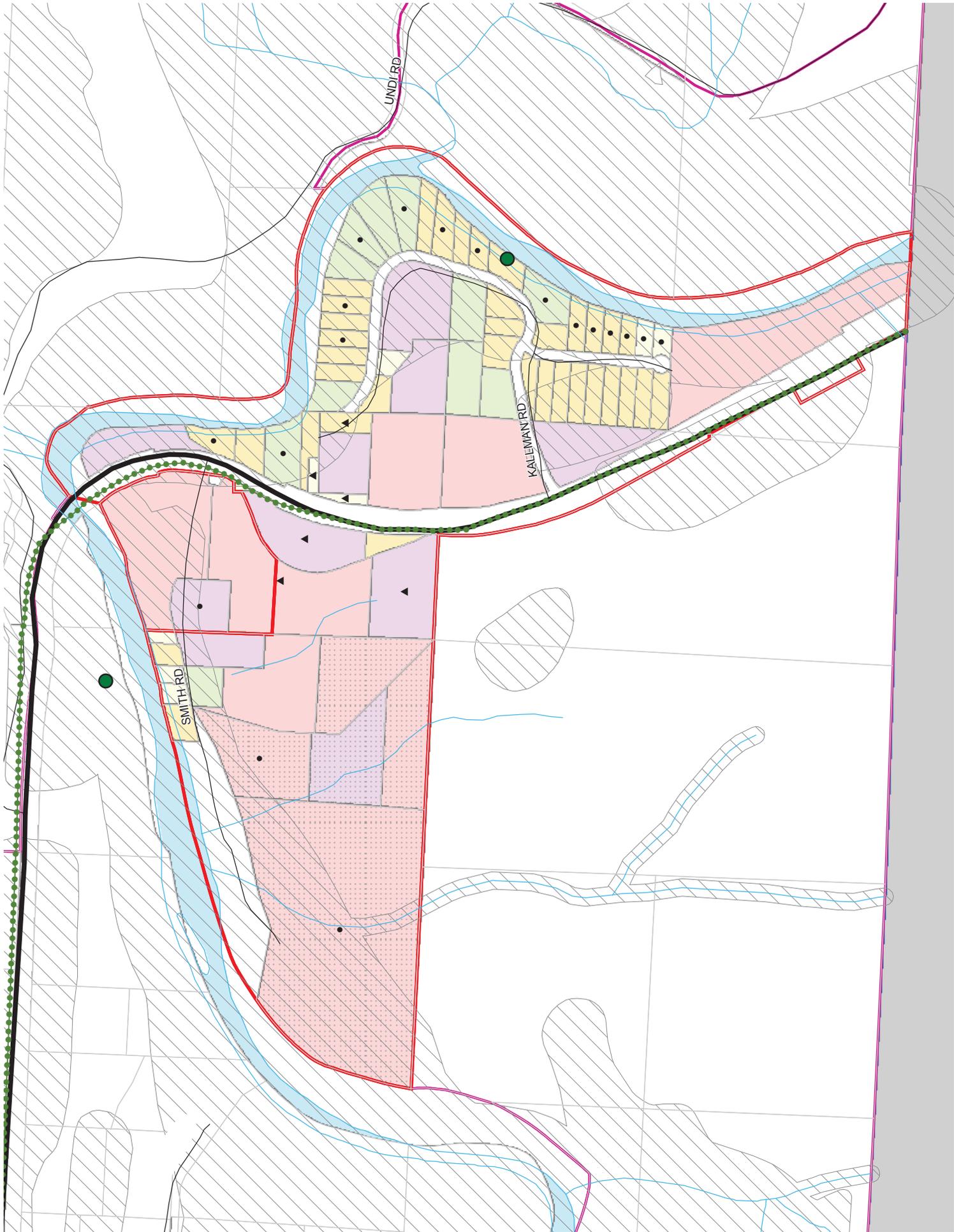
Stats generated from Parcel GIS layer, and consist of areas within respective parcel boundaries, and thus exclude roads.

Map WPRlamird9-a
BOGACHIEL BRIDGE
1990 AND 2005 BUILT ENVIRONMENT
 Prepared by Clallam County Dept of Community
 Development, Edits: CTT, September 6, 2006

- Legend**
-  LAMIRD Boundaries
 -  Urban Growth Areas
 -  Zoning Boundaries
 -  2006 Parcel Boundaries
 -  Rivers



Disclaimer: This map is intended for information purposes only and was compiled from a variety of sources. Omissions and errors may exist. This map contains best available GIS information at the time of publishing.



WPRlamird9-Bogachiel Bridge

Lamird Report

This report provides the written record of local circumstances that explains how the Bogachiel Bridge LAMIRD (“this lamird”) fits within the rural element goals of the Growth Management Act (“GMA”), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 1, as described at RCW 36.70A.070(5)(d)(i). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

This report refers to the Western Planning Region (“WPR”) summary and regional maps which are located in section G.0, WPR Summary and Maps, and which are designated with the prefix “WPR”. This report also refers to lamird-specific maps which are located in section G.9, WPR Lamird 9 Bogachiel Bridge, and which are designated with the prefix “WPRlamird9”.

Summary Section

Lamird Description

This lamird consists of 153 acres of Rural Western zoning (RW1) and 22 acres of Tourist Commercial zoning (TC), located along US 101 at the south end of the WPR at the boundary with Jefferson County (see regional map WPR-a). Located within this lamird is a WDFW boat launch providing access to the Bogachiel River. At the northern boundary is the Bogachiel State Park. Regional map WPR-b shows how this lamird is surrounded and bounded almost entirely by Commercial Forest (CF) zoning. Regional map WPR-c shows how portions of the lamird, mostly along the logical outer boundaries, are subject to critical areas protections under the Clallam County Critical Areas Code (“CAC”). Regional map WPR-d shows how this lamird is served by access onto US 101.

This lamird is bounded by the Bogachiel River all along its eastern, northern, and north-western boundaries, by US 101 along its southwestern boundary, and large forestry land-ownerships as well as Jefferson County along its southern boundaries, all of which serve as logical outer boundaries. Although at full build-out, this lamird would be more dense than generally considered rural, the lamird’s isolated setting along the Bogachiel River and among extensive commercial forestry resource lands provides residents with a rural character lifestyle nonetheless. However, full build-out will be significantly limited by Critical Area Ordinance restrictions associated with the logical outer boundaries, further ensuring the rural character of this lamird.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map WPRlamird9-a reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding areas have retained their character. A review of the Auditor’s and Assessor’s records confirms that residential development of this lamird dates back to the late 1940s through the 1970s, when the cabins and homes in this lamird provided housing to those working at the nearby shakemills and truck shops or in the nearby commercial forests. The subdivisions of Fishermans Hollow and Bogachiel Estates make up a large portion of this lamird and date back to 1966. The small lots in the west section date back to before July of 1978, according to their tax numbers. The west area was included within the lamird because it consisted of small private ownership that were more appropriately included within the RW1 zoning than the surrounding CF zoning that consist of large industrial timber ownerships.

The 1982 Zoning Map (see regional map WPR-e-iii) shows this area zoned Quillayute Residential (one dwelling per half acre) (1982-QR) with substantially larger boundaries. Under the 1995 Comprehensive Plan and Zoning Map, large undeveloped sections totaling about 600 acres to the west and the east of the current lamird were rezoned primarily from 1982-QR to RW5 with some to CF, excluding them from

the current lamird. The excluded 600 acre-area had not yet developed at more intense rural densities and downzoning was appropriate.

Based on local circumstances, however, retaining and including areas within logical outer boundaries for desired infill development is also appropriate. The 1995 County-wide Comprehensive Plan at CCC 31.02.510 identified the lack of new construction in the WPR as a major obstacle to economic redevelopment of the WPR. The 1995 WPR Regional Plan at CCC 31.06.090 identifies as a root cause for this problem the fact that “land base for private land use in this region is limited.” Indeed, almost all WPR land is held as Commercial Forest or by public agencies. This issue had been previously identified in the FSEIS concerning the Proposed Zoning Ordinance of 1982 at p. 20, which explains that the 1982-QR “classification is intended to provide for residential development for those isolated areas of western Clallam County which have experienced minimal growth. Nearly all land is owned by the government or large timber companies, leaving a limited amount of areas in small private land holdings where residential development is possible.”

In adjusting the boundaries to meet the goals of the GMA, an 11 acre section at the most southern tip was upzoned from Forestry to RW1, including it in the current lamird. Including the south parcel provides for more logical outer boundaries for the lamird. Excluding it had resulted in the creation of a small area of divergent zoning bounded by the Bogachiel River to the east, Jefferson County to the south, and US 101 to the west.

The current lamird boundaries are logically and purposefully drawn to include pre-existing higher density rural residential areas, and to plan for future infill development that will meet the need for new rural character lifestyle homes expected to coincide with any recovery of the local economy. Planning now for areas of more intense rural development will ensure that there will be sufficient rural lands available in this area of limited rural land availability in accordance with the goals of the GMA as explained in the WPR Regional Summary. This lamird has remained within the boundaries established on the 1995 Zoning Map.

Local Circumstances

According to the statistics included in the Statistics Section below and as confirmed by lamird map WPRlamird9-b (which simply puts a dot in the center of each improved lot regardless of where on the lot the improvement occurs), this area includes several larger parcels that remain subdividable. This is a pre-existing residential neighborhood within well-identified logical outer boundaries and infill development consistent with the neighborhood’s preexisting character and other development regulations is appropriate.

Lamird Criteria Section

Type 1 LAMIRDS: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Usage RCW 36.70A.070 (5)(d)(i)	Existing Commercial, Industrial, Residential, or Mixed-use areas	See Summary Section above. See also the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.
Location and Boundary RCW 36.70A.070 (5)(d)(iv)	Outside designated UGAs, and agricultural, forest, and mineral resource lands	The nearest UGA (Forks) is about 4 miles to the north. This lamird does not include any resource lands.
	Area clearly identified and contained with a logical outer boundary (LOB) delineated	The built environment of this lamird dates back to the late 1940s. The outer boundaries are delineated primarily by the Bogachiel Estates and Fishermans Hollow subdivisions which were platted in 1966. The west section consisted of small

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
	primarily by the built environment as of July 1, 1990	private ownerships more appropriately included within this lamird than with the surrounding large industrial timber ownerships.
	LOB creation addresses neighborhood character	The LOB creation identifies a cohesive and established neighborhood that existed as of 1990. The area's LOB helps maintain this area's neighborhood character. The purpose of the current RW1 zoning is "a land use classification in areas where residential one acre lots in rural areas is either currently the predominant land use or is proposed." See CCC 33.10.045. This designation is consistent with the previous QR designation, the pre-existing residential use, and the proposed residential expansion within the identified logical outer boundaries.
	LOB creation addresses physical boundaries	This lamird is bounded by the Bogachiel River all along its eastern, northern, and north-western boundaries, by US 101 along its southwestern boundary, and large forestry land-ownerships as well as Jefferson County along its southern boundaries, which all serve as logical outer boundaries.
	LOB creation addresses prevention of irregular boundaries	An island of divergent zoning was eliminated by redrawing the boundaries at the time of the 1995 Comprehensive Plan and Zoning Map.
	LOB creation addresses ability to provide appropriate services	This lamird is located along US 101. Any further infill is subject to the Clallam County Subdivision Code (CCC Title 29) CCC) and the Clallam County Building Code (CCC Title 21), both of which require evidence of adequate water and sewage disposal. The WPR Regional Plan at CCC 31.06.110 provides that any density proposed under the TC designation be limited by water availability and sewage disposal regulations. The 2005 WRIA 20 Watershed Plan Tech Assessment indicates the existing presence of two Group A wells at the location of this lamird.
Development Infill/ Development/ Redevelopment RCW 36.70A.070 (5)(d)(i);(iv)	Principally designed to serve the existing and projected rural population	The RW1 zoning provides for residential use. See CCC 33.10.045. The TC zoning is designed to serve the traveling public and provide much needed job opportunities for the existing and projected rural population of this economically depressed and isolated region. See CCC 33.15.065.
	Development is consistent with the existing character	Both the RW1 and TC zoning designations prescribe allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions which are consistent with their stated purposes. Any conditional uses are subject to a "determination that the proposed use is consistent with applicable land use regulations and the character of the neighborhood." See CCC 33.10.045 and CCC 33.15.065.
	Area not permitted to extend beyond LOB	Lamird development beyond the lamird boundaries is subject to the applicable lower-density zoning that surrounds the lamird. This lamird has not increased in size between 1995 and the present.
Development Regulations RCW 36.70A.070	Measures minimize and contain existing areas	Extending the lamird's boundaries would involve an amendment to both the Comprehensive Plan and Zoning Map.
	Measures minimize	Development and allowable uses are limited under the

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
(5)(d)(iv);(e)	and contain existing uses	applicable RW1 and TC zoning provisions in the zoning code at CCC 33.10.045 and CCC 33.16.065 as well as evidence of adequate water and sewage disposal. The WPR Regional Plan at CCC 31.06.110 provides that any density proposed under the TC designation be limited by water availability and sewage disposal regulations.
	Measures protect critical areas	Any development and redevelopment that may occur near streams, wetlands, and landslide areas is subject to buffers and other protective development permit conditions according to Chapter 35.01 CCC, Shoreline Management Act (SMA) and the Clallam County Shoreline Master Program (SMP), as well as Chapter 27.12 CCC, Critical Areas Code (CAC).
	Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	See CCC 27.10.020 Disclosure of property use for, and priority of forestry, mining or agricultural operations.

Statistics Section

Current parcel size groupings

RW1	Parcel size – acres				Row total
	0 - .99	1.00 – 1.99	2.00 – 4.99	>5.00	
# of parcels	45	11	9	8	73
Sum of acres	29.1	15.6	31.7	76.4	152.8
Average acres	0.6	1.4	3.5	9.6	2.1
% of acres	19.0%	10.2%	20.8%	50.0%	100.0%
% of parcels	61.6%	15.1%	12.3%	11.0%	100.0%

TC	Parcel size – acres				Row total
	0 - .49	.50 - .99	1.00 – 4.99	>5.00	
# of parcels	0	0	1	2	3
Sum of acres	0	0	2.3	19.6	21.9
Average acres	0	0	2.3	9.8	7.3
% of acres	0.0%	0.0%	10.4%	89.6%	100.0%
% of parcels	0.0%	0.0%	33.3%	66.7%	100.0%

Build-out potential

RW1	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	15	37	2	11	5	1	2	0	0	73
Acres sum	12.9	29.5	37.8	47.9	10.4	0.8	13.7	0	0	152.8
% of acres	8.4%	19.3%	24.7%	31.3%	6.8%	0.5%	8.9%	0.0%	0.0%	100.0%
% of parcels	20.5%	50.7%	2.7%	15.1%	6.8%	1.4%	2.7%	0.0%	0.0%	100.0%
Average size	0.9	0.8	18.9	4.4	2.1	0.8	6.8	0	0	2.1
Sum dwelling units	15	0	2	0	0	0	0	0	0	17
Sum development rights	15	37	37	44	11	1	13	0	0	158

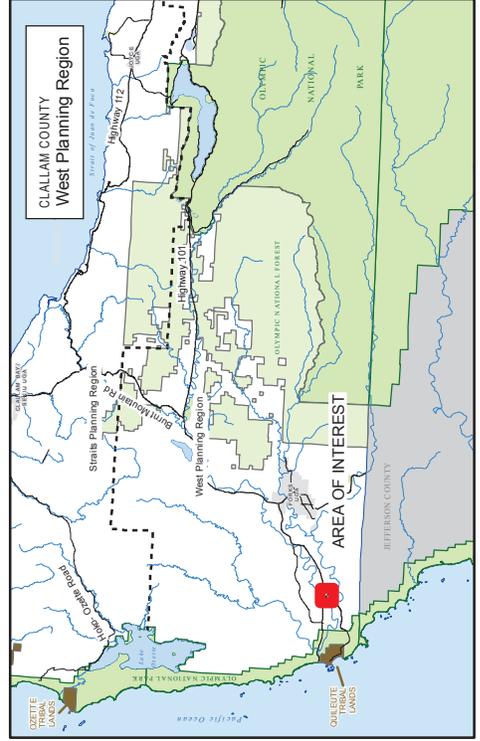
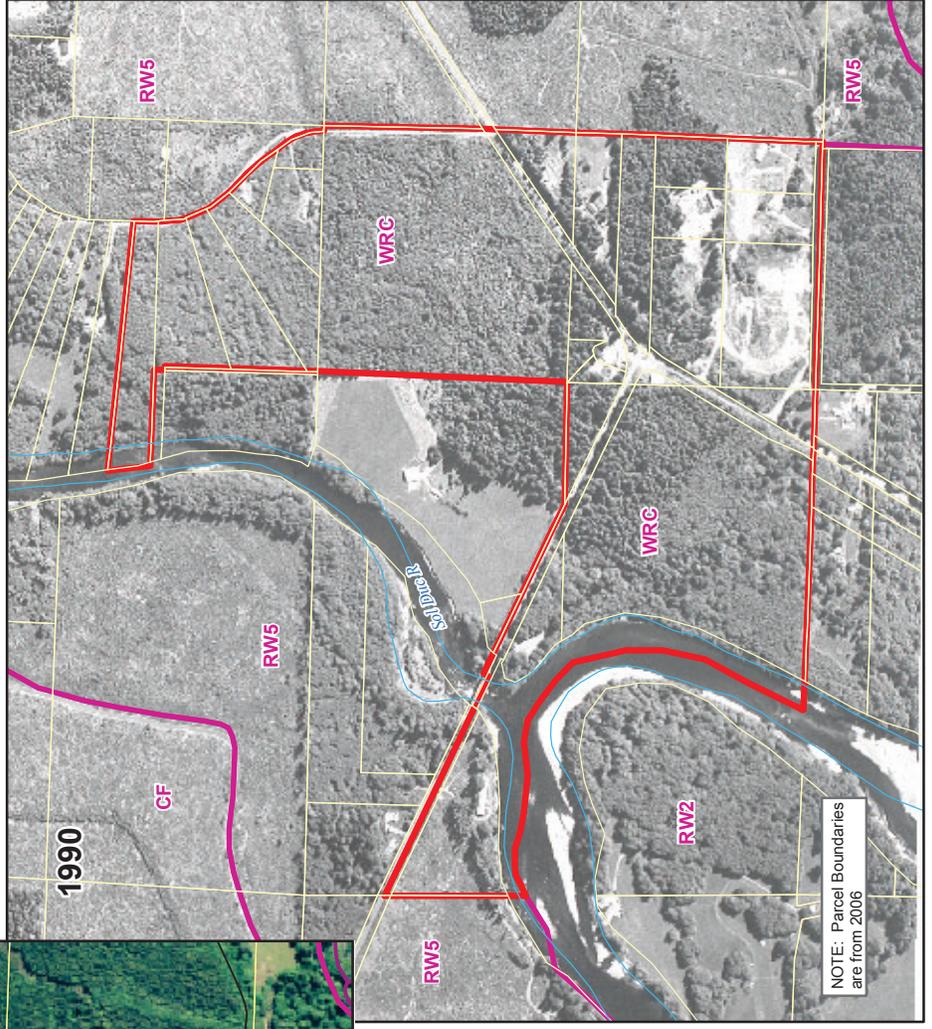
TC	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	0	0	1	1	1	0	0	0	0	3
Acres sum	0	0	2.3	8.9	10.7	0	0	0	0	21.9
% of acres	0.0%	0.0%	10.4%	40.7%	48.8%	0.0%	0.0%	0.0%	0.0%	100.0%
% of parcels	0.0%	0.0%	33.3%	33.3%	33.3%	0.0%	0.0%	0.0%	0.0%	100.0%
Average size	0	0	2.3	8.9	10.7	0	0	0	0	7.3
Sum dwelling units	0	0	1	0	0	0	0	0	0	1
Sum development rights	0	0	5	18	21	0	0	0	0	44

Stats generated from Parcel GIS layer, and consist of areas within respective parcel boundaries, and thus exclude roads.

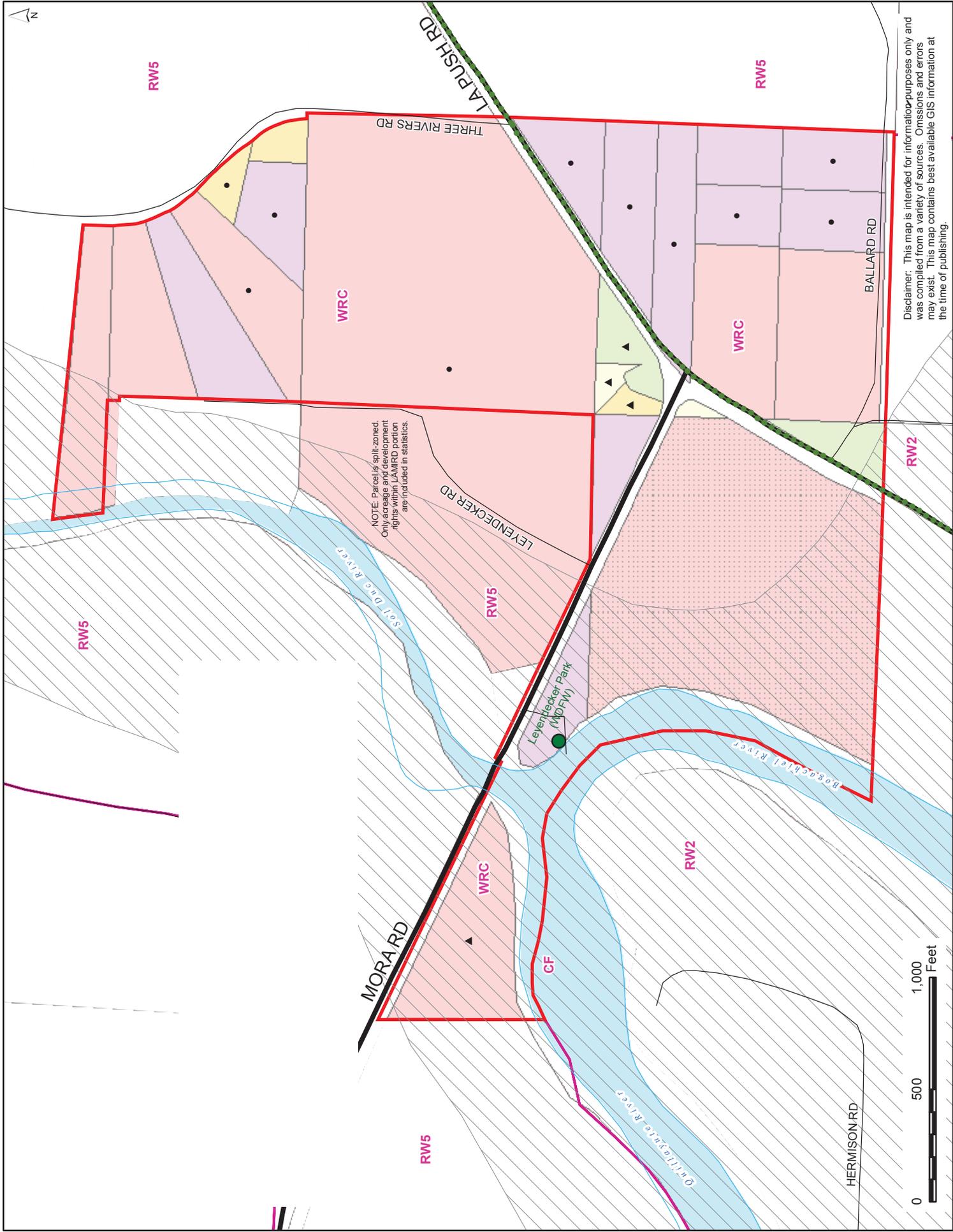
Map WPRlamird10-a
THREE RIVERS
 1990 AND 2005 BUILT ENVIRONMENT

Prepared by Clallam County Dept of Community
 Development, Edits: CTT, September 6, 2006

- Legend**
- ▭ LAMIRD Boundaries
 - ▭ Urban Growth Areas
 - ▭ Zoning Boundaries
 - ▭ 2006 Parcel Boundaries
 - ~ Rivers



Disclaimer: This map is intended for information purposes only and was compiled from a variety of sources. Omissions and errors may exist. This map contains best available GIS information at the time of publishing.



NOTE: Parcels split-zoned
 Only acreage and development
 rights within LAMRD portion
 are included in statistics.

Disclaimer: This map is intended for informational purposes only and
 was compiled from a variety of sources. Omissions and errors
 may exist. This map contains best available GIS information at
 the time of publishing.

WPRLamird10-Three Rivers

Lamird Report

This report provides the written record of local circumstances that explains how the Three Rivers LAMIRD (“this lamird”) fits within the rural element goals of the Growth Management Act (“GMA”), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 1, as described at RCW 36.70A.070(5)(d)(i). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

This report refers to the Western Planning Region (“WPR”) summary and regional maps which are located in section G.0, WPR Summary and Maps, and which are designated with the prefix “WPR”. This report also refers to lamird-specific maps which are located in section G.10, WPR Lamird 10 Three Rivers, and which are designated with the prefix “WPRLamird10”.

Summary Section

Lamird Description

This lamird consists of 145 acres of Western Region Rural Center zoning (WRC) located at the intersection of LaPush and Mora Roads, at the confluence of the Bogachiel and Sol Duc Rivers into the Quillayute River (see regional map WPR-a), and along the Olympic Discovery Trail. Located within the lamird in the western corner is the Quillayute River Resort. At the bridge crossing the Sol Duc River is Leyendecker Park and boat launch, also a favorite swimming hole for locals. At the intersection of LaPush and Mora Roads is Three Rivers Resort, providing cabins, RV hook-ups, campground, grocery store, guide service, fishing gear, laundromat, gasoline pumps, and restaurant. Also located within this lamird is Edwards Cabins. This lamird contains vital tourist facilities in the heart of the west-end’s primary recreational areas, on the way to Olympic National Park’s Pacific Beaches, as well as near some of the Quillayute River system’s best fishing spots.

This lamird is bounded by the various rivers as well as several roads, including Leyendecker Rd, Three Rivers Rd, Ballard Rd. and Mora Rd. all of which serve as logical outer boundaries. This lamird provides essential tourist commercial services near extensive recreational opportunities.

Regional map WPR-b shows how this lamird is surrounded and bounded almost entirely by lower density rural (RW) zoning. Regional map WPR-c shows how portions of the lamird, mostly associated with the logical outer boundaries, are subject to critical areas protections under the Clallam County Critical Areas Code (“CAC”). Regional map WPR-d shows how this lamird is served by a Clallam Transit bus route with service to Forks and LaPush, an extensive county and private road network, and a boat launch.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map WPRLamird10-a reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding areas have retained their character.

The County-wide Comprehensive Plan at 31.02.265 recognized Three Rivers as one of several “rural centers in the County that have some characteristics of urban growth, but are not spread over wide areas requiring urban governmental services...[which] should continue within the context of rural areas, although residential densities should generally be rural in nature, and commercial uses should be focused on serving the local community or the traveling public. In some areas of the West End, industrial uses may be appropriate in these areas provided that adequate facilities and services are provided.”

The 1982 Zoning Map (see regional map WPR-e-iv) shows this area zoned Commercial surrounded by

more intense residential (one dwelling per half acre and one dwelling per acre) with substantially larger boundaries. Under the 1995 Comprehensive Plan and Zoning Map, more than 300 acres were downzoned from Quillayute Residential (allowing one dwelling per half acre) (1982-QR) to RW5 (allowing one dwelling per 4.8 acres), and almost 1,000 acres were downzoned from 1982-QR to RW2 (allowing one dwelling per 2.4 acres.) By 1995, these areas had developed to uses and densities more appropriate to those zoning designations. The current lamird boundaries were drawn to include pre-existing commercial development and to allow for much desired commercial infill development within logical outer boundaries.

This lamird has remained within the boundaries established on the 1995 Zoning Map.

Local Circumstances

According to the statistics included in the Statistics Section below and as confirmed by lamird map WPRlamird10-b (which simply puts a dot in the center of each improved lot regardless of where on the lot the improvement occurs), this lamird provides opportunities for much desired infill development.

Lamird Criteria Section

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Usage RCW 36.70A.070 (5)(d)(i)	Existing Commercial, Industrial, Residential, or Mixed-use areas	This lamird is recognized as one of the “Clallam County economic development nodes where commercial, industrial and/or mixed use (C/I) zoning are supported by the land use elements of Clallam county...” CCC 31.02.610(7)(a); Figure 31.02.610(F). See also Summary Section above, as well as the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.
Location and Boundary RCW 36.70A.070 (5)(d)(iv)	Outside designated UGAs, and agricultural, forest, and mineral resource lands	The nearest UGA (Forks) is about seven miles to the east. This lamird does not include any resource lands.
	Area clearly identified and contained with a logical outer boundary (LOB) delineated primarily by the built environment as of July 1, 1990	Based on its pre-existing built environment and uses, the County-wide Comprehensive Plan at CCC 31.02.265 recognized this area as a “Rural Center. The built environment of this lamird dates back to well before 1990, and the logical outer boundaries include the pre-existing commercial and industrial use areas as being located along LaPush and Mora Roads.
	LOB creation addresses neighborhood character	The LOB creation identifies a cohesive and established neighborhood that existed as of 1990. The area’s LOB helps maintain this area’s neighborhood character. The WRC zoning designation is described in the current zoning code as providing for “a mixture of land uses,” CCC 33.15.045.” This designation is consistent with the previous designations, the pre-existing use, and the proposed use within the identified logical outer boundaries.
	LOB creation addresses physical boundaries	This lamird is bounded the various rivers and various roads, including Leyendecker Rd, Three Rivers Rd, Ballard Rd. and Mora Rd. all of which serve as logical outer boundaries..
	LOB creation addresses	At the time of the 1995 Comprehensive Plan and Zoning

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
	prevention of irregular boundaries	Map, the boundaries were specifically drawn to follow logical outer boundaries and to prevent irregular boundaries.
	LOB creation addresses ability to provide appropriate services	This lamird is located at a crossroads of well-established county roads, a Clallam Transit bus route, and Olympic Discovery Trail. Any further infill is subject to the Clallam County Subdivision Code (CCC Title 29) CCC and the Clallam County Building Code (CCC Title 21), both of which require evidence of adequate water and sewage disposal.
Development Infill/ Development/ Redevelopment RCW 36.70A.070 (5)(d)(i);(iv)	Principally designed to serve the existing and projected rural population	The WRC zoning designation provides for a mixture of land uses, CCC 33.15.045, to provide much needed job opportunities for the existing and projected rural population of this economically depressed and isolated region.
	Development is consistent with the existing character	The WRC zoning designation is consistent with the recognition of this lamird as a "Rural Center" by the County-wide Comprehensive Plan at CCC 31.02.265. The WRC zoning designation prescribes allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions which are consistent with its stated purposes. Any conditional uses are subject to a "determination that the proposed use is consistent with applicable land use regulations and the character of the neighborhood." See CCC 33.15.045.
	Area not permitted to extend beyond LOB	Lamird development beyond the lamird boundaries is subject to the applicable lower-density zoning that surrounds the lamird. This lamird has not increased in size between 1995 and the present.
Development Regulations RCW 36.70A.070 (5)(d)(iv);(e)	Measures minimize and contain existing areas	Extending the lamird's boundaries would involve an amendment to both the Comprehensive Plan and Zoning Map.
	Measures minimize and contain existing uses	Development and allowable uses are limited under the applicable WRC zoning provisions in the zoning code at CCC 33.15.045 as well as evidence of adequate water and sewage disposal.
	Measures protect critical areas	Any development and redevelopment that may occur near streams, wetlands, and landslide areas is subject to buffers and other protective development permit conditions according to Chapter 35.01 CCC, Shoreline Management Act (SMA) and the Clallam County Shoreline Master Program (SMP), as well as Chapter 27.12 CCC, Critical Areas Code (CAC). Further land divisions within critical aquifer recharge areas to densities exceeding 1 dwelling per 2.4 acre or involving Type 1 soils are conditioned on enhanced on-site sewage treatment that achieves >30% nitrate reduction, according to policies drafted by Clallam County Department of Health & Human Services under the authority of CCC 27.12.615 (3)(b).
	Measures protect against	See CCC 27.10.020 Disclosure of property use for, and

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
	conflicts with use of agricultural, forest, and mineral resource lands	priority of forestry, mining or agricultural operations.

Statistics Section

Current parcel size groupings

	Parcel size – acres				Row total
	0 - .49	.50 - .99	1.00 – 4.99	>5.00	
# of parcels	2	3	14	7	26
Sum of acres	0.7	2.4	42.9	99.3	145.4
Average acres	0.4	0.8	3.1	14.2	5.6
% of acres	0.5%	1.7%	29.5%	68.3%	100.0%
% of parcels	7.7%	11.5%	53.8%	26.9%	100.0%

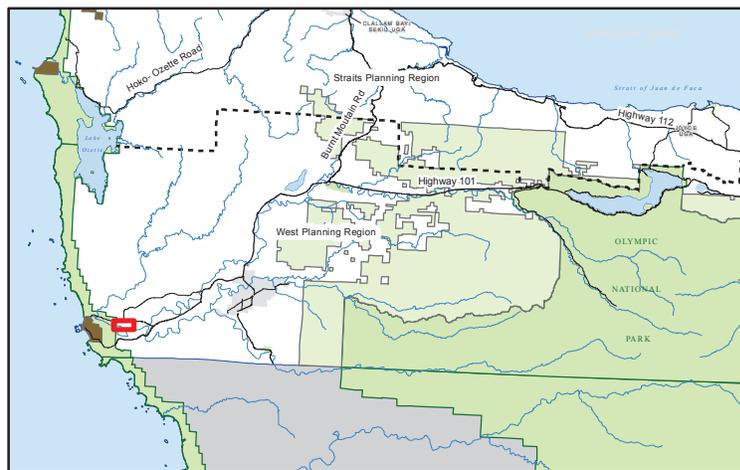
Build-out potential

	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	1	1	9	7	5	1	2	0	0	26
Acres sum	0.9	0.9	62.7	57.9	10.4	2.5	10.0	0	0	145.4
% of acres	0.6%	0.6%	43.1%	39.8%	7.2%	1.8%	6.9%	0.0%	0.0%	100.0%
% of parcels	3.8%	3.8%	34.6%	26.9%	19.2%	3.8%	7.7%	0.0%	0.0%	100.0%
Average size	0.9	0.9	7.0	8.3	2.1	2.5	5.0	0	0	5.6
Sum dwelling units	1	0	9	0	0	0	0	0	0	10
Sum development rights	2	2	125	116	21	5	20	0	0	291

Stats generated from Parcel GIS layer, and consist of areas within respective parcel boundaries, and thus exclude roads.

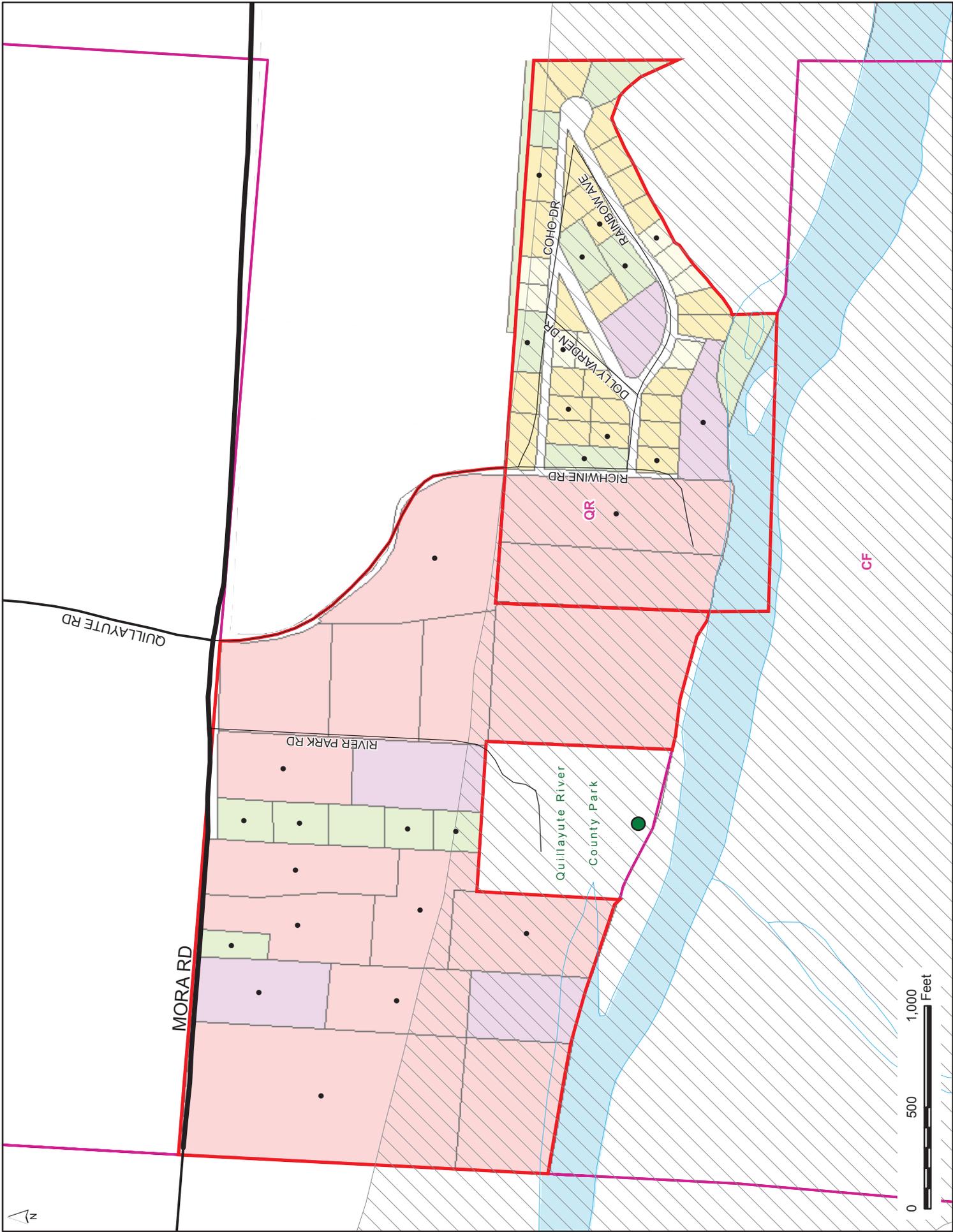
Map WPRIamird11-a
QUILLAYUTE RIVER
1990 AND 2005 BUILT ENVIRONMENT

Prepared by Clallam County Dep't of Community
Development, Edits: CTT, September 5, 2006



0 1,000 2,000 Feet





QUILLAYUTE RD

MORA RD

RIVER PARK RD

RICHWINE RD

DOLYLARDEN DR

RAINBOW AVE

LOHO DR

Quillayute River
County Park

QR

CF



WPRIamird11-Quillayute River

Lamird Report

This report provides the written record of local circumstances that explains how the Quillayute River LAMIRD (“this lamird”) fits within the rural element goals of the Growth Management Act (“GMA”), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 1, as described at RCW 36.70A.070(5)(d)(i). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

This report refers to the Western Planning Region (“WPR”) summary and regional maps which are located in section G.0, WPR Summary and Maps, and which are designated with the prefix “WPR”. This report also refers to lamird-specific maps which are located in section G.11, WPR Lamird 11 Quillayute, and which are designated with the prefix “WPRIamird11”.

Summary Section

Lamird Description

This lamird consists of 123 acres of Western Region Rural (RW1) and 50 acres of Quillayute Residential (QR) zoning located between Mora Road and the Quillayute River at the edge of the Olympic National Park (see regional map WPR-a). This lamird is bounded by Mora Road to the north, the Quillayute River to the south, Olympic National Park to the west, and the boundaries of the Rivers Bend Subdivision to the east. Although at full build-out, this lamird would be more dense than generally considered rural, the lamird’s isolated setting along the Sol Duc River and among extensive park and commercial forestry resource lands provides residents with a rural character lifestyle nonetheless. However, full build-out will be significantly limited by Critical Area Ordinance restrictions associated with the logical outer boundaries, further ensuring the rural character of this lamird.

Regional map WPR-b shows how this lamird is surrounded and bounded almost entirely by Commercial Forest (CF), Park (P), and lower density rural (RW2) zoning. Regional map WPR-c shows how portions of the lamird, mostly associated with the logical outer boundaries, are subject to critical areas protections under the Clallam County Critical Areas Code (“CAC”). Regional map WPR-d shows how this lamird is located along a well-established county road and near the Quillayute Airport. There are extensive recreational opportunities nearby, such as the Quillayute River system, a Clallam County park and boat launch, and Olympic National Park’s Pacific Beaches.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map WPRIamird11-a reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding areas have retained their character.

A review of the Auditor’s and Assessor’s records confirms that residential development of this lamird dates back primarily to the 1968 subdivision of Rivers Bend which makes up almost the entire eastern portion of the lamird, which is zoned Quillayute Residential. The RW1 zoned portion of the lamird is wedged between the Rivers Bend Subdivision, Mora Road, the Quillayute River with the Clallam County public boat ramp, and Olympic National Park.

The 1982 Zoning Map (see regional map WPR-e-iv) shows this area zoned Quillayute Residential (one dwelling per half acre) (1982-QR) with substantially similar boundaries and large neighboring areas zoned Urban Residential (one dwelling per half acre). Under the 1995 Comprehensive Plan and Zoning Map, these neighboring areas were down-zoned to lower density rural, excluding them from the current lamird. The excluded area had not yet developed at more intense rural densities and downzoning was

appropriate. Based on local circumstances, however, retaining areas within logical outer boundaries for desired infill development is also appropriate.

The 1995 County-wide Comprehensive Plan at CCC 31.02.510 identified the lack of new construction in the WPR as a major obstacle to economic redevelopment of the WPR. The 1995 WPR Regional Plan at CCC 31.06.090 identifies as a root cause for this problem the fact that “land base for private land use in this region is limited.” Indeed, almost all WPR land is held as Commercial Forest or by public agencies. This issue had been previously identified in the FSEIS concerning the Proposed Zoning Ordinance of 1982 at p. 20, which explains that the 1982-QR “classification is intended to provide for residential development for those isolated areas of western Clallam County which have experienced minimal growth. Nearly all land is owned by the government or large timber companies, leaving a limited amount of areas in small private land holdings where residential development is possible.”

The current lamird boundaries are logically and purposefully drawn to include pre-existing higher density rural residential areas, and to plan for future infill development that will meet the need for new rural character lifestyle homes expected to coincide with any recovery of the local economy. Planning now for areas of more intense rural development will ensure that there will be sufficient rural lands available in this area of limited rural land availability in accordance with the goals of the GMA as explained in the WPR Regional Summary.

This lamird has remained within the boundaries established on the 1995 Zoning Map.

Local Circumstances

According to the statistics included in the Statistics Section below and as confirmed by lamird map WPRlamird11-b (which simply puts a dot in the center of each improved lot regardless of where on the lot the improvement occurs), this area includes several larger parcels that remain subdividable. This is a pre-existing residential neighborhood within well-identified logical outer boundaries and infill development consistent with the neighborhood’s preexisting character and other development regulations is appropriate.

Lamird Criteria Section

Type 1 LAMIRDS: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Usage RCW 36.70A.070 (5)(d)(i)	Existing Commercial, Industrial, Residential, or Mixed-use areas	See Summary Section above. See also the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.
Location and Boundary RCW 36.70A.070 (5)(d)(iv)	Outside designated UGAs, and agricultural, forest, and mineral resource lands	The nearest UGA (Forks) is about nine miles to the east. This lamird does not include resource lands.
	Area clearly identified and contained with a logical outer boundary (LOB) delineated primarily by the built environment as of July 1, 1990	The logical outer boundaries of the QR-zoned portion include the pre-existing built environment of the 1968 subdivision of Rivers Bend. The logical outer boundaries of the RW1-zoned portion include larger parcels that are suitable to provide the proposed residential development at one home per acre densities.
	LOB creation addresses neighborhood character	The LOB creation identifies a cohesive and established neighborhood that existed as of 1990. The area’s LOB helps maintain this area’s neighborhood character. Both the current QR and RW1 zoning designations are described in the current zoning code as “a land use

Type 1 LAMIRDS: Existing Commercial, Industrial, Residential, or Mixed-use areas

Type 1 LAMIRDS: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
		classification in areas where residential one acre lots in rural areas is [are] either currently the predominant land use or is [are] proposed,” with QR zoning allowing densities of up to 2 dwellings per acre “based on health regulations” See CCC 33.10.080, 33.10.045, and 31.06.110. These designations are consistent with the previous QR designation, the pre-existing residential use, and the proposed residential expansion within the identified logical outer boundaries.
	LOB creation addresses physical boundaries	This lamird is bounded by Mora Road to the north, the Quillayute River to the south, Olympic National Park to the west, and the boundaries of the Rivers Bend Subdivision to the east, all of which serve as logical outer boundaries.
	LOB creation addresses prevention of irregular boundaries	At the time of the 1995 Comprehensive Plan and Zoning Map, the boundaries were specifically drawn to follow logical outer boundaries and to prevent irregular boundaries.
	LOB creation addresses ability to provide appropriate services	This lamird is located along the well-established county Mora Road. Any further infill is subject to the Clallam County Subdivision Code (CCC Title 29) CCC) and the Clallam County Building Code (CCC Title 21), both of which require evidence of adequate water and sewage disposal.
Development Infill/ Development/ Redevelopment RCW 36.70A.070 (5)(d)(i);(iv)	Principally designed to serve the existing and projected rural population	Both the QR and RW1 zoning designations provide for residential use. See CCC 33.10.080 and 33.10.045.
	Development is consistent with the existing character	Both the QR and RW1 zoning designations prescribe allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions which are consistent with their stated purposes. Any conditional uses are subject to a “determination that the proposed use is consistent with applicable land use regulations and the character of the neighborhood.” See CCC 33.10.080 and 33.10.045.
	Area not permitted to extend beyond LOB	Lamird development beyond the lamird boundaries is subject to the applicable lower-density zoning that surrounds the lamird. This lamird has not increased in size between 1995 and the present.
Development Regulations RCW 36.70A.070 (5)(d)(iv);(e)	Measures minimize and contain existing areas	Extending the lamird’s boundaries would involve an amendment to both the Comprehensive Plan and Zoning Map.
	Measures minimize and contain existing uses	Development and allowable uses are limited under the applicable RW1 and QR zoning provisions in the zoning code at CCC 33.10.045 and 33.10.080 as well as evidence of adequate water and sewage disposal.
	Measures protect critical areas	Any development and redevelopment that may occur near streams, wetlands, and landslide areas is subject to buffers and other protective development permit conditions according to Chapter 35.01 CCC, Shoreline Management Act (SMA) and the Clallam County Shoreline Master Program (SMP), as well as Chapter 27.12 CCC,

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
		Critical Areas Code (CAC). Further land divisions within critical aquifer recharge areas to densities exceeding 1 dwelling per 2.4 acre or involving Type 1 soils are conditioned on enhanced on-site sewage treatment that achieves >30% nitrate reduction, according to policies drafted by Clallam County Department of Health & Human Services under the authority of CCC 27.12.615 (3)(b).
	Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	See CCC 27.10.020 Disclosure of property use for, and priority of forestry, mining or agricultural operations.

Statistics Section

Current parcel size groupings

RW1	Parcel size – acres				Row total
	0 - .99	1.00 – 1.99	2.00 – 4.99	>5.00	
# of parcels	0	6	3	13	22
Sum of acres	0	7.1	14.0	102.3	123.4
Average acres	0	1.2	4.7	7.9	5.6
% of acres	0.0%	5.8%	11.4%	82.8%	100.0%
% of parcels	0.0%	27.3%	13.6%	59.1%	100.0%

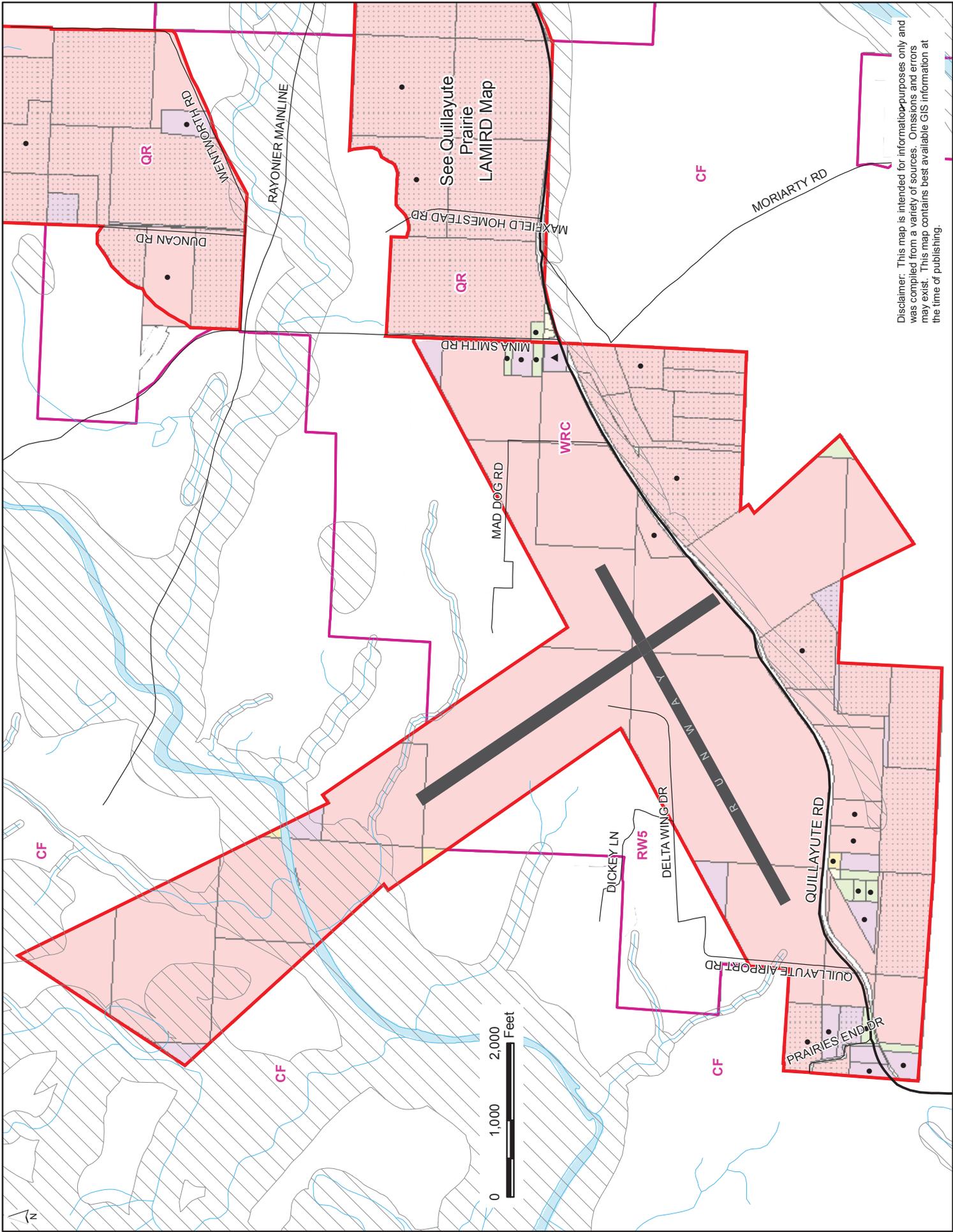
QR	Parcel size – acres				Row total
	0 - .49	.50 - .99	1.00 – 4.99	>5.00	
# of parcels	8	28	8	2	46
Sum of acres	3.7	17.6	12.7	16.2	50.2
Average acres	0.5	0.6	1.6	8.1	1.1
% of acres	7.4%	35.1%	25.4%	32.2%	100.0%
% of parcels	17.4%	60.9%	17.4%	4.3%	100.0%

Build-out potential

RW1	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	5	1	9	7	0	0	0	0	0	22
Acres sum	5.9	1.3	67.7	48.6	0	0	0	0	0	123.4
% of acres	4.7%	1.0%	54.8%	39.4%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
% of parcels	22.7%	4.5%	40.9%	31.8%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Average size	1.2	1.3	7.5	6.9	0	0	0	0	0	5.6
Sum dwelling units	5	0	9	0	0	0	0	0	0	14
Sum development rights	5	1	64	46	0	0	0	0	0	116

QR	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	7	29	6	3	0	0	1	0	0	46
Acres sum	4.1	17.2	16.6	10.6	0	0	1.8	0	0	50.2
% of acres	8.2%	34.2%	33.0%	21.1%	0.0%	0.0%	3.5%	0.0%	0.0%	100.0%
% of parcels	15.2%	63.0%	13.0%	6.5%	0.0%	0.0%	2.2%	0.0%	0.0%	100.0%
Average size	0.6	0.6	2.8	3.5	0	0	1.8	0	0	1.1
Sum dwelling units	7	0	6	0	0	0	0	0	0	13
Sum development rights	7	32	33	21	0	0	4	0	0	97

Stats generated from Parcel GIS layer, and consist of areas within respective parcel boundaries, and thus exclude roads.



Disclaimer: This map is intended for informational purposes only and was compiled from a variety of sources. Omissions and errors may exist. This map contains best available GIS information at the time of publishing.

See Quillayute
Prairie
LAMIRD Map

0 1,000 2,000
Feet

z

WPRLamird12-Quillayute Airport

Lamird Report

This report provides the written record of local circumstances that explains how the Quillayute Airport LAMIRD (“this lamird”) fits within the rural element goals of the Growth Management Act (“GMA”), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 1, as described at RCW 36.70A.070(5)(d)(i). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

This report refers to the Western Planning Region (“WPR”) summary and regional maps which are located in section G.0, WPR Summary and Maps, and which are designated with the prefix “WPR”. This report also refers to lamird-specific maps which are located in section G.12, WPR Lamird 12 Quillayute Airport, and which are designated with the prefix “WPRLamird12”.

Summary Section

Lamird Description

This lamird consists of 1,044 acres of Western Region Rural Center (WRC) located along Quillayute Road (see regional map WPR-a). This lamird contains the Quillayute Airport and its boundaries include pre-existing and related commercial and industrial uses, as well as safety zones, all of which serve as logical outer boundaries. Regional map WPR-b shows how this lamird is surrounded and bounded almost entirely by Commercial Forest (CF) and Western Region Rural Low (RW5) zoning. Regional map WPR-c shows how portions of the lamird, mostly within the Airport’s “Outer Safety Zone,” are subject to critical areas protections under the Clallam County Critical Areas Code (“CAC”). Regional map WPR-d shows how this lamird is served by well-established Quillayute Road and other county roads.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map WPRLamird12-a reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding areas have retained their character. The Quillayute Airport is a former Naval Auxiliary Air Station. It has two concrete runways, each approximately 5,000 feet in length. The airport was built during World War II, but was closed following the War. In the 1960s, the federal government transferred the property to Washington State, and for many decades, the airport lay dormant, but because of the existing infrastructure, portions were designated for industrial use.

The 1982 Zoning Map (see regional map WPR-e-iv) shows this area zoned Industrial and Forestry. Under the 1995 Comprehensive Plan and Zoning Map, the current lamird boundaries were adjusted to allow for much desired redevelopment of this site to a functioning airport and commercial center. The City of Forks acquired the airport in 1999, drafted an FAA Airport Master Plan, and has been in the process of rehabilitating the airport for small as well as commercial planes, to support the local forest product, seafood, and tourism industries, and to promote aviation-related business development on-site. The Western Regional Plan at CCC 31.06.060(6) identifies ensuring that “land uses adjacent to the Quillayute Prairie Airport are compatible with the continued use of the airport for air transportation needs of the region” as one of the transportation policy for the region. Clallam County is currently in the process of drafting Airport Overlay District regulations at Chapter 33.08 CCC to ensure that nearby uses will be compatible.

Local Circumstances

According to the statistics included in the Statistics Section below and as confirmed by lamird map WPRLamird12-b (which simply puts a dot in the center of each improved lot regardless of where on the lot the improvement occurs), this lamird provides opportunities for much desired infill development.

Lamird Criteria Section

Type 1 LAMIRDS: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Usage RCW 36.70A.070 (5)(d)(i)	Existing Commercial, Industrial, Residential, or Mixed-use areas	This lamird is recognized as one of the “Clallam County economic development nodes where commercial, industrial and/or mixed use (C/I) zoning are supported by the land use elements of Clallam county...” CCC 31.02.610(7)(a); Figure 31.02.610(F). See also Summary Section above, as well as the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.
Location and Boundary RCW 36.70A.070 (5)(d)(iv)	Outside designated UGAs, and agricultural, forest, and mineral resource lands	The nearest UGA (Forks) is about seven miles to the east. This lamird does not include any resource lands.
	Area clearly identified and contained with a logical outer boundary (LOB) delineated primarily by the built environment as of July 1, 1990	The Quillayute Airport was built in 1942 and use of the areas has been designated as Industrial since that time. The airport has been acquired and is being rehabilitated by the City of Forks. The boundaries were adjusted to include the established uses, and extended to include the anticipated safety zones of a functioning airport.
	LOB creation addresses neighborhood character	The LOB creation identifies a cohesive and established neighborhood that existed as of 1990. The area’s LOB helps maintain this area’s neighborhood character. The WRC zoning designation is described in the current zoning code as providing for “a mixture of land uses,” CCC 33.15.045.” This designation is consistent with the previous designations, the pre-existing use, and the proposed use within the identified logical outer boundaries.
	LOB creation addresses physical boundaries	The boundaries of this lamird consists of the actual airport, airport related industrial and commercial uses, and the safety zones.
	LOB creation addresses prevention of irregular boundaries	At the time of the 1995 Comprehensive Plan and Zoning Map, the boundaries were specifically drawn to follow logical outer boundaries and to prevent irregular boundaries.
Development Infill/ Development/ Redevelopment RCW 36.70A.070 (5)(d)(i);(iv)	LOB creation addresses ability to provide appropriate services	Any further infill is subject to the Clallam County Subdivision Code (CCC Title 29) CCC) and the Clallam County Building Code (CCC Title 21), both of which require evidence of adequate water and sewage disposal.
	Principally designed to serve the existing and projected rural population	The WRC zoning designation provides for a mixture of land uses, CCC 33.15.045, to provide much needed job opportunities for the existing and projected rural population of this economically depressed and isolated region.
	Development is consistent with the existing character	The WRC zoning designation prescribes allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions which are consistent with its stated purposes. Any conditional uses are subject to a “determination that the proposed use is consistent with applicable land use regulations and the

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
		character of the neighborhood.” See CCC 33.15.045.
	Area not permitted to extend beyond LOB	Lamird development beyond the lamird boundaries is subject to the applicable lower-density zoning that surrounds the lamird. This lamird has not increased in size between 1995 and the present.
Development Regulations RCW 36.70A.070 (5)(d)(iv);(e)	Measures minimize and contain existing areas	Extending the lamird’s boundaries would involve an amendment to both the Comprehensive Plan and Zoning Map.
	Measures minimize and contain existing uses	Development and allowable uses are limited under the applicable WRC zoning provisions in the zoning code at CCC 33.15.045 as well as evidence of adequate water and sewage disposal.
	Measures protect critical areas	Any development and redevelopment that may occur near streams, wetlands, and landslide areas is subject to buffers and other protective development permit conditions according to Chapter 35.01 CCC, Shoreline Management Act (SMA) and the Clallam County Shoreline Master Program (SMP), as well as Chapter 27.12 CCC, Critical Areas Code (CAC).
	Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	See CCC 27.10.020 Disclosure of property use for, and priority of forestry, mining or agricultural operations.

Statistics Section

Current parcel size groupings

	Parcel size – acres				Row total
	0 - .49	.50 - .99	1.00 – 4.99	>5.00	
# of parcels	4	3	24	39	70
Sum of acres	1.0	2.3	55.4	984.8	1043.5
Average acres	0.3	0.8	2.3	25.3	14.9
% of acres	0.1%	0.2%	5.3%	94.4%	100.0%
% of parcels	5.7%	4.3%	34.3%	55.7%	100.0%

Build-out potential

	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	1	4	17	22	1		25	0	0	70
Acres sum	0.8	1.0	108.9	178.6	2.7		751.6	0	0	1043.5
% of acres	0.1%	0.1%	10.4%	17.1%	0.3%	0.0%	72.0%	0.0%	0.0%	100.0%
% of parcels	1.4%	5.7%	24.3%	31.4%	1.4%	0.0%	35.7%	0.0%	0.0%	100.0%
Average size	0.8	0.3	6.4	8.1	2.7		30.1	0	0	14.9
Sum dwelling units	1	0	17	0	0		0	0	0	18
Sum development rights	2	4	218	357	5		1503	0	0	2089

Stats generated from Parcel GIS layer, and consist of areas within respective parcel boundaries, and thus exclude roads.

Map WPRIamird13-a

QUILLAYUTE PRAIRIE

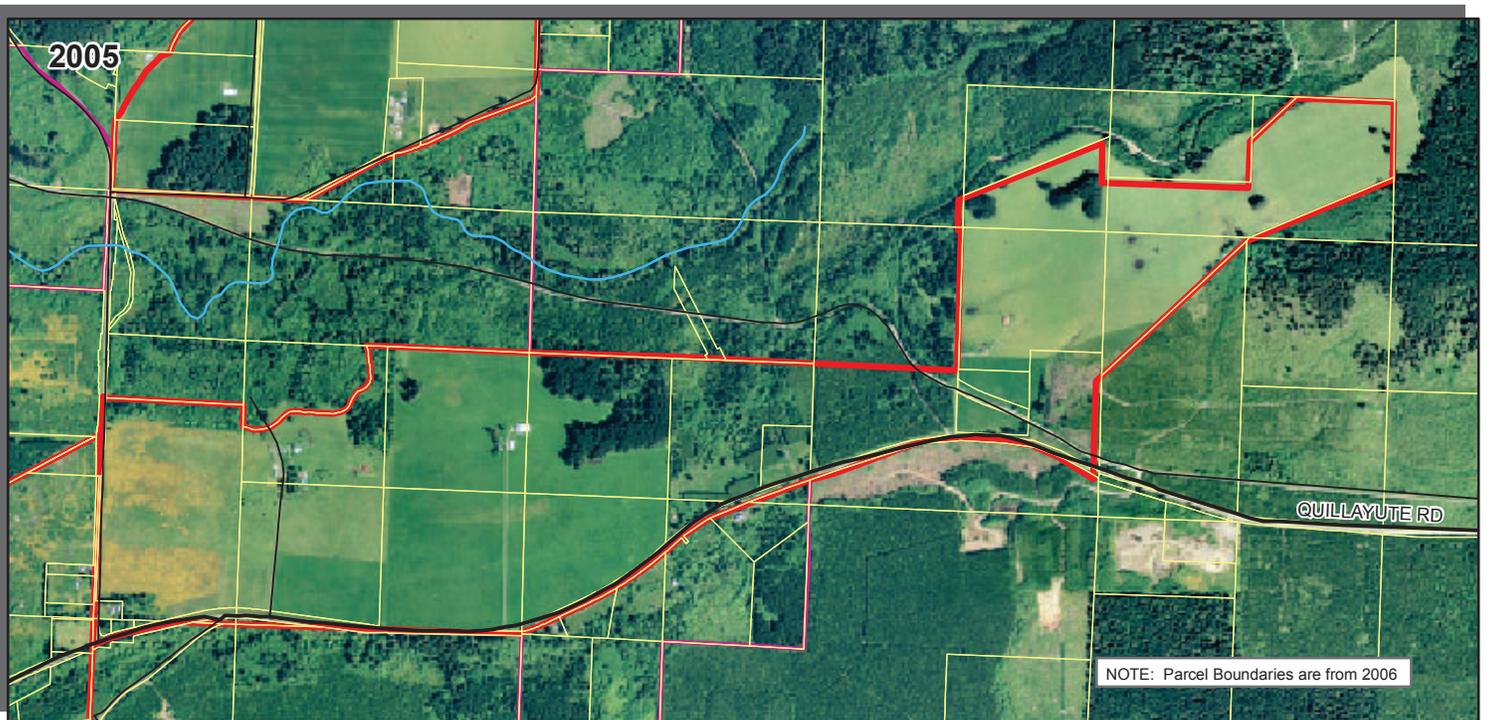
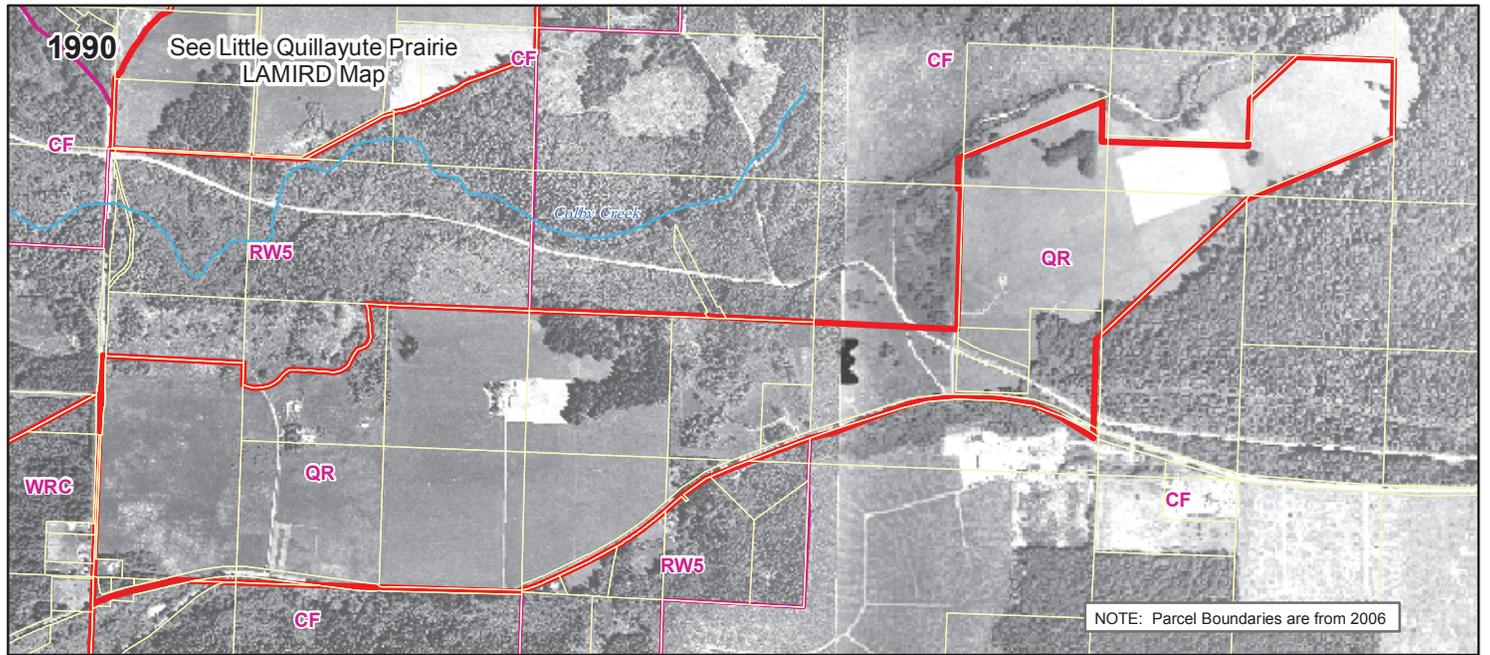
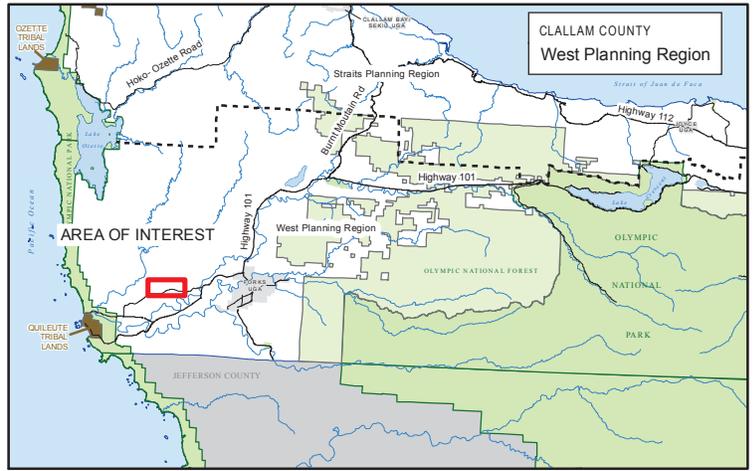
1990 AND 2005 BUILT ENVIRONMENT

Prepared by Clallam County Dep't of Community Development, Edits: CTT, September 8, 2006

Legend

- LAMIRD Boundaries
- Urban Growth Areas
- Zoning Boundaries
- 2006 Parcel Boundaries
- ~ Rivers

0 1,000 2,000 Feet



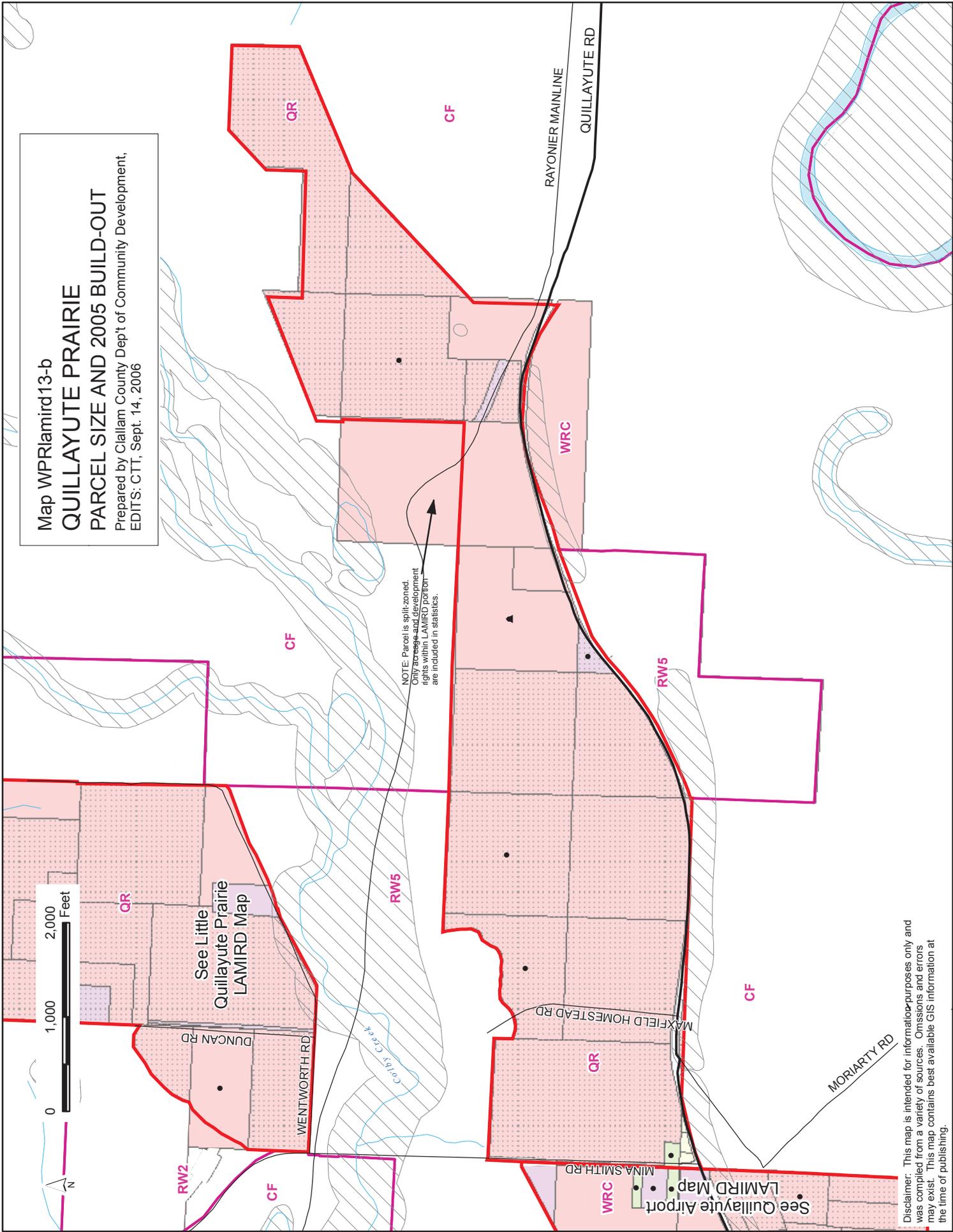
Map WPRlamird13-b
QUILLAYUTE PRAIRIE
PARCEL SIZE AND 2005 BUILD-OUT
 Prepared by Clallam County Dept of Community Development,
 EDITS: CTT, Sept. 14, 2006



See Little
 Quillayute Prairie
 LAMIRD Map

NOTE: Parcel is split-zoned.
 Only storage and development
 rights within LAMIRD portion
 are included in statistics.

See Quillayute Airport
 LAMIRD Map



Disclaimer: This map is intended for informational purposes only and was compiled from a variety of sources. Omissions and errors may exist. This map contains best available GIS information at the time of publishing.

WPRIamird13-Quillayute Prairie

Lamird Report

This report provides the written record of local circumstances that explains how the Quillayute Prairie LAMIRD (“this lamird”) fits within the rural element goals of the Growth Management Act (“GMA”), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 1, as described at RCW 36.70A.070(5)(d)(i). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

This report refers to the Western Planning Region (“WPR”) summary and regional maps which are located in section G.0, WPR Summary and Maps, and which are designated with the prefix “WPR”. This report also refers to lamird-specific maps which are located in section G.13, WPR Lamird 13 Quillayute Prairie, and which are designated with the prefix “WPRIamird13”.

Summary Section

Lamird Description

This lamird consists of 464 acres of Quillayute Residential zoning (QR), located along Quillayute Road west of Forks (see regional map WPR-a).

This lamird consists of the historic Quillayute Prairie, an area that was maintained by the natives as tree-less prairie for grazing elk and deer for hundreds of years prior to arrival of the newcomers in the mid- and late 1800s. Jesse Maxfield and his wife, Abigail Pullen, homesteaded the Quillayute Prairie in September 1876. Jesse came to the Quillayute doing surveying for the government, staked out 160 acres, and built a large house at the exact joining of the four squares of 40 acres. Jesse and Abigail had eight children, and their son, Harry, was the first white child born on the Quillayute prairie. The original house no longer exists.

The boundaries of the lamird primarily follow the historic tree-line boundaries of the Quillayute prairie and these serve as the logical outer boundaries. Additional logical outer boundaries include Quillayute Road to the south, Quillayute airport to the west, and Colby Creek and extensive wetland complexes to the north. Regional map WPR-b shows how this lamird is surrounded and bounded almost entirely by Commercial Forest (CF) and less intense rural (RW5) zoning. Regional map WPR-c shows how this lamird is free from critical areas. Regional map WPR-d shows how this lamird is served by access onto a well-established county road and nearby Quillayute Airport.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map WPRIamird13-a reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding areas have retained their character.

Under the 1982 Comprehensive Plan and Zoning Map (see regional map WPR-e-iv), an area with substantially similar boundaries at this location shows this area zoned Quillayute Residential (one dwelling per half acre) (1982-QR) with substantially similar boundaries. By 1990, this desired residential expansion had not yet occurred. While lack of pre-existing development resulted in the downzoning of several thousand acres throughout the WPR, retaining certain areas within logical outer boundaries for desired infill development is also appropriate.

The 1995 County-wide Comprehensive Plan at CCC 31.02.510 identified the lack of new construction in the WPR as a major obstacle to economic redevelopment of the WPR. The 1995 WPR Regional Plan at CCC 31.06.090 identifies as a root cause for this problem the fact that “land base for private land use in

this region is limited.” Indeed, almost all WPR land is held as Commercial Forest or by public agencies. This issue had been previously identified in the FSEIS concerning the Proposed Zoning Ordinance of 1982 at p. 20, which explains that the 1982-QR “classification is intended to provide for residential development for those isolated areas of western Clallam County which have experienced minimal growth. Nearly all land is owned by the government or large timber companies, leaving a limited amount of areas in small private land holdings where residential development is possible.”

This lamird has been specifically identified for desired residential development within well-identified logical outer boundaries, for the following reasons: The area is not owned by large timber ownerships, does not consist of resource lands, is free from critical areas, is flat, is located near prime recreational areas, and will provide views. Although it may be developed at a density more intense than generally considered rural, the lamird’s isolated setting among extensive forest lands will provide residents with a rural character lifestyle nonetheless.

The current lamird boundaries are logically and purposefully drawn to plan for future infill development that will meet the need for new rural character lifestyle homes expected to coincide with any recovery of the local economy. Planning now for areas of more intense rural development will ensure that there will be sufficient rural lands available in this area of limited rural land availability in accordance with the goals of the GMA as explained in the WPR Regional Summary.

This lamird has remained within the boundaries established on the 1995 Zoning Map.

Local Circumstances

According to the statistics included in the Statistics Section below and as confirmed by lamird map WPRlamird13-b (which simply puts a dot in the center of each improved lot regardless of where on the lot the improvement occurs), this area includes several larger parcels that remain subdividable. This is a pre-existing residential neighborhood within well-identified logical outer boundaries and infill development consistent with the neighborhood’s preexisting character and other development regulations is appropriate.

Lamird Criteria Section

Type 1 LAMIRDS: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Usage RCW 36.70A.070 (5)(d)(i)	Existing Commercial, Industrial, Residential, or Mixed-use areas	See Summary Section above. See also the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.
Location and Boundary RCW 36.70A.070 (5)(d)(iv)	Outside designated UGAs, and agricultural, forest, and mineral resource lands	The nearest UGA (Forks) is about 5 miles to the east. This lamird does not include any resource lands.
	Area clearly identified and contained with a logical outer boundary (LOB) delineated primarily by the built environment as of July 1, 1990	Residential use of this lamird dates back to 1876.
	LOB creation addresses neighborhood character	The purpose of the current QR zoning is “a land use classification in areas where residential one acre lots in rural areas are either currently the predominant land use or are proposed.” See CCC 33.10.080. This designation is appropriate under the pre-existing residential use, and the proposed residential expansion within the identified

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
		logical outer boundaries.
	LOB creation addresses physical boundaries	The boundaries of the lamird primarily follow the historic tree-line boundaries of the Quillayute prairie and these serve as the logical outer boundaries. Additional logical outer boundaries include Quillayute Road to the south, Quillayute airport to the west, and Colby Creek and extensive wetland complexes to the north.
	LOB creation addresses prevention of irregular boundaries	At the time of the 1995 Comprehensive Plan and Zoning Map, the boundaries were specifically drawn to follow logical outer boundaries and to prevent irregular boundaries.
	LOB creation addresses ability to provide appropriate services	This lamird is located near the Quillayute Airport and significant recreational opportunities. Any further infill is subject to the Clallam County Subdivision Code (CCC Title 29) CCC) and the Clallam County Building Code (CCC Title 21), both of which require evidence of adequate water and sewage disposal.
Development Infill/ Development/ Redevelopment RCW 36.70A.070 (5)(d)(i);(iv)	Principally designed to serve the existing and projected rural population	The QR zoning provides for residential use. See CCC 33.10.080.
	Development is consistent with the existing character	The QR zoning designation prescribes allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions which are consistent with its stated purposes. Any conditional uses are subject to a "determination that the proposed use is consistent with applicable land use regulations and the character of the neighborhood." See CCC 33.10.080.
	Area not permitted to extend beyond LOB	Lamird development beyond the lamird boundaries is subject to the applicable lower-density zoning that surrounds the lamird. This lamird has not increased in size between 1995 and the present.
Development Regulations RCW 36.70A.070 (5)(d)(iv);(e)	Measures minimize and contain existing areas	Extending the lamird's boundaries would involve an amendment to both the Comprehensive Plan and Zoning Map.
	Measures minimize and contain existing uses	Development and allowable uses are limited under the applicable QR zoning provisions in the zoning code at CCC 33.10.080 as well as evidence of adequate water and sewage disposal.
	Measures protect critical areas	Any development and redevelopment that may occur near streams, wetlands, and landslide areas is subject to buffers and other protective development permit conditions according to Chapter 35.01 CCC, Shoreline Management Act (SMA) and the Clallam County Shoreline Master Program (SMP), as well as Chapter 27.12 CCC, Critical Areas Code (CAC).
	Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	See CCC 27.10.020 Disclosure of property use for, and priority of forestry, mining or agricultural operations.

Statistics Section

Current parcel size groupings

	Parcel size – acres				Row total
	0 - .49	.50 - .99	1.00 – 4.99	>5.00	
# of parcels	3	0	3	15	21
Sum of acres	1.0	0	7.4	455.1	463.5
Average acres	0.3	0	2.5	30.3	22.1
% of acres	0.2%	0.0%	1.6%	98.2%	100.0%
% of parcels	14.3%	0.0%	14.3%	71.4%	100.0%

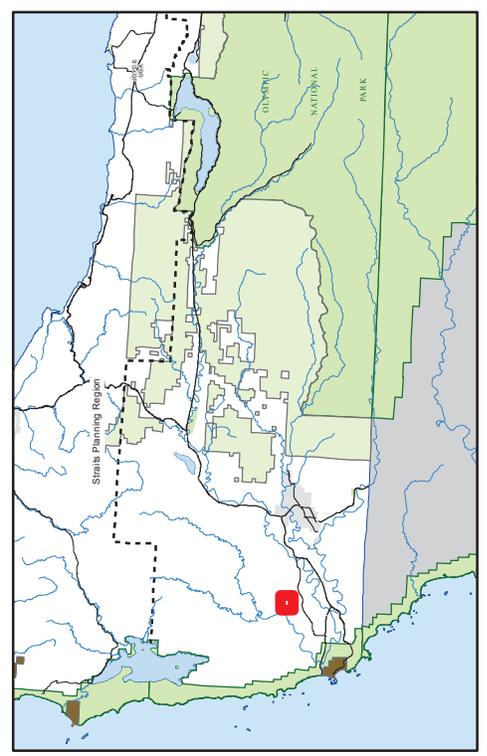
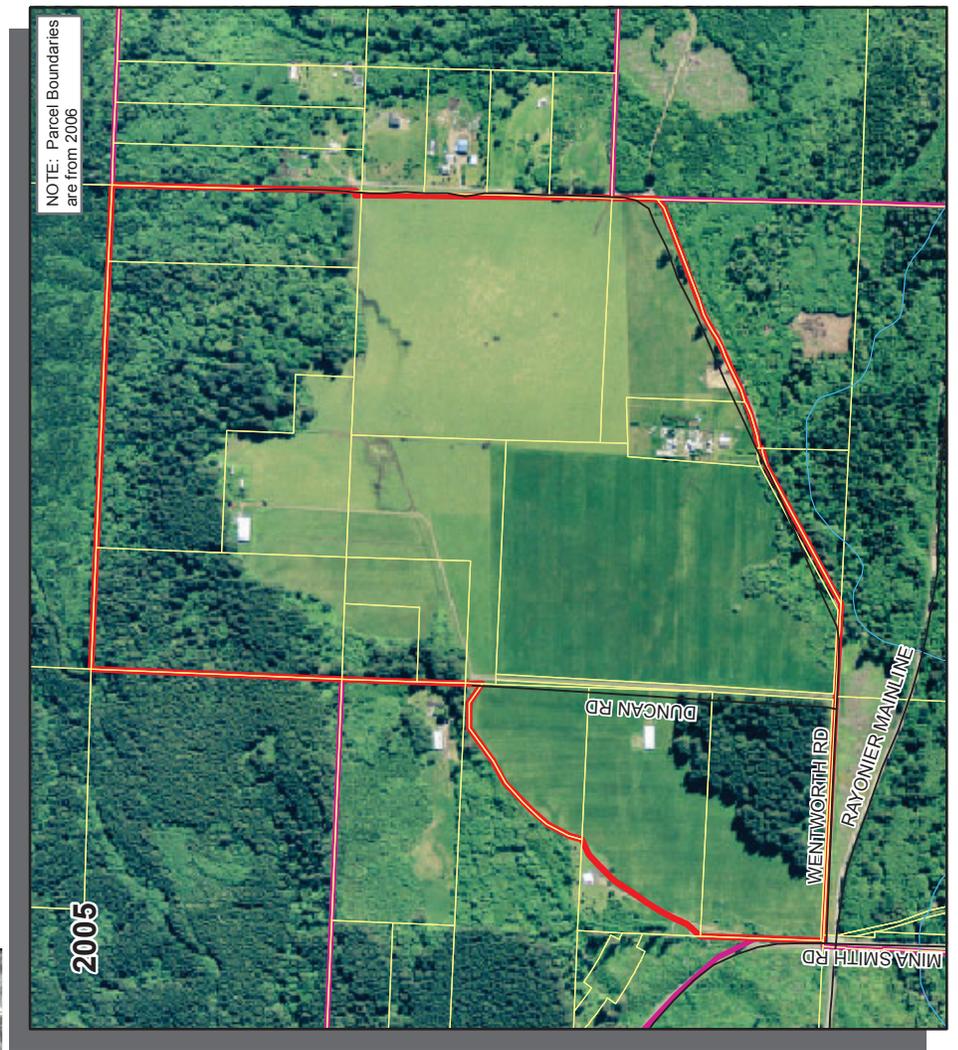
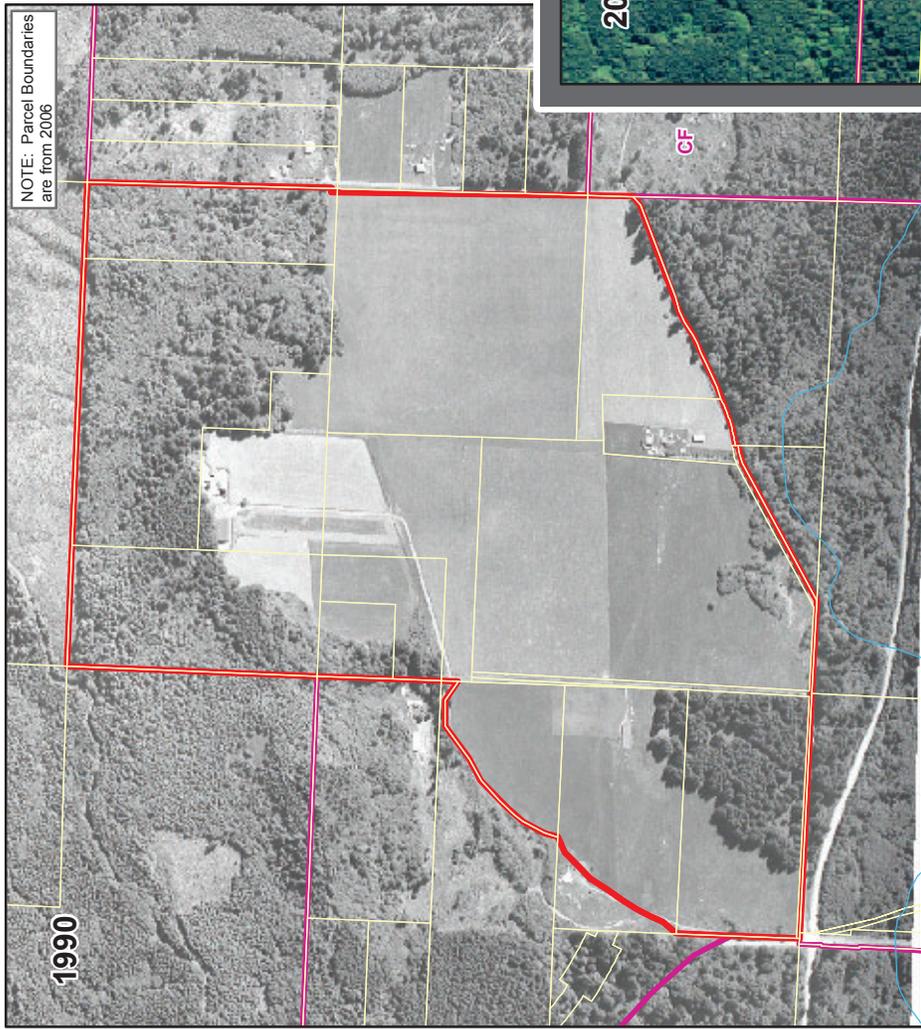
Build-out potential

	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	0	3	6	12	0	0	0	0	0	21
Acres sum	0	1.0	131.1	331.4	0	0	0	0	0	463.5
% of acres	0.0%	0.2%	28.3%	71.5%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
% of parcels	0.0%	14.3%	28.6%	57.1%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Average size	0	0.3	21.9	27.6	0	0	0	0	0	22.1
Sum dwelling units	0	0	6	0	0	0	0	0	0	6
Sum development rights	0	3	262	663	0	0	0	0	0	928

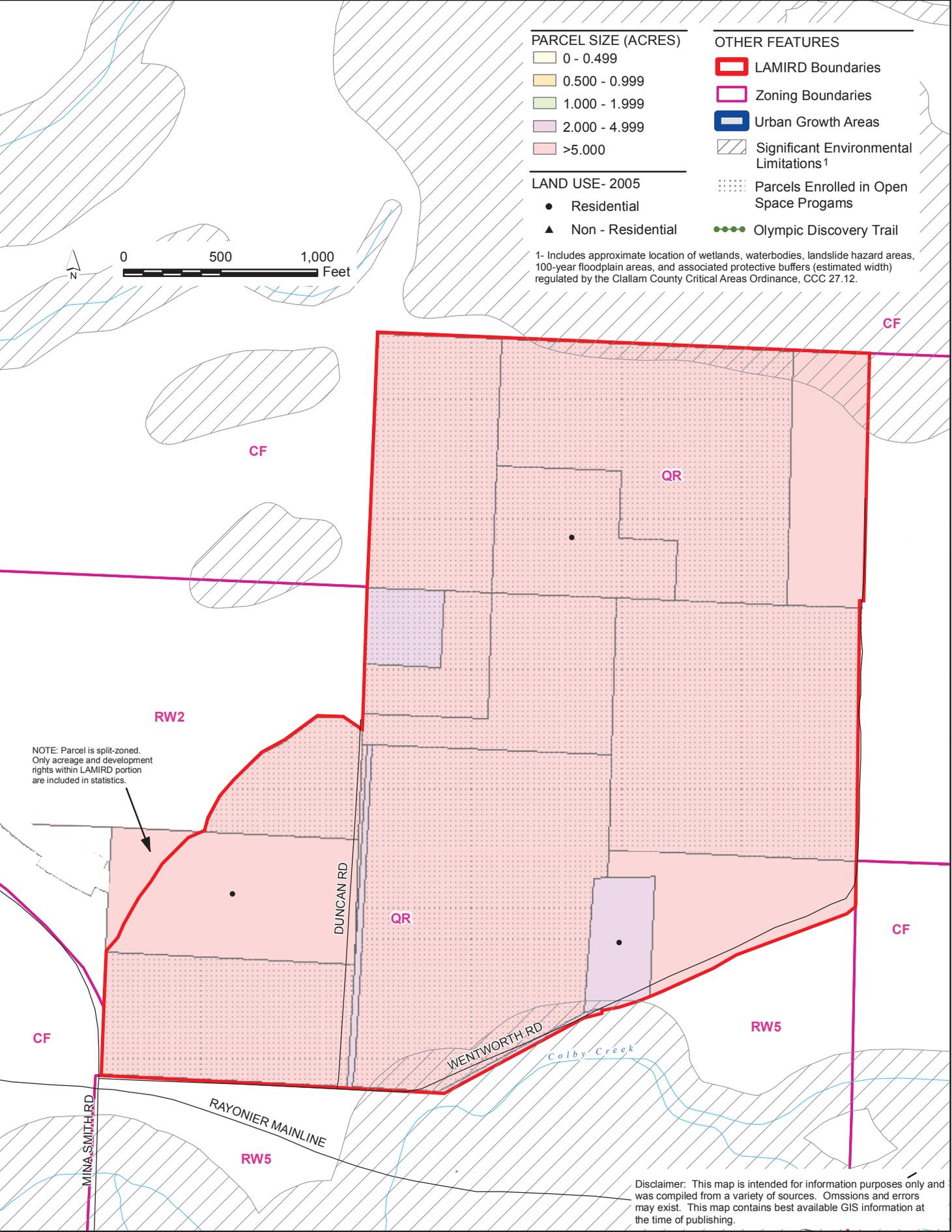
Stats generated from Parcel GIS layer, and consist of areas within respective parcel boundaries, and thus exclude roads.

Map WPRlamird14-a
LITTLE QUILLAYUTE PRAIRIE
1990 AND 2005 BUILT ENVIRONMENT
 Prepared by Clallam County Dept't of Community
 Development, Edits: CTT, September 8, 2006

- Legend**
- ▭ LAMIRD Boundaries
 - ▭ Urban Growth Areas
 - ▭ Zoning Boundaries
 - ▭ 2006 Parcel Boundaries
 - ~ Rivers



Disclaimer: This map is intended for information purposes only and was compiled from a variety of sources. Omissions and errors may exist. This map contains best available GIS information at the time of publishing.



PARCEL SIZE (ACRES)

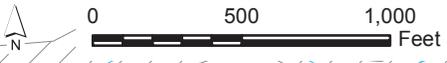
- 0 - 0.499
- 0.500 - 0.999
- 1.000 - 1.999
- 2.000 - 4.999
- >5.000

LAND USE- 2005

- Residential
- ▲ Non - Residential

OTHER FEATURES

- LAMIRD Boundaries
- Zoning Boundaries
- Urban Growth Areas
- Significant Environmental Limitations¹
- Parcels Enrolled in Open Space Programs
- Olympic Discovery Trail



¹ Includes approximate location of wetlands, waterbodies, landslide hazard areas, 100-year floodplain areas, and associated protective buffers (estimated width) regulated by the Clallam County Critical Areas Ordinance, CCC 27.12.

NOTE: Parcel is split-zoned. Only acreage and development rights within LAMIRD portion are included in statistics.

Disclaimer: This map is intended for information purposes only and was compiled from a variety of sources. Omissions and errors may exist. This map contains best available GIS information at the time of publishing.

WPRIamird14-Little Quillayute Prairie

Lamird Report

This report provides the written record of local circumstances that explains how the Little Quillayute Prairie LAMIRD ("this lamird") fits within the rural element goals of the Growth Management Act ("GMA"), as set forth in RCW 36.70A.070(5)(a). This report includes the following sections:

- The Summary Section includes short descriptions of this lamird, the 1990 Built Environment, and Local Circumstances.
- The LAMIRD Criteria Section describes in detail how this lamird fits the criteria of a LAMIRD type 1, as described at RCW 36.70A.070(5)(d)(i). (See also relevant Regional Summary for additional regulations and policies that address these criteria)
- The Statistics Section shows current parcel size groupings and build-out potential.

This report refers to the Western Planning Region ("WPR") summary and regional maps which are located in section G.0, WPR Summary and Maps, and which are designated with the prefix "WPR". This report also refers to lamird-specific maps which are located in section G.14, WPR Lamird 14 Little Quillayute Prairie, and which are designated with the prefix "WPRIamird14".

Summary Section

Lamird Description

This lamird consists of 247 acres of Quillayute Residential zoning (QR), located along Wentworth Road west of Forks (see regional map WPR-a).

This lamird consists of the historic Little Quillayute Prairie, an area that was maintained by the natives as tree-less prairie for grazing elk and deer for hundreds of years prior to arrival of the newcomers in the mid- and late 1800s. The boundaries of the lamird primarily follow the historic tree-line boundaries of the Quillayute prairie and these serve as the logical outer boundaries. Additional logical outer boundaries include Wentworth Road to the south and east, a ridge to the north, and Duncan Road to the west. Regional map WPR-b shows how this lamird is surrounded and bounded almost entirely by Commercial Forest (CF) and less intense rural (RW2 and RW5) zoning. Regional map WPR-c show portions of the lamird, mostly along the boundaries, are subject to critical areas protections under the Clallam County Critical Areas Code ("CAC"). Regional map WPR-d shows how this lamird is served by access onto well-established county roads and nearby Quillayute Airport.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map WPRIamird14-a reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding areas have retained their character.

Under the 1982 Comprehensive Plan and Zoning Map (see regional map WPR-e-iv), an area with substantially similar boundaries at this location shows this area zoned Quillayute Residential (one dwelling per half acre) (1982-QR) with substantially similar boundaries. By 1990, this desired residential expansion had not yet occurred. While lack of pre-existing development resulted in the downzoning of several thousand acres throughout the WPR, retaining certain areas within logical outer boundaries for desired infill development is also appropriate.

The 1995 County-wide Comprehensive Plan at CCC 31.02.510 identified the lack of new construction in the WPR as a major obstacle to economic redevelopment of the WPR. The 1995 WPR Regional Plan at CCC 31.06.090 identifies as a root cause for this problem the fact that "land base for private land use in this region is limited." Indeed, almost all WPR land is held as Commercial Forest or by public agencies. This issue had been previously identified in the FSEIS concerning the Proposed Zoning Ordinance of 1982 at p. 20, which explains that the 1982-QR "classification is intended to provide for residential development for those isolated areas of western Clallam County which have experienced minimal growth.

Nearly all land is owned by the government or large timber companies, leaving a limited amount of areas in small private land holdings where residential development is possible.”

This lamird has been specifically identified for desired residential development within well-identified logical outer boundaries, for the following reasons: The area is not owned by large timber ownerships, does not consist of resource lands, is free from critical areas, is flat, is located near prime recreational areas, and will provide views. Although it may be developed at a density more intense than generally considered rural, the lamird’s isolated setting among extensive forest lands will provide residents with a rural character lifestyle nonetheless.

The current lamird boundaries are logically and purposefully drawn to plan for future infill development that will meet the need for new rural character lifestyle homes expected to coincide with any recovery of the local economy. Planning now for areas of more intense rural development will ensure that there will be sufficient rural lands available in this area of limited rural land availability in accordance with the goals of the GMA as explained in the WPR Regional Summary.

This lamird has remained within the boundaries established on the 1995 Zoning Map.

Local Circumstances

According to the statistics included in the Statistics Section below and as confirmed by lamird map WPRlamird14-b (which simply puts a dot in the center of each improved lot regardless of where on the lot the improvement occurs), this area includes several larger parcels that remain subdividable. This is a pre-existing residential neighborhood within well-identified logical outer boundaries and infill development consistent with the neighborhood’s preexisting character and other development regulations is appropriate.

Lamird Criteria Section

Type 1 LAMIRDS: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Usage RCW 36.70A.070 (5)(d)(i)	Existing Commercial, Industrial, Residential, or Mixed-use areas	See Summary Section above. See also the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.
Location and Boundary RCW 36.70A.070 (5)(d)(iv)	Outside designated UGAs, and agricultural, forest, and mineral resource lands	The nearest UGA (Forks) is about 5 miles to the east. This lamird does not include any resource lands.
	Area clearly identified and contained with a logical outer boundary (LOB) delineated primarily by the built environment as of July 1, 1990	Residential use of this lamird dates back to well before 1990.
	LOB creation addresses neighborhood character	The purpose of the current QR zoning is “a land use classification in areas where residential one acre lots in rural areas are either currently the predominant land use or are proposed.” See CCC 33.10.080. This designation is appropriate under the pre-existing residential use, and the proposed residential expansion within the identified logical outer boundaries.
	LOB creation addresses physical boundaries	The boundaries of the lamird primarily follow the historic tree-line boundaries of the Little Quillayute prairie and these serve as the logical outer boundaries. Additional

Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
		logical outer boundaries include Wentworth Road to the south and east, a ridge to the north, and Duncan Road to the west.
	LOB creation addresses prevention of irregular boundaries	At the time of the 1995 Comprehensive Plan and Zoning Map, the boundaries were specifically drawn to follow logical outer boundaries and to prevent irregular boundaries.
	LOB creation addresses ability to provide appropriate services	This lamird is located near the Quillayute Airport and significant recreational opportunities. Any further infill is subject to the Clallam County Subdivision Code (CCC Title 29) CCC) and the Clallam County Building Code (CCC Title 21), both of which require evidence of adequate water and sewage disposal.
Development Infill/ Development/ Redevelopment RCW 36.70A.070 (5)(d)(i);(iv)	Principally designed to serve the existing and projected rural population	The QR zoning provides for residential use. See CCC 33.10.080.
	Development is consistent with the existing character	The QR zoning designation prescribes allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions which are consistent with its stated purposes. Any conditional uses are subject to a "determination that the proposed use is consistent with applicable land use regulations and the character of the neighborhood." See CCC 33.10.080.
	Area not permitted to extend beyond LOB	Lamird development beyond the lamird boundaries is subject to the applicable lower-density zoning that surrounds the lamird. This lamird has not increased in size between 1995 and the present.
Development Regulations RCW 36.70A.070 (5)(d)(iv);(e)	Measures minimize and contain existing areas	Extending the lamird's boundaries would involve an amendment to both the Comprehensive Plan and Zoning Map.
	Measures minimize and contain existing uses	Development and allowable uses are limited under the applicable QR zoning provisions in the zoning code at CCC 33.10.080 as well as evidence of adequate water and sewage disposal.
	Measures protect critical areas	Any development and redevelopment that may occur near streams, wetlands, and landslide areas is subject to buffers and other protective development permit conditions according to Chapter 35.01 CCC, Shoreline Management Act (SMA) and the Clallam County Shoreline Master Program (SMP), as well as Chapter 27.12 CCC, Critical Areas Code (CAC).
	Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	See CCC 27.10.020 Disclosure of property use for, and priority of forestry, mining or agricultural operations.

Statistics Section

Current parcel size groupings

	Parcel size – acres				Row total
	0 - .49	.50 - .99	1.00 – 4.99	>5.00	
# of parcels	0	0	3	12	15
Sum of acres	0	0	11.0	235.7	246.7
Average acres	0	0	3.7	19.6	16.4
% of acres	0.0%	0.0%	4.5%	95.5%	100.0%
% of parcels	0.0%	0.0%	20.0%	80.0%	100.0%

Build-out potential

	Subdivision unlikely		Subdivision potential		Other devel.	Parks/ cons.	Public open lands	Private open lands	Un-known	Row total
	Resid	vacant	Resid	vacant						
# of parcels	0	0	3	11	0	0	1	0	0	15
Acres sum	0	0	32.7	211.5	0	0	2.5	0	0	246.7
% of acres	0.0%	0.0%	13.2%	85.8%	0.0%	0.0%	1.0%	0.0%	0.0%	100.0%
% of parcels	0.0%	0.0%	20.0%	73.3%	0.0%	0.0%	6.7%	0.0%	0.0%	100.0%
Average size	0	0	10.9	19.2	0	0	2.5	0	0	16.4
Sum dwelling units	0	0	3	0	0	0	0	0	0	3
Sum development rights	0	0	65	423	0	0	5	0	0	493

Stats generated from Parcel GIS layer, and consist of areas within respective parcel boundaries, and thus exclude roads.

May 2007 Supplement to September 2006 DRAFT Clallam County LAMIRDs Report

Clarification of status of Sept 2006 DRAFT Clallam County Lamirds Report. This document is a supplement to the Sept 2006 DRAFT Clallam County Lamirds Report, and serves to correct, add to, and clarify certain sections of the Report. This Supplement, together with the Sept 2006 DRAFT Report (referred to collectively as the "LAMIRDs Report") constitute a snapshot of the County's proposed lamirds as of 2005. It must be noted that in-fill development has continued to occur according to the existing Comprehensive Plan and development regulations since the snapshot of 2005. The County reserves its right to continue to correct, supplement, and update the LAMIRDs Report.

Corrections to Statistics. The County is in a continuing process to finetune its electronic records and record keeping systems. Due to such continuing finetuning, the statistics contained within the Sept 2006 DRAFT Report have changed slightly. The corrected statistics are included below. Rather than reprint the entire Report, where statistics are quoted, they are subject to the corrected statistics. These changes are merely the result of updating and finetuning electronic records, and are not the result of any substantive changes made to the Comprehensive Plan, the Zoning Maps, or development regulations.

Lamird designations. The County has determined that the designation of the lamirds and the appropriateness of their logical outer boundaries are consistent with the following:

1. 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
2. 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
3. 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.

Vested development rights. By the early 1990s, vested land divisions had already committed certain areas in Clallam County to a particular growth pattern, and the county chose to consider such vested land divisions in the process of developing its 1995 Comprehensive Plan and Zoning Map. This is entirely appropriate, as confirmed by the Washington State Supreme Court in *Quadrant Corp. v. State Growth Management Hearings Bd*, 154 Wn.2d 224, 2005, which held that a Hearings Board's definition of "built environment" that excludes "vested rights to divide and develop the land...essentially forces counties, in adopting comprehensive plans, to ignore the likelihood of future development." The Court found that the Hearings Board's "failure to reconcile the statutory planning process with Washington's vested rights doctrine resulted in a strained interpretation that does not further the legislature's intent in establishing the GMA." While this case involved the interpretation of "built environment" in determining whether an area is characterized by urban growth pursuant to RCW 36.70A.110(1), a similar reasoning would obviously apply to an interpretation of "built environment" in determining "existing areas or uses of more intensive rural development" pursuant to RCW 36.70A.070(5)(d).

Logical outer boundaries. In delineating the logical outer boundaries of the various lamirds, the County chose to include parcels and uses within the various lamirds that were consistent in character with the lamird, where excluding them would have resulted in the creation of preexisting nonconforming uses in neighboring zones, which would have encouraged a new pattern of such uses outside of the lamird, contrary to the provisions of RCW 36.70A.070(5)(d)(iv). The county then delineated outer boundaries consistent with the criteria of RCW 36.70A.070(5)(d)(iv), which, at times, did result in the inclusion of subdividable undeveloped parcels. However, these parcels tend to be relatively small, both in number and in total acreage, and the County maintains that continuing to include them within the lamirds is entirely consistent with the provision at RCW 36.70A.070(5)(d)(iv) which states that "[e]xisting areas are those that are clearly identifiable and contained and where there is a logical boundary delineated predominately by the built environment, but that may also include undeveloped lands if limited as

provided in this subsection.”

Rural economic development. At less than 40 people per square mile, Clallam County is decidedly a rural county, as defined by state law, which at RCW 43.160.020 defines a county with less than 100 people per square mile to be a rural county. As a rural county, Clallam County must be distinguished from those counties that are not rural counties, which, according to the State of Washington Office of Financial Management (as listed at <http://ofm.wa.gov/popden/rural.asp>), are as follows: Thurston, Pierce, King, Snohomish, Clark, Kitsap, Island, and Spokane. In addition, it must be noted that Clallam County was removed from the State’s Distressed Areas list only in 2004 (listing counties with three year average unemployment rates equal to or greater than 120 percent of the statewide unemployment rate), after achieving a 30 year low in unemployment.

In 2002, the legislature specifically added a provision to RCW 36.70A.011, which states that “rural counties **must have flexibility** to create opportunities for business development.” (emphasis added). While other provisions in RCW 36.70A.011 speak of “rural lands” in general, the provision that speaks of “flexibility” applies only to “rural counties.” This 2002 legislative addition to the GMA clearly serves to distinguish rural counties, such as Clallam County, from precedent set by either the Hearings Boards or the Courts involving non-rural counties or predating the provision’s 2002 adoption date. The very meaning of the phrase “must have flexibility” would appear to prohibit the imposition of any sort of bright line interpretation or precedent against a rural county.

West end lamirds. The County’s west end (consisting of the Straits Planning Region (SPR) and Western Planning Region (WPR)) in particular was hit hard by the inflation and recessions of the 1980s and the spotted owl crisis of the same decade which jointly devastated the Clallam County economy, resulting in a net decline of 11% (adjusted for inflation) in the average annual county wage between 1970 and 2000 (see Vital Economy Case study published in 2005 and entitled “the Clallam netWorks Story, Transforming a Rural Economy”). Since 1980, the west end has even experienced a net decline in population, which they have not yet recovered.

While review of all Clallam County’s lamirds and rural lands should be considered in light of the rural county provisions of RCW 36.70A.011, this is especially important for the County’s west end. The west end is well known for its long distances, difficult driving conditions, and remoteness from the geographic reach of Seattle/Tacoma commercial centers. The August 2003 Preliminary Report from the Clallam County Department of Health and Community Services, entitled “Building a Healthy Community, The West End of Clallam County,” describes in detail the increased levels of poverty and unemployment that plague the west end:

The percentage of workers unemployed in the West End is nearly twice that of the state of Washington. According to 2000 US Census figures, 543 of 4,425 people in the West End work force were unemployed – a rate of 12.3% unemployment. Comparatively, Clallam County and Washington state 2000 census unemployment figures were 7.7%, and 6.2% respectively. One in five West End residents – almost 2,000 people – live in poverty. In comparison, the percentage of people living in poverty in Clallam County is 12.5% and 10.6% in Washington State. (People who are incarcerated are excluded from the poverty analyses). *Table references omitted.*

While these figures stem from the 2000 census and include the sparsely populated west end of Jefferson County, they do accurately continue to reflect the disparity between Clallam County as a whole and its west end. While Clallam County as a whole was finally removed from the State’s Distressed Areas list in 2004, conditions in the County’s west end continue to be distressing. The west end’s additional remoteness and distances are proving to be powerful barriers to the economic redevelopment enjoyed by the rest of the County.

Both the SPR and WPR have been and continue to be in need of much “flexibility to create opportunities for business development” which, by the west end’s very nature, will be decidedly rural. Almost 80% of the SPR and 90% of the WPR are held in Commercial Forestry designations (allowing residential

development at 1 residence per 80 acres), leaving just 4.1% for rural lands and less than 1% for lamirds, with remaining lands held in Olympic National Park, lake, tribal or UGA zoning.

Bounded by both forests and coast, it is no surprise that the west end's economic development strategy focuses on (a) forest resources, (b) housing forest resource workers, (c) tourism, and (d) the importation of people and their wealth. See Rural Lands Report.

The west end lamirds can all be explained in terms of encouraging such economic development, as summarized as follows and discussed in much more detail in the Sept 2006 DRAFT lamird Report.

According to RCW 36.70A.011, the west end **must have the flexibility** to do so:

- a) The Sappho and Beaver lamirds have historically been the primary location for forest resource industries, which declined dramatically in the late 1980s and resulted in these areas appearing vacant and undeveloped by 1990. However, designation of these lamirds for purposes of economic redevelopment is vitally important to the County's west-end.
- b) The Hoko, Bullman, Snider, Old Beaver, Lake Pleasant, Maxfield, and Bogachiel Bridge lamirds, as well as potentially the lamirds listed under (d), are all areas where modest-income forest resource workers have traditionally lived, and are suitable for supporting residential in-fill development to coincide with planned redevelopment of the forest resource industry. It must be considered that the forests are vast and spread out and that the west end is characterized by long distances and difficult driving conditions. It is simply not realistic to expect forest resource workers to commute to the UGAs.
- c) The Crescent Beach, Whiskey Creek, Lyre River, Camp Hayden, Silver King, Straits, Bear Creek, Whitcomb/Dimmel, and Three Rivers lamirds are all important nodes for the west-end's continuing efforts at developing tourism, and are suitable for accommodating additional recreation-related economic opportunities.
- d) The Snider, Quillayute River, Quillayute Airport, Quillayute Prairie, and Little Quillayute Prairie lamirds are all primary locations for high-income newcomers who will either support the local economy by spending their retirement income locally or by bringing/starting new businesses, which would be properly located within the nearby UGA of Forks. It must be noted that neither the lamirds listed in (b) nor the UGA of Forks are likely to attract such high-income newcomers.

The Sept 2006 DRAFT lamird Report contains significant details about the designation of these lamirds and the appropriateness of their logical outer boundaries, as well local circumstances that harmonize the goals of the GMA.

Corrections to Statistics

Statistics Section – Countywide

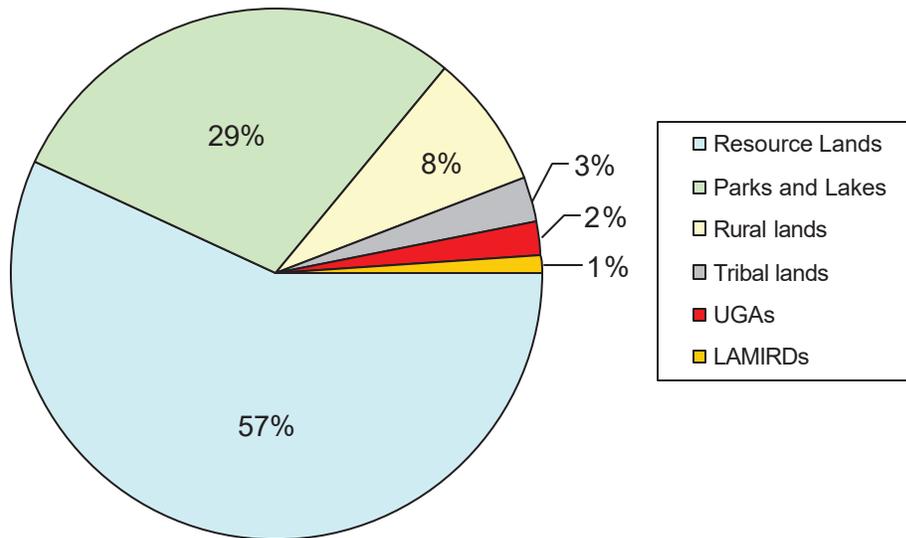
Planning Region	area-acres	area-sq.miles	% of county	lamird-acres	Lamird-% of county
Sequim-Dungeness	154,745	242	13.8	5,073	0.5
Port Angeles	74,301	105	6.0	2,339	0.2
Straits	309,713	467	26.7	501	0.04
Western	294,113	442	25.2	4,018	0.4
Olympic Nat'l Park	295,673 ¹	497	28.3	0	0
TOTAL	1,128,545	1,753	100.0	11,930	1.1

1- This does not include 22,508 acres of ONP that is with the Planning Regions (422 in PAPR, 10,538 in SPR, 11,548 in WPR)

Land use designations – countywide

See also county-wide Map CC-a

Designated Agriculture & Forestry Resource lands	641,583	56.9%
Parks and lakes (Ozette and Pleasant)	330,497	29.3%
Rural lands (excluding LAMIRDs)	91,400	8.1%
Tribal lands	31,327	2.8%
UGAs	21,815	1.9%
LAMIRDs	11,922	1.1%
TOTAL	1,128,544	100%



Statistics Section-Countywide

ZONING CODE	ZONING DESCRIPTION	AREA- ACRES	% OF COUNTY
UGAs			
Carlsborg		557	0.05
Clallam Bay/Sekiu		1,412	0.1
Forks	Includes Incorporated Area	4,935	0.4
Joyce		354	0.03
Port Angeles	Includes Incorporated Area	9,307	0.8
Sequim	Includes Incorporated Area	5,207	0.5
TOTAL		21,815	1.9
RURAL LANDS			
RLM	Rural Low/Mixed	6,886	0.6
R2	Rural Moderate	19,047	1.7
R5	Rural Low	28,425	2.5
R20	Rural Very Low	10,278	0.9
RCC3	Rural Character Conservation 3	9,488	0.8
RCC5	Rural Character Conservation 5	7,151	0.6
RW2	Rural Moderate- Western Regional	2,879	0.3
RW5	Rural Low- Western Regional	7,246	0.6
TOTAL		91,400	8.1
INTENSIVE RURAL LANDS			
CEN	Blyn Rural Center	425	0.04
DPA	Diamond Point Airport	75	0.01
GC	General Commercial	101	0.01
M	Industrial	35	0.003
R1	Rural	4,913	0.4
RW1	Rural- Western Regional	934	0.1
QR	Quillayute Residential	1,153	0.1
RC	Rural Commercial	84	0.01
RLC	Rural Limited Commercial	236	0.02
RNC	Rural Neighborhood Commercial	414	0.04
RSC	Rural Suburban Community	485	0.04
RV	Rural Village	70	0.01
TC	Tourist Commercial	230	0.02
URH	Urban Residential High	485	0.04
URL	Urban Residential Low	585	0.1
WRC	Western Regional Rural Center	1,697	0.2
TOTAL		11,922	1.1
RESOURCE LANDS			
AR	Agriculture Retention	6,194	0.5
CF	Commercial Forest	631,720	56.0
CFM5	Commercial Forest/Residential Mixed Use	2,166	0.2
CFM20	Commercial Forest/Residential Mixed Use	1,503	0.1
P	Public	4,400	0.4
ONP	Olympic National Park	318,181	28.2
TOTAL		964,164	85.4
OTHER LANDS			
Tribal Lands	Lands Under Tribal Jurisdiction	31,327	2.8
Lakes	Includes Lk. Ozette, Lk. Pleasant	7,916	0.7
TOTAL		39,243	3.5
TOTAL CLALLAM COUNTY		1,128,5448	100.0

Stats generated from Zoning GIS layer, and include Olympic National Park. Stats include entire area within respective zoning designations, including roads.

Statistics Section-SDPR

ZONING CODE	ZONING DESCRIPTION	AREA- ACRES	% OF SDPR
UGAs			
Carlsborg		557	0.4
Sequim	Includes Incorporated Area	5,207	0.9
<i>TOTAL</i>		5,807	3.2
RURAL LANDS			
R2	Rural Moderate	13,730	8.9
R5	Rural Low	17,646	11.4
R20	Rural Very Low	7,874	5.1
<i>TOTAL</i>		39,240	25.4
INTENSIVE RURAL LANDS			
R1	Rural	2,832	1.8
CEN	Blyn Rural Center	425	0.3
DPA	Diamond Point Airport	75	0.05
RC	Rural Commercial	84	0.1
RSC	Rural Suburban Community	485	0.3
RV	Rural Village	70	0.05
URH	Urban Residential High	485	0.3
URL	Urban Residential Low	585	0.4
M	Industrial	35	0.02
<i>TOTAL</i>		5,076	3.3
RESOURCE LANDS			
AR	Agriculture Retention	6,194	4.0
CF	Commercial Forest	94,805	61.3
P	Public	3,589	2.3
<i>TOTAL</i>		104,588	67.6
OTHER LANDS			
Tribal Lands	Lands Under Tribal Jurisdiction	34	0.02
<i>TOTAL</i>		34	0.02
<i>TOTAL PLANNING REGION</i>		154,745	100.0

Stats generated from Zoning GIS layer, but exclude Olympic National Park. Stats include entire area within respective zoning designations, including roads.

Statistics Section-PAPR

ZONING CODE	ZONING DESCRIPTION	AREA-ACRES	% OF PAPR
UGAs			
Port Angeles	Includes Incorporated Area	9,307	12.5
TOTAL		9,307	12.5
RURAL LANDS			
R2	Rural Moderate	4,134	5.6
R5	Rural Low	5,980	8.0
R20	Rural Very Low	836	1.1
RCC3	Rural Character Conservation 3	9,488	12.8
RCC5	Rural Character Conservation 5	6,724	9.0
TOTAL		27,162	36.6
INTENSIVE RURAL LANDS			
R1	Rural	1,874	2.5
RLC	Rural Limited Commercial	236	0.3
RNC	Rural Neighborhood Commercial	126	0.2
GC	General Commercial	101	0.1
TOTAL		2,337	3.1
RESOURCE LANDS			
CF	Commercial Forest	32,755	44.1
CFM5	Commercial Forest/Residential Mixed Use	706	1.0
CFM20	Commercial Forest/Residential Mixed Use	912	1.2
P	Public	87	0.1
ONP	Olympic National Park	422	0.6
TOTAL		34,882	46.9
OTHER LANDS			
Tribal Lands	Lands Under Tribal Jurisdiction	613	0.8
TOTAL		613	0.8
		TOTAL PLANNING REGION	100
		74,301	

Stats generated from Zoning GIS layer, but exclude Olympic National Park. Stats include entire area within respective zoning designations, including roads.

Statistics Section-SPR

ZONING CODE	ZONING DESCRIPTION	AREA- ACRES	% OF SRPR
UGAs			
Clallam Bay/Sekiu		1,412	0.5
Joyce		354	0.1
<i>TOTAL</i>		1,766	0.6
RURAL LANDS			
RLM	Rural Low Mixed	6,886	2.2
R2	Rural Moderate	1,183	0.4
R5	Rural Low	4,800	1.5
R20	Rural Very Low	1,578	0.5
RCC5	Rural Character Conservation 5	427	0.1
<i>TOTAL</i>		14,874	4.8
INTENSIVE RURAL LANDS			
R1	Rural	207	0.1
RNC	Rural Neighborhood Commercial	289	0.1
<i>TOTAL</i>		496	0.2
RESOURCE LANDS			
CF	Commercial Forest	242,116	78.2
CFM5	Commercial Forest/Residential Mixed Use	1,460	0.5
CFM20	Commercial Forest/Residential Mixed Use	590	0.2
P	Public	709	0.2
ONP	Olympic National Park	10,538	3.4
<i>TOTAL</i>		255,413	82.5
OTHER LANDS			
Tribal Lands	Lands Under Tribal Jurisdiction	29,731	9.6
Lakes	Lake Ozette	7,433	2.4
<i>TOTAL</i>		37,164	12.0
<i>TOTAL PLANNING REGION</i>		309,713	100.0

Stats generated from Zoning GIS layer, but exclude Olympic National Park. Stats include entire area within respective zoning designations, including roads.

Statistics Section-WPR

ZONING CODE	ZONING DESCRIPTION	AREA-ACRES	% OF WPR
UGAs			
Forks	Includes Incorporated Area	4,935	1.7
<i>TOTAL</i>		4,935	1.7
RURAL LANDS			
RW2	Rural Moderate	2,879	1.0
RW5	Rural Low	7,246	2.5
<i>TOTAL</i>		10,125	3.4
INTENSIVE RURAL LANDS			
RW1	Rural	934	0.3
QR	Quillayute Residential	1,153	0.4
TC	Tourist Commercial	230	0.1
WRC	Western Region Rural Center	1,697	0.6
<i>TOTAL</i>		4,014	1.4
RESOURCE LANDS			
CF	Commercial Forest	262,044	89.1
P	Public	14	0.005
ONP	Olympic National Park	11,548	3.9
<i>TOTAL</i>		273,606	93.0
OTHER LANDS			
Tribal Lands	Lands Under Tribal Jurisdiction	949	0.3
Lakes	Lake Pleasant	484	0.2
<i>TOTAL</i>		1,433	0.5
<i>TOTAL PLANNING REGION</i>		294,113	100.0

Stats generated from Zoning GIS layer, but exclude Olympic National Park. Stats include entire area within respective zoning designations, including roads.