

AGENDA

Clallam County Planning Commission

Planning Commission Meeting of Wednesday, April 17, 2024, 6:00 p.m.

The Planning Commission will conduct a regularly scheduled meeting in Room 160 of the Clallam County Courthouse, 223 East Fourth Street, Port Angeles, WA 98362 and by Zoom, meeting number 857 7304 5582 with passcode 12345. Materials regarding past and upcoming meetings are available at: <https://wa-clallamcounty.civicplus.com/669/Live-Archived-Meetings-Online>

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. WELCOME**
- E. APPROVAL OF MINUTES:**
- F. ANNOUNCEMENTS:** Ag Accessory Code hearing May 15, 2024
- G. PUBLIC COMMENT on AGENDA ITEMS** – Please Limit Comments to Three Minutes
- H. UNFINISHED BUSINESS:**
- I. PUBLIC HEARING/COMMISSION ACTION:** Addressing Ordinance
- J. WORK SESSION ITEMS:** Discussion of Carlsborg Setback application
- K. PUBLIC COMMENT** – Please Limit Comments to Three Minutes
- L. DISCUSSION OF PUBLIC COMMENTS**
- M. GOOD OF THE ORDER**
- N. ADJOURNMENT**

Members:

Chair, Steve Gale & Vice-Chair, Ron Long
N. Bonnie Booth; Jeff Carter; Thomas Butler; Katina Hester;
Kenneth Reandeau; Jane Hielman; Vacancy District 3

Department of Community Development Staff:

Donella Clark, Principal Planner; Holden Fleming, Deputy Director, Bruce Emery, DCD Director

MINUTES

Clallam County Planning Commission

Meeting of March 20, 2023, 6:00 PM

- A. CALL TO ORDER: The meeting was called to order at 6:00 p.m.
- B. PLEDGE OF ALLEGIANCE.
- C. ROLL CALL: Members present were Chair Steve Gale, Vice-Chair Ron Long, Tom Butler, Ken Reandeau, Katina Hester, and Jane Hielman. Donella Clark, Principal Planner and Holden Fleming Deputy Director represented staff from the Department of Community Development.
- D. WELCOME: Chair Gale welcomed all in attendance.
- E. APPROVAL OF MINUTES: Ron Long moved to approve and Katina Hester seconded. Motion passed to approve minutes unanimously.
- F. ANNOUNCEMENTS: Commissioners were unable to verify address of the applicant for the vacant Planning Commissioner Position 3. Scheduled public hearing on Addressing Ordinance April 20th. There will be no meeting April 4, 2024.
- G. PUBLIC COMMENT PERIOD: Two members of the public commented on the Ag Accessory Ordinance. One person wanted clarification on where educational classes would fit in the code and the other commentor wanted to know why the code only addressed rural and resource zones, not urban zones.
- H. UNFINISHED BUSINESS: None
- I. PUBLIC HEARING ITEM: None
- J. WORK SESSION ITEMS:
 - 1. Staff discussed the staff report and recommendation regarding the changes to the setback in Carlsborg. The Commissioners requested that staff consider a 15-foot front yard setback with garages being required to be setback 25-feet. The Planning Commission recommended bringing back this change in the staff report before calling for a public hearing.
 - 2. The Director provided comment that was read by staff regarding the belief that discussions with the Planning Commission about specific design standards is premature. This item should be addressed through the Comprehensive Plan Update and conducted only after there has been a public process. The Planning Commission would like this item moved up as a priority since it was requested to be accomplished during the previous process that occurred in 2016 and they would like to reconvene the Carlsborg Advisory Council.
 - 3. Staff provided a clean copy of the Ag Accessory Ordinance to discuss. Commissioners requested minor changes and corrections, discussed areas that need some clarification and advised staff to bring the ordinance back for a public hearing on May 15th.
- K. PUBLIC COMMENT PERIOD: The applicant of the proposed changes to the Carlsborg setbacks, Logan Hammond, explained that there is extra space between the sidewalk and property because there is approximately 6 feet of the driveway in the right-of-way. Standard right-of-way is required to be 50-feet and parking spaces measure 18' in length per code, so a setback of 25-feet to the garage is excessive. Seven others spoke about the Ag Accessory code and what they should expect at the public hearing. Concerns regarding access were brought up, need to clarify "necessary processing" in the agricultural definition to ensure there is no room for interpretation, and why farming cannot have camping. There was also the concern how

enforcement will occur this season since this code will not be in effect. Need clarification if value added products can be sold.

- L. DISCUSSION OF PUBLIC COMMENTS: DCD cannot use this code until it is adopted, therefore, farms will need to operate under current regulations for this season. There has never been enforcement that staff could recall regarding value added products at temporary farm stands.
- M. GOOD OF THE ORDER: Chair Gale would like to have further conversation with Dee Boughton regarding the conflict-of-interest question posed to legal.
- N. ADJOURNMENT: The meeting adjourned at __7:45_ p.m.



MEMORANDUM

Clallam County Department of Community Development

Date: 4/17/2024
To: Clallam County Planning Commission
From: Donella Clark, Principal Planner
Re: Addressing Ordinance

The Creation of a 911 Addressing System was adopted in 1991 and updated 3/23/1993. This ordinance was adopted to enable implementation of a 911 addressing system until a permanent 911 address ordinance was adopted, but no permanent ordinance was created. Staff presented a draft ordinance on August 30, 2023 for comments as we continued to develop the procedures for addressing with the County's Information Technology GIS Division and PenCom. DCD staff worked closely with the Building Division, PenCom, GIS, and Public Works/Roads to develop the draft ordinance presented.

The ordinance originally assigned DCD and Roads with implementation of the ordinance due to resources that existed in each department. The County was able to provide other jurisdictions in the County with the Geographic Information System (GIS) that helped them to assign addresses that were then provided to PenCom for dispatching purposes. With the implementation of a centralized GIS department DCD lost the ability to create addresses, but DCD is looked upon as the addressing authority in accordance with the existing ordinance. The proposed ordinance provides the rules and responsibilities associated with the creation of addresses as it is currently working with today's technology and regulations.

The ordinance shifts the responsibility for assigning addresses to the department which currently houses GIS. Specifics on how to designate addresses are outlined in the ordinance so there is consistency. DCD will continue to be the interface with the public, providing applications and placards and gathering information regarding development of property which is the information necessary to assign an address. Public Works will continue to be responsible for naming private roads and maintaining road lists, but may work with GIS to assist with the mapping of roads. Responsibility for the creation and correction of addresses should be shifted from DCD to Information Technology who houses the GIS Division and has the tools available to designate addresses, and who can communicate with PenCom regarding their mapping requirements.

Ordinance _____

An ordinance repealing and replacing Chapter 19.40 of the Clallam County Code,
Creation of a 911 Addressing System, and renaming the Chapter as 911 Addressing System

BE IT ORDAINED BY THE BOARD OF CLALLAM COUNTY COMMISSIONERS:

Section 19.40.010, Purpose, is created to read as follows:

The purpose of this chapter is to promote public health and safety by establishing a uniform system for addressing properties and structures and naming roads in the unincorporated areas of Clallam County as a component of the 911 emergency response system and maintaining a system of data to produce and maintain those addresses. This chapter is intended to promote and aid in the timely and efficient response of emergency services through the proper coordination and identification of E911 addresses.

Section 19.40.020, Definitions, is created to read as follows:

The following terms when used in this chapter have the following meanings:

- (1) "Address" or "Site Address (SITUS)" means a property location identification that includes the following elements: address number; street name pre-directional; street name pre-type; street name; street name post-type; unit; postal community name, State, and Postal Code, as applicable.
- (2) "Address distance" means the distance, for address purposes, along the road centerline from the designated origin (or false origin) of the road.
- (3) "Address sign" means an individual address placard placed at a required location identifying the site address.
- (4) "Driveway" means a vehicular access serving up to four (4) distinct addresses. Some driveways will be shared and serve as access to several individual driveways and will require posting a second address sign to assist emergency responders in identifying the access to the address.
- (5) "Easement" or "Access Easement" is the interest in land owned by another person, consisting in the right to use the land for ingress and egress, allowing one or more persons to travel across another's land to get to a nearby location.
- (6) "False Origin" is the addition of a fixed distance to all measurements made on a given road, as if that road originated at a different point.
- (7) "Master Address Database" means the database maintained by Clallam County containing all of the official E911 addresses assigned by the County.
- (8) "Master Address Guide" refers to the document developed to define the procedures and processes creating, changing, and appeal addresses, consistent with this Chapter.
- (9) "Primary address" means address of a property without the address elements to create separate distinct addresses.
- (10) "Primary access" means the driveway or other access to a given site most likely to be recognized and used, especially by emergency service providers.
- (11) "Private Road" or "Private Street" refers to a named easement or right-of-way listed on the private road registry owned and maintained by anyone other than a public authority.
- (12) "Road Origin" for the purpose of address determination measurements, each public and private road shall have an "origin" designated in accordance with CCC 19.40.030.

(13) “Right-of-Way” refers to a legal right of passage over another persons’ ground. Public right-of-way refers to any street, avenue, boulevard, road, highway, sidewalk, alley, or easement owned, leased, or controlled by a governmental entity. Private right-of-way is owned, managed, and/or maintained by anyone other than a public authority.

(14) “Road” means any named public street or private street on which the primary access for the parcel/lot originates.

(15) “Roadway” is the paved, improved, or proper driving portion used for vehicular travel.

(16) “Road Centerline (RCL)” refers to vector line data that represent the actual location of the roadway geographic center of road rights-of-way on transportation networks.

(17) “Road Index” means the official list of all county and private roads and their origin points and lengths maintained by the County Engineer.

(18) “Shared Driveway” see the definition of Driveway above.

(19) “Site Structure Address Point (SSAP)” is the geospatial representation of the location of a site or structure and its corresponding physical address.

Section 19.40.030, Designation of Addresses, is created to read as follows:

(1) *Assignment.* An address shall be assigned to every property/parcel that contains a structure or property improvement, upon request by the landowner.

(a) Requests for an address or change to an address may be made to Clallam County on forms provided and shall be submitted with the appropriate fee. A site plan of the structure(s) to be addressed and location of the driveway shall be submitted with the application. The owner of a multi-unit address site will be asked to supply a map or drawing locating each unit adequately for guiding emergency response. Additional information may be requested to determine access to the property.

(b) The addressing application shall be processed, and an address assigned by Clallam County. A recommended address number assignment shall be shared with Pencom 911 GIS prior to the approval of the addressing application and requires joint approval by Clallam County and the Pencom 911 GIS. Clallam County will make the final decision of the address in case of conflict.

(c) The landowner shall be notified an address has been assigned and an address placard provided to finalize the process. If a landowner fails to pick up the address placard within one year of the address assignment the application is deemed withdrawn and the address will not be incorporated into the database as a valid address.

(2) *Address Number.* All address numbers will consist of at least two (2) digits when assigned.

(a) *Distance from Road Origin.* All address number digits except the final digit indicate the address distance in hundredths of miles from the origin road to the primary access to the parcel.

(i) Each road shall have a designated origin. A road’s origin will be the beginning point of the road as accessed from another road, from major to minor roads, and from proximity to US 101, SR 112, and the nearest city or town and determined by the County Road Department. These road origins shall be established and maintained by Clallam County. The precise point of origin for address measurement along a road will be determined by the centerline of the intersecting road or highway.

(ii) A false origin may be added as a fixed distance to all measurements made on a given road, as if that road originated at a different point. It may be used adjacent to an urban address grid such that a road which does not originate at the grid baseline will be projected back to the

baseline and measured as if it did originate at the baseline. The purpose of using a false origin will be to prevent address number conflicts around an urban address grid.

(b) *Final Digit.* The final digit will indicate on which side of the road the site is located, and its relative distance from that road. It may also differentiate sites with driveways closer to each other than 0.01 miles, or individual driveways off a shared driveway.

(i) *Side of Road.* When proceeding in the direction of increasing numbers, the last digit will be odd if the address is located on the left side of the road; it will be even if the address is located on the right side of the road.

(ii) *Relative Distance from Address Road.* A final digit of either 0, 1, 2, or 3 will indicate that the site is near the road with either a short driveway or no driveway, or relatively near the road on a multiple access driveway. A final digit of either 6, 7, 8, or 9 will indicate that the location is accessed by a long driveway. A final digit of 4 or 5 may be used for intermediate locations. On shared driveways, the final digit of any address will not be greater than an address located beyond that address on the same driveway. If the addition or relocation of addresses makes it impossible to meet this condition, the driveway must be named and addressed as a separate road.

(iii) Adjacent driveways sharing the same address distance. If adjacent driveways are closer than 0.01 mi. (52.8 ft.) and must share the same distance number, the address(es) on the driveway nearest the origin of the address road will generally have a lower final digit than the address(es) on the far driveway, wherever possible.

(3) *Roads.* Every address shall include the official or registered name of the public or private road that provides access to the site. The road name will include the road type designator and directional if applicable.

(a) *Road Names.* All private and County roads within the jurisdiction of unincorporated Clallam County shall be provided with names and shall be identified in the road index maintained by Clallam County. A single route will not change names and shall maintain the same name throughout the entire length of the road. For example, a private road extending from the end of a County road will retain the same name as the County road. Also, a single road making a turn that will not later become an intersection will not change names at the turn. The County shall avoid duplication of road names, homophones, or names that may cause confusion for emergency responders.

(i) Private road names may be posted and used for addressing purposes only if they are registered with Clallam County. A private road name will not be registered if its similarity to an existing public or private road name is sufficient to confuse emergency response or mail delivery. Signing of an unregistered road name in such a way that interferes with emergency response is prohibited.

(ii) A private road name will not be registered until a reasonable effort has been made to assure that there is no significant opposition to the new name, or that it is acceptable to a majority of its residents and property owners. The road name shall be short (less than 50 characters), limited to a few words, shall be easy to read, spell, and be remembered by those reporting an emergency. The name should not be a homonym, contain a road type or a directional (ie. North Ave), contain complicated or offensive words or use unconventional spelling, be a name that could be mispronounced or misspelled, nor be a one-word name that could be confused with a two-word name (ie. Clearlake). If there is no available road name which is acceptable to a clear majority of those served by the road, the County Road Department may choose a name.

(iii) Driveways with four (4) primary addresses shall be considered private roads and named through the County Road Department. Driveways serving fewer than four (4) existing or potential primary addresses may be named and addressed as private roads if there are unique

conditions that prevent the normal method of addressing on a shared driveway from functioning adequately in that situation, such as exceeding in one-quarter mile in length.

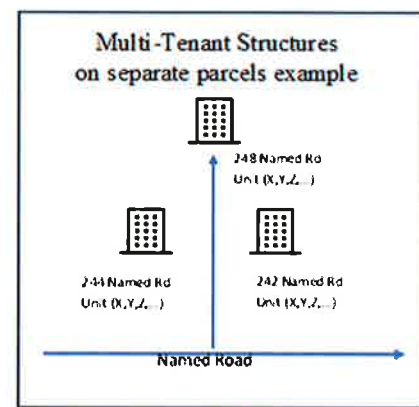
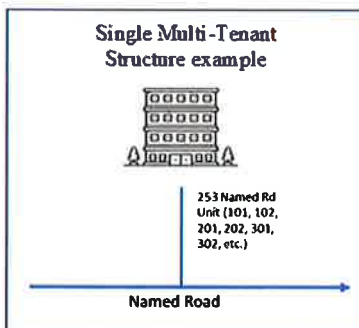
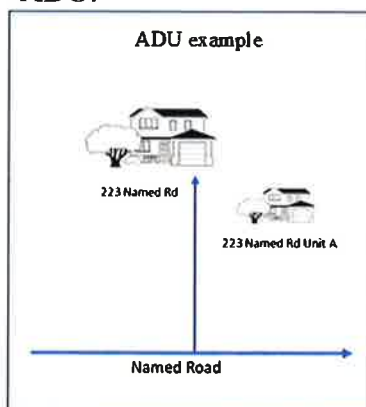
(iv) During a land division, any proposed shared access for four (4) or more lots shall be designated as a private road and named through the County Road Department during the platting process.

(b) Road Type. Every road name will include the road type designator following the road name, except numbered highways, which may include the designator before the highway number. The list of agreed designators are listed in the Master Addressing Guide.

(c) Optional Directional Prefix. If a road extends in two (2) directions from its origin, the addresses on each portion will include a directional prefix (N, S, E, or W) before the road name, indicating which direction that portion of the road extends from the designated origin. Addresses on each portion will be based on the distance from the common origin point.

(4) *Optional Unit Number.* Any addressed site which includes apartments, business suites, spaces, accessory dwelling unit (ADU), or multiple addressable structure(s), may be required to provide a unit letter and/or number in the address in the following manner:

(a) Any addressed site which includes an accessory dwelling unit (ADU) will be addressed with the main house as the primary address number and a "Unit A" designation for the ADU.



(b) When a property contains multiple structures (ie. woodshop at a greater distance from the primary residence or a home-enterprise) an individual address may be created for all additional structures with a unit letter/number designators. An address placard will be required to be posted at the driveway entrance to the structures and the structures clearly marked with the unit designators.

(c) Duplexes and Triplexes on a single parcel that share access shall be assigned one primary address with a unit designation for each unit. A single placard shall be placed at the access point. The individual units shall be identified by a unit number and/or letter at each individual driveway. If the individual units have separate accesses onto the parcel, each unit shall be assigned unique primary addresses and placards will be placed at each access point.

(d) Multi-Tenant Buildings such as apartments and other multi-tenant structures on a single parcel that share access shall be assigned one primary address for each structure and individual unit designations. An address placard will be placed at the access point. Each structure will need to be identified with 12-inch numbers affixed to the front of the structure, the individual unit number will consist of the floor designation (if applicable) in the left-most positions with 2 characters to the right for unit designation (ie. unit designation 102 = floor 1, unit 2). These shall be clearly marked with an easily read sign. Multi-tenant buildings on separate parcels shall be assigned

unique address numbers, following the rules of shared driveways or roadways, and have the individual units as described previously.

(e) Business buildings comprised of individual stores, suites, offices or other units will be addressed similarly to Multi-Tenant Buildings.

(f) New Mobile Home Parks shall name their internal road(s) and each lot shall be assigned a primary address. Existing mobile home parks with no internal road names shall maintain a single primary address for the park with individual unit numbers assigned to each lot and clearly signed.

(5) *Use of Existing City Addressing Systems.* Recognizing that it is in the mutual interest of all jurisdictions to prevent addressing conflicts, municipalities within Clallam County are respectfully requested to maintain compatibility with the above guidelines in the course of any future annexations, and any modification to, or implementation of their own addressing ordinances. Wherever practical, the existing address systems of the municipalities in Clallam County will be incorporated as components of the Clallam County 911 addressing system. Permanent boundaries will be established for the extension of each urban address grid beyond the current city limits of each municipality. Addressing within that boundary will be compatible with the municipality's addressing system.

Section 19.40.040, Signage, is created to read as follows:

(1) *Roads.* All public and private roads in Clallam County which serve addressable properties or structures will be signed in accordance with the standards of the Clallam County Road Department. Private road signs will identify the road as private. Signs will be provided and installed by the Road Department upon request and submittal of appropriate fees.

(2) *Address Placards.* Each addressed site will be provided with a sign showing the address number in white reflectorized numbers on a green reflectorized background distributed by Clallam County. Where deemed necessary, additional address signs may be provided to identify individual sites on a common driveway at no additional cost from the base fee. Signs shall be placed prior to the first inspection if issued for purposes of a building permit. Replacement placards will be provided for a fee.

(a) The sign shall be posted by the landowner as follows:

- Post must be on the same side of the road as the access or driveway and no further than 20 feet from the access/driveway;
- Placement of the post shall be such that the address sign is oriented perpendicular to the road, extending toward the road from the post like a flag;
- The sign-post should be about 4-10 feet from the edge of the drivable surface of the road;
- The post can be next to a fence, hedge, or other barrier with the sign extending toward the road, but the address sign shall not be obscured;
- The final address post height should be about 40 inches above the road (mailbox height), this will result in driving the standard 5-foot post approximately 20 inches into the ground. Remember to follow Utility Locate procedures before driving in to the full depth.
- For a shared driveway, a post should be placed at the road with all the addresses using the driveway posted in numerical order. Then, where each individual driveway splits from the shared driveway, an additional post and placard should be placed for the individual address in the same manner as detailed above.

Section 19.40.050, Corrections, is created to read as follows:

(1) Existing road names shall not be required to be changed unless they pose a risk to the ability to dispatch emergency services to a property.

(2) Errors. When an address is identified that does not meet E911 standards, the landowner will be contacted by the County that a new address will be assigned. Official notice shall be sent to the landowner that the address has been changed and that a new placard is available for pick-up. A new placard will be assigned without a fee, unless not collected by the landowner, at which point a fine may be imposed. Response from emergency responders will be affected if an incorrect address and/or incorrect address placard remain.

(3) Readdressing. During the addressing of parcels corrections may be necessary to accommodate the new address, such as naming a shared driveway or renumbering existing addresses. The County will contact landowners affected and inform them that a correction is required. The process to name the private road will also be provided when necessary. Once the new addresses are assigned, replacement placard(s) will be provided without a fee to all existing addresses requiring reassignment, unless the landowner fails to collect the address, at which point a fine may be imposed. Official notice shall be sent to all affected landowners that their address(es) has(have) been changed and that a new placard is available for pick-up. Response from emergency responders could be affected by use of an incorrect address and incorrect address placard.

(4) Changes to property. It shall be the responsibility of the property owner to notify Clallam County of any changes to the property that may require additional address numbers or reassignment of address numbers. This shall include changes in the location of the driveway or replacement of structures in new areas of the property which would necessitate a new address assignment. A request for an address shall be made to the County on forms provided and shall be submitted with the appropriate fee.

Section 19.40.060, Information Provisions, is created to read as follows:

Effectiveness of the E911 addressing system requires the coordination and cooperation of County departments and other public agencies. A Master Address Guide shall be developed and maintained to ensure the procedure for administering an address and protocol for information sharing is met by the various agencies and departments involved in the issuance and maintenance of addresses. A database of all assigned addresses within the unincorporated County shall be maintained by the County.

(1) Emergency response agencies will be notified in a timely manner of all permanent or corrected addresses assigned, and all newly registered road names.

(2) The Postal Service will be notified in a timely manner of all newly registered road names and permanent or corrected addresses assigned by the County.

(3) Each landowner will be notified in a timely manner when an E911 address is assigned or re-assigned. It is the responsibility of the landowner to place their address placard in the correct location to ensure property emergency response. A newly assigned address will not be considered valid until the address placard is collected for placement.

(4) Clallam County will maintain a map available to the public of all public roads and registered private roads with correct road centerlines.

Section 19.40.070, Violations, is created to read as follows:

Violations of this Title may result in the removal or placement of signs at a cost to the landowner or a may result in a fine, and the violation could potentially cost a life. Addresses are necessary for public safety and violations may affect response from emergency responders. If a property presents an incorrect address or no address placard, emergency response may be affected during an emergency. Correct placement of your address placard could save your life.

Section 19.40.080, Immunity, is created to read as follows:

Clallam County shall be held harmless and immune from any and all civil liability for any actions taken pursuant to this chapter, or for any failure to take action to enforce the provisions of this chapter. It is not the purpose or intent of this chapter to create on the part of Clallam County any special duties, obligations, or relationships with specific individuals. This chapter has been enacted for the welfare of the public as a whole.

Section 19.40.090, Severability, is created to read as follows:

If any provision of this chapter or its application to any person or circumstances is held invalid, the remainder of this chapter or the application of the provision to other persons or circumstances shall not be affected.

ADOPTED this _____ day of _____ 20____

BOARD OF CLALLAM COUNTY COMMISSIONERS

Chair

ATTEST:

Member

Loni Gores, MMC, Clerk of the Board

Member



Staff Report

Clallam County Department of Community Development

Date: April 10, 2024
To: Clallam County Planning Commission
From: DCD Planning Division
Re: Zoning Code Amendment Application 2023-00003 – Logan Hammon

REQUEST

Logan Hammond submitted an application to request a Comprehensive Plan Land Use Text amendment to change the setbacks within the CR-II, CR-III and CN zones within the Carlsborg Urban Growth Area. The applicant is requesting the front yard setbacks be reduced for residences from the current 15-feet to 10- feet (garages would require a 20-foot setback), reduction of the existing 10-foot side yard setbacks to 5-feet, and the current 15-feet in the rear to 10-feet.

APPLICATION SUMMARY

The full application submitted is provided in Appendix A. The application meets the process criteria for a Type B revision to the development standards only if it does not require a change to the comprehensive plan, including correcting errors, clarifying or revising development standards, or adopting new development standards that are consistent with the implementation of the comprehensive plan. A request for staggered setbacks will require additional conversations and changes to the comprehensive plan to accommodate. None of the current County policies or other zoning regulations support a staggered setback approach and will therefore not be considered for this application.

BACKGROUND

Carlsborg was designated an Urban Growth Area in the year 2000. The current setbacks in CCC 33.20.050 were updated in 2016 following a year's long review between DCD staff and the Carlsborg Community Advisory Committee and the Board of Commissioners that modified the standards in order to increase the density in Carlsborg to accommodate urban growth. Setbacks were altered as part of that review.

ZONING AMENDMENT CRITERIA OF APPROVAL CCC 33.35.090

The Planning Commission and Board of County Commissioners (BOCC) are required to evaluate the amendment with regard to six criteria contained under CCC 33.35.090 in the Zoning Code, and at CCC 31.08.370 in the Comprehensive Plan. These six criteria, or "Required Showing for an Amendment," provide the scope of consideration that the Planning Commission and BOCC must respond to in order to determine if the proposed amendment should be approved. The following summarizes staff's preliminary analysis with regard to the required showing for amendment.

Criterion 1. The proposed amendment is consistent with the spirit and intent of the Clallam County Comprehensive Plan.

The goals and policies adopted by the Board of County Commissioners in the Clallam County Comprehensive Plan, the various Regional Plans, and the Clallam County Zoning Code provide the framework for land use decisions in Clallam County. The Carlsborg Urban Growth Area is part of the Sequim-Dungeness Planning Region and is referenced in the Comprehensive Plan under Title 31.03.350 attached as Appendix B. For the full text of the County's Code, go to <https://clallam.county.codes>

The vision of Carlsborg is for a mix of commercial, industrial, and residential land uses along with the existing historic community. Public water is intended to be supplied by the PUD and sewage disposal by the Carlsborg Sewer. Residential zoning is the predominant land use. The residential zones are categorized by Low, Medium, and High with a density of 4 as the minimum and up to 10 dwelling units per acre in the high-density zone. The purpose of the Carlsborg Village Center (CN) zone is for high-density residential development and small-scale commercial uses intended to reinforce the established scale and ambiance of the historic neighborhood. Specific designation of setbacks is not discussed, but the intent is to provide urban standards and provisions to safeguard residential areas from commercial/industrial developments. Reduction of the setbacks would appear to align with the vision of Carlsborg in providing urban standards.

Conclusion: The modification of setbacks to a more urban scale meets the intent of the Comprehensive Plan. A change to the setbacks that would affect design standards, ie staggered setbacks for garage versus living space and other structure, will require a policy change that is not currently supported by the Comprehensive Plan. There is no other standard the County could draw from to support anything more than a standard setback. Staff recommends no change to the front yard setback as a reduction is not supported by any other urban jurisdiction.

Criterion 2. The proposed amendment is consistent with the spirit and intent of the Clallam County Zoning Code and with interlocal agreements, transportation, parks and recreation, capital facility, utility, watershed, and other applicable land use and environmental plans and policies adopted by the County.

The spirit and intent of the Clallam County Zoning Code is defined under the purpose statement of CCC 33.01.020. This section identifies a clear link between the Zoning Code and the Comprehensive Plan in that the Zoning Code is to "*direct the future growth and development of the County consistent with the Comprehensive Plan*"; and "*implement the goals and policies of the Comprehensive Plan in a manner which protects private property rights and in the least intrusive manner possible.*"

The current setbacks in the residential zones of Carlsborg appear to match the rural side-yard setbacks of the County's zoning code.

The purpose of the zones being proposed for changes are described in CCC 33.20.030:

(1) Carlsborg Urban Residential – Low (CR-I). The purpose of the Carlsborg Urban Residential Low designation is to provide a density of four to six dwelling units per acre for areas of single-

family residential development that are generally free from encroachment of commercial and industrial activities.

(2) Carlsborg Urban Residential – Medium (CR-II). The purpose of the Carlsborg Urban Residential Medium designation is to provide a density of four to eight dwelling units per acre for areas of single- and multifamily residential development that are generally free from encroachment of commercial and industrial activities.

(3) Carlsborg Urban Residential – High (CR-III). The purpose of the Carlsborg Urban Residential High designation is to provide a density of four to 10 dwelling units per acre for areas of single- and multifamily residential development that are generally free from encroachment of commercial and industrial activities.

(4) Carlsborg Village Center (CN) is intended to provide for high-density residential development and small-scale commercial uses that can be located within and serve residential neighborhoods within the historic village center of Carlsborg. The standards for the district are intended to reinforce the established scale and ambiance of neighborhood retail that is oriented toward the pedestrian while ensuring adequate transit and automobile access. The purpose of the Village Center is to promote local orientation and to limit adverse impacts on nearby residential areas.

Comparison of setbacks within Carlsborg with other UGAs and the cities of Port Angeles and Sequim shows that the side yards vary from 5-feet to 8-feet, whereas the side yard setbacks in Carlsborg is reflective of the Rural setbacks throughout the County. The Carlsborg Village Center currently maintains zero setbacks except when abutting residential zones, then a 15-foot setback is required. Because this zone allows both commercial and residential development, and is intended for high-density uses, an increase to 6-feet and 10-feet does not align with the policy goals of the zoning code. Development in the CN zone should be allowed to be closer together within the zone, but provide protection of residential zones through the required 15-foot setback.

Conclusion: A reduction in both side-yard setbacks and rear-yard setbacks in the CR-I, CR-II, and CR-III zones would be in keeping with the urban densities of the UGA and will provide opportunities for developers to meet more urban densities that are encouraged in the Urban Growth Area of Carlsborg. A change from standard zoning should require a policy discussion, and could have unintended consequences for the construction of other housing types.

An increase in setbacks from zero in the CN zone would apply to commercial development which does not align with the protections provided by requiring a 15-foot setback when adjacent to residential development and reduces the opportunity for a variety of high-density residential development opportunities that could utilize zero setbacks, such as townhouses. The protections provided and the opportunities of six-foot side yard and 10-foot rear yard setbacks already exist in the CN zone, as long as they are not adjacent to residential zones.

Criterion 3. The proposed amendment will not be detrimental to the public health, safety and welfare.

Development of the subject property, if granted the amendment, would be conditioned to meet all regulations of the subdivision code, environmental health regulations, stormwater requirements, and building regulations which would adequately protect public health, safety and welfare and may provide additional residential opportunities.

Criterion 4. The proposed amendment is necessary due to changed conditions or circumstances from the time the property was given its present designation which warrants consideration of a different land use [and zoning] designation.

The request for a reduction to setbacks will provide opportunities for higher densities within the Urban Growth Area of Carlsborg. It is unclear why the setbacks were not altered during review of the urban standards in 2016. Several of the zones were granted a zero side and rear setback in commercial zones in Carlsborg with the footnote that 15-feet should be maintained when adjacent to residential development in order to protect residential development from encroachment of commercial and very high-density residential development.

Criterion 5. The proposed amendment will not result in probable significant adverse impact to the adequacy of public facilities and services including, but not limited to transportation, sewer, water, storm water, utilities, and parks required to meet urban or rural needs, and will not place uncompensated burdens upon existing and planned services.

Approval of reduction of setbacks would increase the potential for residential development within the UGA of Carlsborg, the intended purpose of this area. Approval of any subsequent land use application would be subject to review under applicable land use and environmental health regulations, including the availability and adequacy of public facilities and services. The Carlsborg UGA is provided sewer and public water in order to meet urban development needs.

Criterion 6. The cumulative effects of all proposed amendments have been assessed and determined to be consistent with the spirit and intent of the Clallam County Comprehensive Plan.

In taking action on the applicant's request for reduced setbacks the cumulative effects have been assessed and determined to be consistent with the spirit and intent of the Comprehensive Plan if no changes are made to the front yard setback, and a proposal of 6-feet for the side yard, and 10-feet for the rear are considered. Zoning designations control what uses are allowed or prohibited on a particular piece of property and the setbacks are in place to provide space between development on properties. Increasing the front yard setback for garages to 25-feet or even 20-feet may have unintended consequences for the design of other housing types other than single-family residences. A 25-foot setback for garages would create 10-feet of unusable space on the driveway, which is not enough to park an additional vehicle.

STAFF RECOMMENDATION

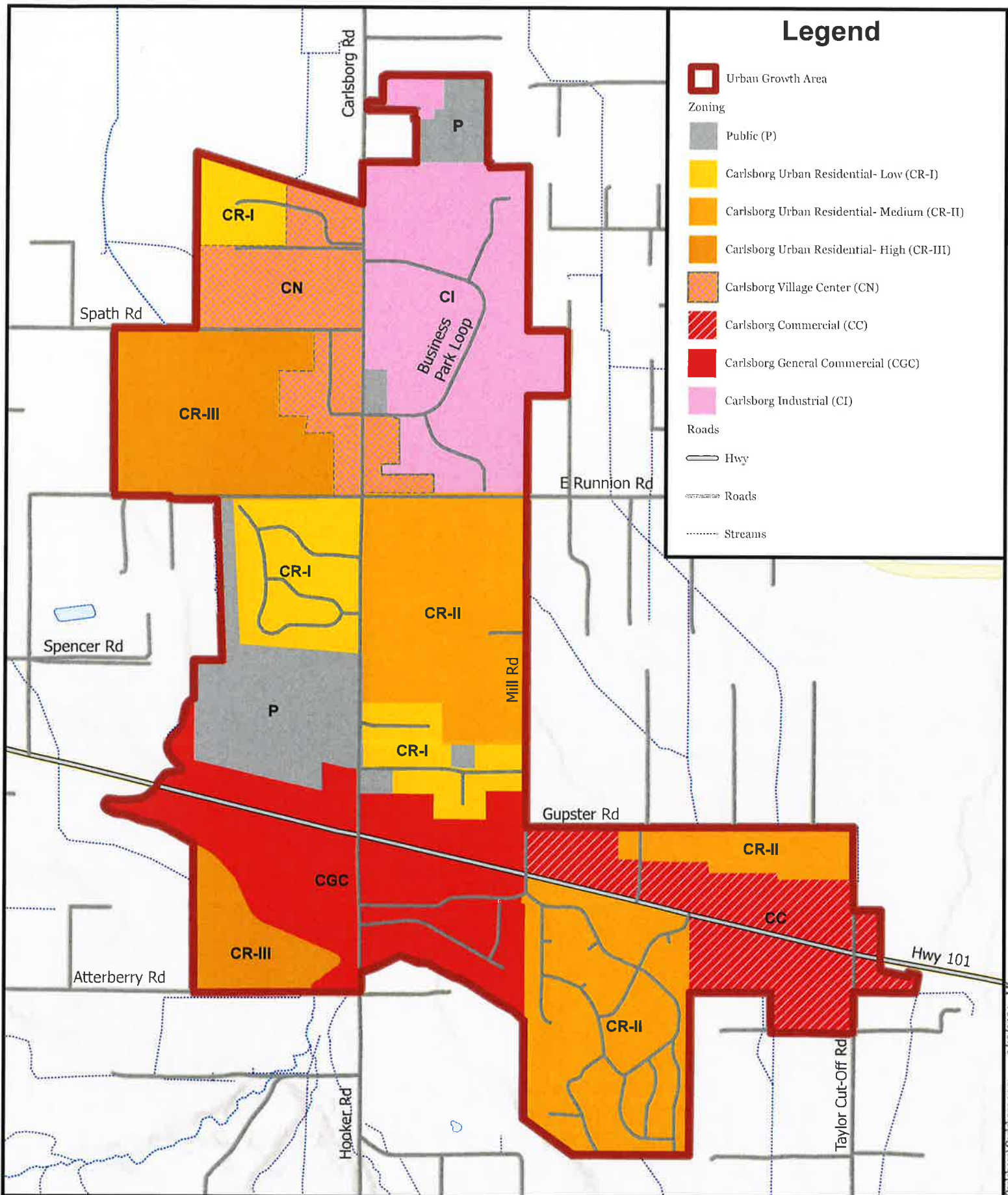
The Planning Commission must evaluate the amendment with regard to six criteria contained at CCC 33.35.090 in the Zoning Code, and at CCC 31.08.370 in the Comprehensive Plan. Based on the above analysis, Planning Division staff believes that amending the side yard setback to 6-feet and rear setback to 10-feet in the CR-I, CR-II, and CR-III zones is supported by existing policies and the spirit and intent of the Clallam County Comprehensive Plan.

Reference List:

Map 1 Carlsborg zoning map

Appendix A: Application and Justification

Appendix B: Carlsborg Comprehensive Plan and Zoning excerpts

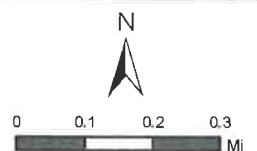


Legend

- Urban Growth Area
- Zoning**
 - Public (P)
 - Carlsborg Urban Residential- Low (CR-I)
 - Carlsborg Urban Residential- Medium (CR-II)
 - Carlsborg Urban Residential- High (CR-III)
 - Carlsborg Village Center (CN)
 - Carlsborg Commercial (CC)
 - Carlsborg General Commercial (CGC)
 - Carlsborg Industrial (CI)
- Roads**
 - Hwy
 - Roads
 - Streams



Carlsborg UGA Zoning



Appendix A



Clallam County

Department of Community Development

223 East 4th Street, Suite 5, Port Angeles, WA 98362

(v) 360-417-2420 ✧ (f) 360-417-2443

email: dcdplan@co.clallam.wa.us

APPLICANT INFORMATION

Name Logan Hammon

Mailing Address PO Box 2024

City Kingston St. WA Zip 98346

Phone Number 360-271-3052 Business

Phone _____

Email (Optional): Logan@LoganDevelopmentinc.com

AGENT INFORMATION (If applicable)

Name _____

Mailing Address _____

City _____ St. _____ Zip _____

Phone Number _____ Contact Person _____

Email (Optional): _____

CODE SECTION(S) SUBJECT TO PROPOSED AMENDMENT: _____

TABLE 33.20.050(2)(A). BULK, DIMENSIONAL AND GENERAL REQUIREMENTS FOR ZONES CR-II, CR-III AND CN.

TEXT CHANGE: (Show all proposed additions and/or deletions of text.)

See attached existing and proposed table



Clallam County

Department of Community Development

223 East 4th Street, Suite 5, Port Angeles, WA 98362

(v) 360-417-2420 ✦ (f) 360-417-2443

email: dcdplan@co.clallam.wa.us

EXPLANATION: (Explain how proposed change meets all the required showing for amendment for zoning (CCC 33.35.090) and comprehensive plan (CCC 31.08.370) amendments – see attached)

Section 33.35.090, Required showing for an amendment.

The Planning Commission and the Board of County Commissioners shall determine that a proposed amendment is consistent with all the following criteria before approval

(1) The proposed amendment is consistent with the County Comprehensive Plan.

The proposed amendment is consistent with the County Comprehensive Plan, as it promotes growth.

(2) The proposed amendment is consistent with interlocal agreements, transportation, parks and recreation, capital facility, utility, watershed, and other applicable land use and environmental plans adopted by the County.

The proposed amendment does not change any of the densities planned for the zones, only the setbacks within the lot. Therefore, it should not have any effect.

(3) The proposed amendment will not be detrimental to the public health, safety, and welfare.

The proposed amendment does not change any of the densities planned for the zones, only the setbacks within the lot. Therefore, it should not have any effect.

(4) The proposed amendment is necessary due to changed conditions or circumstances from the time the property was given its present designation which warrants consideration of a different land use designation. This criterion only applies to Comprehensive Plan and zoning map amendments.

The proposed amendment is not a Comprehensive Plan or zoning map amendment.

(5) The proposed amendment will not result in probable significant adverse impacts to the adequacy of public facilities and services including, but not limited to, transportation, sewer, water, storm water, utilities, and parks required to meet urban or rural needs, and will not place uncompensated burdens upon existing and planned services.

The proposed amendment does not change any of the densities planned for the zones, only the setbacks within the lot. Therefore, it should not have any effect.

Section 31.08.370 Required showing for an amendment.

The Planning Commission and the Board of County Commissioners shall determine that a proposed amendment is consistent with all the following criteria before approval:

1. The proposed amendment is consistent with the spirit and intent of this title.

The proposed amendment provides better utilization of urban densities, more flexibility for home types, and overall is consistent with typical urban development.

2. The proposed amendment is consistent with the spirit and intent of CCC Title 33, Zoning, and with interlocal agreements, transportation, parks and recreation, capital facility, utility, watershed, and other applicable land use and environmental plans and policies adopted by the County.

The proposed amendment provides better utilization of urban densities, more flexibility for home types, and overall is consistent with typical urban development.



Clallam County

Department of Community Development

223 East 4th Street, Suite 5, Port Angeles, WA 98362

(v) 360-417-2420 ✦ (f) 360-417-2443

email: dcdplan@co.clallam.wa.us

3. The proposed amendment will not be detrimental to the public health, safety, and welfare.
The project may allow more units per acre; however, they will not exceed the densities already in the code. Therefore, no new impacts will be created.
4. The proposed amendment is necessary due to changed conditions or circumstances from the time the property was given its present designation which warrants consideration of a different land use designation. This criterion only applies to Comprehensive Plan and zoning map amendments.
The proposed amendment is not a Comprehensive Plan or zoning map amendment.
5. The proposed amendment will not result in probable significant adverse impacts to the adequacy of public facilities and services including but not limited to, transportation, sewer, water, storm water, utilities, and parks required to meet urban or rural needs, and will not place uncompensated burdens upon existing and planned services.
The project may allow more units per acre; however, they will not exceed the densities already in the code. Therefore, no new impacts will be created.
6. The cumulative effects of proposed amendments have been assessed and determined to be consistent with the spirit and intent of this title.
The proposed amendment provides better utilization of urban densities, more flexibility for home types, and overall is consistent with typical urban development.

You must provide a completed Environmental Checklist.
--

REZ____-_____	DATE RECEIVED_____	RECEIPT #_____
---------------	--------------------	----------------

Criteria for Approval: In considering an application for comprehensive plan and zoning amendment, the Planning Commission and Board of County Commissioners are obligation to evaluate the amendment with regard to specific criteria contained in Section 33.35.090 of the Zoning Code, and Section 31.08.370 of the Comprehensive Plan. An amendment application should address these criteria. These criteria, or "Required Showing for an Amendment" provide the scope of consideration that the Planning Commission and Board must respond to in order to determine if a rezone is to be approved. The required showing includes the following:

Section 33.35.090, Required showing for an amendment.

The Planning Commission and the Board of County Commissioners shall determine that a



Clallam County

Department of Community Development

223 East 4th Street, Suite 5, Port Angeles, WA 98362

(v) 360-417-2420 ✧ (f) 360-417-2443

email: dcdplan@co.clallam.wa.us

proposed amendment is consistent with all the following criteria before approval:

- (1) The proposed amendment is consistent with the County Comprehensive Plan.
- (2) The proposed amendment is consistent with interlocal agreements, transportation, parks and recreation, capital facility, utility, watershed, and other applicable land use and environmental plans adopted by the County.
- (3) The proposed amendment will not be detrimental to the public health, safety, and welfare.
- (4) The proposed amendment is necessary due to changed conditions or circumstances from the time the property was given its present designation which warrants consideration of a different land use designation. This criterion only applies to Comprehensive Plan and zoning map amendments.
- (5) The proposed amendment will not result in probable significant adverse impacts to the adequacy of public facilities and services including, but not limited to, transportation, sewer, water, storm water, utilities, and parks required to meet urban or rural needs, and will not place uncompensated burdens upon existing and planned services.

Section 31.08.370 Required showing for an amendment.

The Planning Commission and the Board of County Commissioners shall determine that a proposed amendment is consistent with all the following criteria before approval:

- (1) The proposed amendment is consistent with the spirit and intent of this title. (2) The proposed amendment is consistent with the spirit and intent of CCC Title 33, Zoning, and with interlocal agreements, transportation, parks and recreation, capital facility, utility, watershed, and other applicable land use and environmental plans and policies adopted by the County.
- (3) The proposed amendment will not be detrimental to the public health, safety, and welfare.
- (4) The proposed amendment is necessary due to changed conditions or circumstances from the time the property was given its present designation which warrants consideration of a different land use designation. This criterion only applies to Comprehensive Plan and zoning map amendments.
- (5) The proposed amendment will not result in probable significant adverse impacts to the adequacy of public facilities and services including, but not limited to, transportation, sewer, water, storm water, utilities, and parks required to meet urban or rural needs, and will not place uncompensated burdens upon existing and planned services.
- (6) The cumulative effects of proposed amendments have been assessed and determined to be consistent with the spirit and intent of this title.

Existing: Table 33.20.050(2)(A)

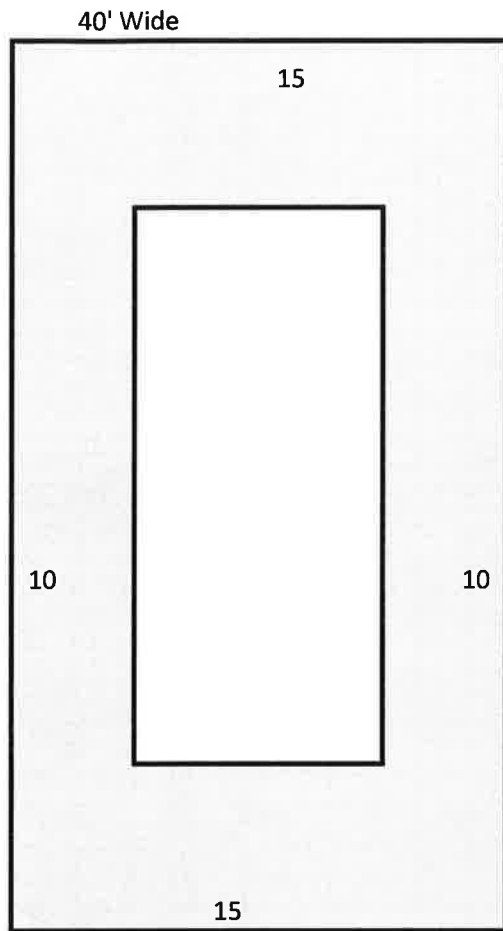
Zone	Minimums							Maximums		
	Lot Size	Lot Width	Required Setbacks ¹					Minimum Residential Density	Building Height	Residential Density
			Front			Side (each)	Rear			
			Access Road	Collector Road	Arterial					
CR-I	None	None	15 ft.	15 ft.	60 ft.	10 ft.	15 ft.	4 dwelling units per acre ³	36 ft.	6 dwelling units per acre
CR-II	None	None	15 ft.	15 ft.	60 ft.	10 ft.	15 ft.	4 dwelling units per acre ³	36 ft.	8 dwelling units per acre
CR-III	None	None	15 ft.	15 ft.	60 ft.	10 ft.	15 ft.	4 dwelling units per acre ³	36 ft.	10 dwelling units per acre
CN	None	None	15 ft.	15 ft.	None	Zero ²	Zero ²	4 dwelling units per acre ³	36 ft.	10 dwelling units per acre
CGC	None	50 ft.	45 ft.	50 ft.	60 ft.	Zero ²	Zero ²	Not Applicable	36 ft.	Not Applicable
CI	0.5 acre ²	50 ft.	Zero ²	Zero ²	Zero ²	Zero ²	Zero ²	Not Applicable	36 ft.	Not Applicable
CC	None	50 ft.	45 ft.	50 ft.	60 ft.	Zero ²	Zero ²	4 dwelling units per acre ³	36 ft.	10 dwelling units per acre

Proposed: Table 33.20.050(2)(A)

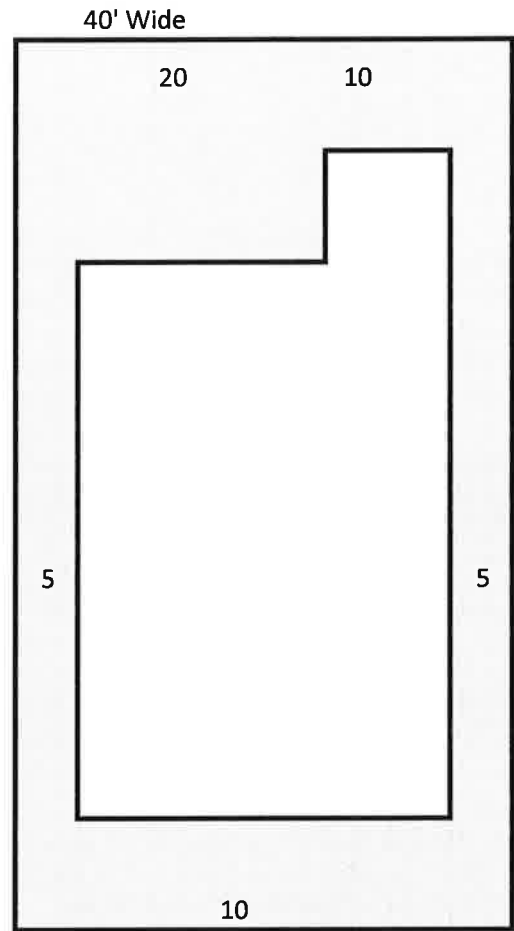
Zone	Minimums							Maximums		
	Lot Size	Lot Width	Required Setbacks ¹					Minimum Residential Density	Building Height	Residential Density
			Front			Side (each)	Rear			
			Access Road	Collector Road	Arterial					
CR-I	None	None	15 ft.	15 ft.	60 ft.	10 ft.	15 ft.	4 dwelling units per acre ³	36 ft.	6 dwelling units per acre
CR-II	None	None	~~15 ft.~~ *	~~15 ft.~~ *	60 ft.	~~10 ft.~~ 5 ft	~~15 ft.~~ 10 ft	4 dwelling units per acre ³	36 ft.	8 dwelling units per acre
CR-III	None	None	~~15 ft.~~ *	~~15 ft.~~ *	60 ft.	~~10 ft.~~ 5 ft	~~15 ft.~~ 10 ft	4 dwelling units per acre ³	36 ft.	10 dwelling units per acre
CN	None	None	~~15 ft.~~ *	~~15 ft.~~ *	None	~~Zero²~~ 5 ft	~~Zero²~~ 10 ft	4 dwelling units per acre ³	36 ft.	10 dwelling units per acre
CGC	None	50 ft.	45 ft.	50 ft.	60 ft.	Zero ²	Zero ²	Not Applicable	36 ft.	Not Applicable
CI	0.5 acre ²	50 ft.	Zero ²	Zero ²	Zero ²	Zero ²	Zero ²	Not Applicable	36 ft.	Not Applicable
CC	None	50 ft.	45 ft.	50 ft.	60 ft.	Zero ²	Zero ²	4 dwelling units per acre ³	36 ft.	10 dwelling units per acre

* 10 ft to front of the house, 20 ft to the garage.

Existing



Proposed



- * Under Existing, you can't park cars in the driveway. Under Proposed you can.
- * Much more attractive front.
- * Much more efficient use of space.

Style of home

Existing Code



Proposed Code



Home Spacing with Existing Code



Home Spacing with Proposed Code



Appendix B

31.03.350 Carlsborg urban growth area.

The purpose of this section is to establish land use designations and policies for the unincorporated Carlsborg UGA.

(1) *Community Vision.*

(a) *Policy 1.* In setting forth the 560-acre Carlsborg UGA, the Board of County Commissioners recognizes the Carlsborg community's historic mix of commercial, industrial and residential land uses, allows for continued development and economic growth, and seeks consistency with various state and local land use laws, while continuing to respect the character of the community.

(b) *Policy 2.* The 20-year vision for the Carlsborg UGA is for continued commercial, industrial and residential growth consistent with established land use policies and regulations.

(i) Residential growth will continue the historic housing pattern (i.e., single- and multiple-family dwellings). New residential housing will provide for the needs of a wide range of residents to maintain a dynamic community.

(ii) General commercial activities will continue to be developed along portions of the Highway 101 Corridor, and less intense commercial activities along Carlsborg Road. These activities will provide a range of retail and wholesale services and products for local and regional residents, tourists, and others.

(iii) Industrial activities will continue to be developed within the Carlsborg Industrial Park and Idea Development (north of the Industrial Park). These activities will provide industrial, commercial and manufacturing services fundamental to the economic vitality of the community and Clallam County.

(iv) The area immediately southwest of the intersection of Spath and Carlsborg roads (commonly referred to as the Carlsborg historic village), contains a unique mixture of older commercial and residential properties located on small parcels. The County will continue to work with the community to maintain the historic and cultural value of this area. Development and redevelopment will reflect a human-scale, pedestrian-friendly character enhanced by amenities such as restaurants, shops, sidewalks, lighting, trail connections, and public restrooms.

(c) *Policy 3.* The commercial and industrial activities within the Carlsborg UGA will generate revenue through the creation of family wage jobs. These activities will be conducted in a manner which promotes community viability blending well with the local character while maintaining environmental stewardship for the benefit of residents, workers, customers, and the entire community. These activities will also be planned for and conducted in a manner consistent with the guidance provided by the Growth Management Act.

(d) *Policy 4.* Environmental quality will be maintained and enhanced through groundwater, well and stream protection measures.

(i) Public water systems operated by Clallam County PUD No. 1 will be extended throughout the UGA as expeditiously as possible. New development will connect to public water. However, existing individual wells and systems that are maintained and operated in accordance with local and State health regulations shall be allowed to continue indefinitely.

(ii) New development will connect to the Carlsborg Sewer System consistent with the 2014 Carlsborg Wastewater Treatment Plan, as amended, and the adopted sewer connection standards found in Chapter 13.12 CCC, Carlsborg Sewer System.

(iii) Development served by existing on-site septic systems should be encouraged to connect to the Carlsborg Sewer System through incentives and other programs.

(iv) The public-private development of green belts and open spaces and the enhancement of Matriotti Creek as a wildlife corridor will be encouraged.

(e) *Policy 5.* The UGA is part of a regional transportation network, including Highway 101, whereby coordination between local planning and regional transportation planning should be done in order to continue to provide a safe and efficient transportation network.

(f) *Policy 6.* To enhance multi-modal opportunities, linkages and improvements shall be encouraged with a service extension along Carlsborg Road to the Village Center. The multi-modal transit opportunities should include a transit stop and a park and ride lot.

(g) *Policy 7.* Non-motorized transportation and pedestrian usage will be enhanced by installing sidewalks and paths throughout the UGA within walking distance of Greywolf School, along Highway 101, and major arterials and collectors including along Carlsborg/Hooker, Atterbury, Taylor Cutoff, Mill, Heath, East Runnion, and Spath Roads. In addition, non-motorized opportunities should be established adjacent to Matriotti Creek with connections to the Olympic Discovery Trail, residential areas, and the Village Center.

(h) *Policy 8.* Residential zoning is the predominant land use within the UGA and residential areas abut or surround commercial and industrial zones. Carlsborg residents are drawn by the natural beauty of the area; the accessibility of area amenities; and the low to moderate cost of living. New commercial and industrial development should respect the needs and views of adjacent residential areas. Consideration should be given to design elements such as buffers and screening between residential, commercial and industrial zones to protect residents from inordinate noise, light, glare and obstruction of views.

(2) *Urban Growth Area Boundaries.* Policy 9. The Carlsborg UGA is composed of three areas: Highway Commercial, Carlsborg Village Center, and Urban Residential. These areas are depicted on the official land use map and are more generally described as follows:

(a) Highway Commercial – generally defined as that area adjacent to the Highway 101 corridor between Matriotti Creek on the west and Gilbert/Taylor Cutoff Road on the east, excluding that portion on the south side of Highway 101 beginning at Parkwood Manufactured Housing Community, LLC. East of Parkwood Manufactured Housing Community, LLC, to Taylor Cutoff

Road is commercial. This also includes those existing businesses on the east side of the intersections of Gilbert/Taylor Cutoff Road and Highway 101, as well as the commercial areas along Hooker Road between Highway 101 and Atterberry Road.

(b) Carlsborg Village Center – generally defined as that area adjacent to Carlsborg Road between Runnion Road and the Olympic Discovery Trail (including the industrial parks), and property abutting Streit Road between Spath and W. Runnion, and no further east than the boundary of the Carlsborg Industrial Park. This area also includes those properties on the north side of Runnion Road, east of the Carlsborg/Runnion Road intersection.

(c) Urban Residential – generally defined as those lands not described above and east of or including Matriotti Creek, west of Taylor Cutoff Road, south of Spath Road and north of Atterberry Road.

(3) *Background Data.* Policy 10. Considerable information was obtained in the course of developing the Carlsborg neighborhood plan. The information includes existing and forecast population and 20-year built-out potential.

(a) The population in the Carlsborg neighborhood was 856 in 2013, and is forecast to be about 1,288 in 2030, and 1,971 in 2050 based on a 2.15 percent annual rate of growth as identified in the 2014 Sewer Facility Plan.

(b) *Land Supply Needs.* Based on expected population growth, the community should expect a total of approximately 225 new dwelling units within the 20-year planning period.

(c) *Water.* The PUD provides water service to portions of the Carlsborg UGA. Additionally, private wells and group water systems provide service within the UGA.

(d) Sanitary sewer service is anticipated by the fall of 2017. This system will require gravity sewer mains connecting to a pump station in Carlsborg and force mains (pressure sewer lines) to the City of Sequim via Highway 101 bridge to a point of connection with the City of Sequim collection system at Grant Road. From there, Carlsborg wastewater will be conveyed in a common sewer to the City of Sequim Water Reclamation Facility.

(4) *Public Services and Facilities.*

(a) *Water.* Policy 11. The following policies guide water service delivery to this neighborhood:

(i) The PUD shall be the public water purveyor within the Carlsborg UGA.

(ii) New land divisions shall require connection to the PUD water system, or another approved water system which meets the level of service standards set by the Carlsborg Capital Facilities Plan.

(iii) Existing lots or buildings are not required to hook up to the PUD water system.

(b) *Sewage Disposal*. Policy 12. The following policies shall guide sewage disposal within the area:

(i) Clallam County shall utilize the 2014 Carlsborg Wastewater Facilities Plan, as amended, to assist in guiding development and expansion of the Carlsborg Sewer System.

(ii) All new on-site septic systems and repairs of failed systems shall utilize enhanced treatment technologies in order to achieve a minimum 50 percent reduction in nitrate discharge. In identifying appropriate treatment methods, consideration shall be given to the latest technology available that has demonstrated reliable treatment and removal of biological and chemical contaminants.

(iii) Clallam County shall adopt and periodically update policies and requirements for connections to the Carlsborg Sewer System found in Chapter 13.12 CCC.

(5) *Critical Areas*.

(a) *Policy 13*. The Dungeness River and various wetlands within and near the UGA shall be protected from encroachment of urban development consistent with the Clallam County Critical Areas Ordinance.

(b) *Policy 14*. The County shall continue efforts to work with the Carlsborg community to protect and enhance Matriotti Creek for fish and wildlife habitat, and promote environmental education.

(c) *Policy 15*. A large portion of the Carlsborg UGA is within an area having a critical recharging effect on aquifers used for potable water.

(i) With the development and construction of a sanitary sewer system, properties with on-site septic systems will be encouraged to connect to sewer. The decrease in on-site septic use will reduce groundwater contamination from this source.

(ii) All new development and redevelopment shall adhere to stormwater run-off best management practices that include the use of low impact development techniques, best management agricultural practices, and homeowner maintenance practices (e.g., lawn fertilizer, disposal of pet wastes) to ensure aquifer contamination is minimized.

(iii) Any commercial and industrial land uses with hazardous substances, such as gas and oil, shall require spill containment and other measures to assure continued water quality protection.

(6) *Open Space and Greenbelts*. Policy 16. Matriotti Creek shall be considered as an open space corridor and greenbelt within the UGA. Consideration should be given to public access (e.g., trails) along the creek only with the mutual agreement of property owners.

(7) *Transportation*.

(a) *Non-motorized Transportation.* Policy 17. Non-motorized trails, paths and sidewalks are required within walking distance of Greywolf School, and in the vicinity of Highway 101, Carlsborg Road, Olympic Discovery Trail, and Matriotti Creek, in order to enhance foot and bicycle transportation between residential, commercial, recreation areas and public schools. A sidewalk and trail plan, as specified in the Carlsborg Capital Facilities Plan, shall be implemented as a condition of new developments and/or through an improvement district or grant project approved by the Board of Clallam County Commissioners.

(b) *Policy 18.* Traffic circulation shall be improved through and within the Carlsborg UGA. This should include maintaining a level of service of “C” throughout the UGA.

(c) The County shall consider the 2008 Carlsborg Area Transportation Study as it relates to overall traffic improvements within the Carlsborg UGA.

(d) The County shall continue efforts in identifying road and traffic enhancements through the Six-Year Transportation Improvement Program.

(e) *Highway 101.* Policy 19. New development along the highway corridor shall address congestion and conflict along with the need for regional mobility of traffic along Highway 101 by considering alternate and safe access to the development, including but not limited to: constructing a frontage road along Highway 101 or combining access with existing, adjacent access locations where feasible.

(f) *Policy 20.* Highway 101 is the primary highway that provides the main through-corridor for all vehicle traffic between Sequim and Port Angeles, and all points to the east and west of those communities. The County recognizes that the maintenance, operation and/or modifications to SR 101 are under the jurisdiction of the Washington State Department of Transportation (WSDOT). However, the County also has an inherently vested interest in the safe and efficient traffic flow on SR 101 for commercial, private and emergency vehicular traffic throughout its length, including the section that passes through the Carlsborg UGA. The County shall work with the WSDOT to develop a plan for the Carlsborg/Highway 101 Corridor that:

(i) Identifies intersection improvements and access restrictions/frontage road improvements that are needed to improve safety and enhance regional mobility;

(ii) Ensures that installation of additional traffic signals along Highway 101 shall only be considered by WSDOT after all other reasonable alternatives have been determined to be infeasible;

(iii) Ensures that all other highway improvements within the corridor are developed consistent with all other County land use goals and policies as specified in the Comprehensive Plan, Zoning Code and Capital Facilities Plan, as now or hereafter amended.

(g) *Policy 21.* The County and WSDOT shall jointly review access permits to insure that new access is minimized to the greatest degree feasible. New access is to be directed to existing intersections with preference to those that are signalized.

(h) *Policy 22.* To accommodate new development, frontage roads may need to be developed by property owners with assistance of Clallam County through the Road Improvement District program in the following locations: (i) between Greywolf School and Highway 101 west of Carlsborg Road, and (ii) between Parkwood Manufactured Housing Community, LLC, and Hooker Road via Valley Center Place and Harrison Road (private roads).

(i) *Regional County Roads.* Policy 23. Carlsborg Road is considered to have regional significance to the County. The County shall work to ensure that this road continues to function as a regionally significant component of the transportation system.

(j) *Other County Roads.* Policy 24. Improvements to County roads identified in this area are specified in the Carlsborg Capital Facilities Plan and include: Mill Road, E. Runnion Road and Spath Road. These improvements (road widening) are for safety purposes only.

(8) *Development Standards.*

(a) *Policy 25.* It is the general goal to improve the appearance of Highway 101 commercially zoned properties and the Carlsborg Village area through improvements to building appearance, landscaping, parks and trails. The following guidelines should be followed:

(i) The County should investigate obtaining an improvement district and/or grant funding to assist with these efforts. Landscaping of new commercial and industrial developments shall include street trees and landscape plantings along the roadside edge of the developments.

(ii) New development will be designed so that buildings and parking areas are situated on parcels in ways that improve access and safety for pedestrians and transit.

(iii) In conjunction with area property owners, the County should investigate the need for special zoning standards and financial incentives (tax credits, grants, etc.) that will assist in the preservation and redevelopment of the historic village of Carlsborg.

(iv) All new development shall incorporate adequate internal pedestrian circulation features (sidewalks, trails, pathways) that emphasize safety and connections to community features (historic village, Greywolf School, Highway 101, commercial areas, industrial parks, parks, Olympic Discovery Trail, etc.).

(v) The County shall work with the Carlsborg community to seek additional recreation opportunities, including trails and potential neighborhood parks should be explored. These facilities shall be connected through the development and implementation of a sidewalk/trail plan with mutual agreement from affected property owners.

(vi) Additional zoning standards shall be developed for the UGA to include minimum lot size and width and height, off-street parking, signage, and buffer provisions to safeguard residential areas from commercial/industrial developments.

(b) *Policy 26.* Water supply shall be provided consistent with the following:

(i) All new land divisions shall connect to an approved public water supply. Approved public water supply shall consist of either of the following:

(A) Clallam County PUD Carlsborg water system;

(B) Existing Group A public water systems (i.e., private systems with more than 15 service connections) provided that such system shall:

1. Comply with design and water quality standards established by State law (Chapters 246-290 and 246-291 WAC), as now or hereafter amended, and

2. Provide level of service (LOS) equal to or greater than that specified in the 2000 Carlsborg Capital Facilities Plan, as amended.

(ii) Existing individual wells and community water systems shall be allowed to continue indefinitely; provided, they comply with State and County health code requirements for potable water. When existing systems fail to meet these standards, and when the landowner is unable to rectify the deficiency, the land owner shall be required to connect to the PUD system or other approved community water system. To rectify a deficiency, the landowner may make structural or facility repairs, or deepen or replace an existing well, which must be drilled at a minimum into the middle aquifer.

(iii) Existing individual wells or community systems shall not be expanded or altered in any way that would result in the expansion of the system or service area without full compliance with all criteria of this section.

(iv) New community water systems in the Carlsborg UGA shall be permitted only if they meet or exceed the criteria for Group A water systems (15 or more connections), and demonstrate consistency with the level of service established in the Carlsborg CFP.

(c) *Land Use Designations/Boundaries.* Policy 27. Land use designations for the Carlsborg UGA shall only be amended consistent with the following:

(i) In order to help provide consistency and certainty for landowners, the Carlsborg UGA shall not be comprehensively reevaluated for changes in land use designations for a period of 10 years from the date of adoption of this policy.

(ii) Amendments to land use designations involving individual parcels or groups of parcels shall be reviewed consistent with CCC 31.08.370 (Required Showing for an Amendment).

(iii) The boundaries of the Carlsborg UGA may be reviewed and considered for expansion only after it can be demonstrated that population growth rates and land supply projections did not provide sufficient urban lands within the Carlsborg UGA to accommodate needed future growth.

(9) *Land Uses.*

(a) *Policy 28.* The Carlsborg Land Use Map shall serve as the official zoning map for the unincorporated Carlsborg UGA. Land use zones established are shown in Table 1 below:

Table 1. Conversion Table of Comprehensive Plan and Zoning Designations

Comprehensive Plan Designation	Zoning Designation	Zoning Symbol
Carlsborg Urban Residential – Low	Carlsborg Urban Residential – Low	CR-I
Carlsborg Urban Residential – Medium	Carlsborg Urban Residential – Medium	CR-II
Carlsborg Urban Residential – High	Carlsborg Urban Residential – High	CR-III
Carlsborg Village Center	Carlsborg Village Center	CN
Carlsborg General Commercial	Carlsborg General Commercial	CGC
Carlsborg Commercial	Carlsborg Commercial	CC
Carlsborg Industrial	Carlsborg Industrial	CI

(b) *Policy 29.* The purpose of land use zones established under this section is as follows:

(i) *Carlsborg Urban Residential – Low (CR-I).* The purpose of the Carlsborg Urban Residential Low designation is to provide a density of four to six dwelling units per acre for single-family residential development that is generally free from encroachment of commercial and industrial activities.

(ii) *Carlsborg Residential – Medium (CR-II).* The purpose of the Carlsborg Urban Residential Medium designation is to provide a density of four to eight dwelling units per acre for areas of single- and multifamily residential development that is generally free from encroachment of commercial and industrial activities.

(iii) *Carlsborg Residential – High (CR-III).* The purpose of the Carlsborg Urban Residential High designation is to provide a density of four to 10 dwelling units per acre for areas of single- and multifamily residential development that is generally free from encroachment of commercial and industrial activities.

(iv) *Carlsborg Village Center (CN).* The purpose of the Carlsborg Village Center designation is to provide for high-density residential development and small scale commercial uses that can be located and serve residential neighborhoods within the historic village center of Carlsborg. The standards for the district are intended to reinforce the established scale and ambiance of neighborhood retail oriented toward the pedestrian while ensuring adequate transit and automobile access. The Village Center designation is intended to promote local orientation and to limit adverse impacts on nearby residential areas.

(v) *Carlsborg General Commercial (CGC).* The purpose of the Carlsborg General Commercial designation is to provide for a wide range of moderate-scale commercial activities that provide for neighborhood, regional, and tourist-related goods and services for both residents and the traveling public.

(vi) *Carlsborg Industrial (CI)*. The purpose of the Carlsborg Industrial designation is to allow for low nuisance, low intensity industrial uses.

(vii) *Carlsborg Commercial (CC)*. The purpose of the Carlsborg Commercial designation is to provide for a limited area of high-density residential development and low impact neighborhood commercial activities.

Chapter 33.20

CARLSBORG URBAN GROWTH AREA

- Sections:
- 33.20.010

Carlsborg urban growth area zoning – Purpose.
- 33.20.020

Establishment of land use zones.
- 33.20.030

Purpose of districts.
- 33.20.040

Use tables.
- 33.20.040

Bulk and dimensional standards.
- 33.20.050

Development standards – Purpose and intent.
- 33.20.060

Minimum residential density standards.

SOURCE:	ADOPTED:
Ord. <u>701</u>	12/05/00
AMENDED SOURCE:	ADOPTED:
Ord. <u>766</u>	12/21/04
Ord. <u>919</u>	11/29/16

33.20.010

Carlsborg urban growth area zoning – Purpose.

The purpose of this chapter is to establish zoning controls for the unincorporated Carlsborg UGA consistent with the adopted Sequim-Dungeness Regional Comprehensive Plan.

33.20.020

Establishment of land use zones.

The Carlsborg Land Use Map, as amended, shall serve as the official zoning map for the unincorporated Carlsborg UGA. Land use zones established to implement the comprehensive plan land use designations on the Carlsborg Land Use Map, as amended, are shown in Table 33.20.020(A):

Table 33.20.020(A). Conversion Table of Comprehensive Plan and Zoning Designations

Comprehensive Plan Designation	Zoning Designation	Zoning Symbol
Carlsborg Urban Residential – Low	Carlsborg Urban Residential – Low	CR-I
Carlsborg Urban Residential – Medium	Carlsborg Urban Residential – Medium	CR-II
Carlsborg Urban Residential – High	Carlsborg Urban Residential – High	CR-III
Carlsborg Village Center	Carlsborg Village Center	CN
Carlsborg General Commercial	Carlsborg General Commercial	CGC
Carlsborg Commercial	Carlsborg Commercial	CC
Carlsborg Industrial	Carlsborg Industrial	CI

33.20.030 Purpose of districts.

The purposes of land use zones established under CCC 33.20.020 are as follows:

- (1) *Carlsborg Urban Residential – Low (CR-I)*. The purpose of the Carlsborg Urban Residential Low designation is to provide a density of four to six dwelling units per acre for areas of single-family residential development that are generally free from encroachment of commercial and industrial activities.
- (2) *Carlsborg Urban Residential – Medium (CR-II)*. The purpose of the Carlsborg Urban Residential Medium designation is to provide a density of four to eight dwelling units per acre for areas of single- and multifamily residential development that are generally free from encroachment of commercial and industrial activities.
- (3) *Carlsborg Urban Residential – High (CR-III)*. The purpose of the Carlsborg Urban Residential High designation is to provide a density of four to 10 dwelling units per acre for areas of single- and multifamily residential development that are generally free from encroachment of commercial and industrial activities.
- (4) *Carlsborg Village Center (CN)* is intended to provide for high-density residential development and small scale commercial uses that can be located within and serve residential neighborhoods within the historic village center of Carlsborg. The standards for the district are intended to reinforce the established scale and ambiance of neighborhood retail that is oriented toward the pedestrian while ensuring adequate transit and automobile access. The purpose of the Village Center is to promote local orientation and to limit adverse impacts on nearby residential areas.
- (5) *Carlsborg General Commercial (CGC)*. The purpose of the Carlsborg General Commercial designation is to provide for a wide range of moderate-scale commercial activities that provide for neighborhood, regional, and tourist-related goods and services for both residents and the traveling public.

(6) *Carlsborg Industrial (CI)*. The purpose of the Carlsborg Industrial designation is to allow for low nuisance uses.

(7) *Carlsborg Commercial (CC)*. The purpose of the Carlsborg Commercial designation is to provide for a limited area of high-density residential development and low impact, neighborhood commercial activities.

33.20.040 Use tables.

This section establishes whether a specific use is an allowed, conditional, or prohibited land use under the various land use zones established under CCC 33.20.020 and 33.20.030. Allowed, conditional, and prohibited land uses are represented as "A," "C," and "X," respectively, as shown in Table 33.20.040(A).

- (1) With the exception of conditional land uses, as regulated in Chapter 33.27 CCC, only those allowed land uses appearing in the use table of this section are deemed to be consistent with the comprehensive plan and in the interests of public health, safety, and general welfare of residents of the unincorporated Carlsborg UGA.
- (2) No land, building, or structure shall be used and no building or structure shall be erected which is intended or designed to be used, in whole or in part, for any of the uses listed as "conditional land uses" without the specific approval of Clallam County pursuant to Chapter 33.27 CCC.
- (3) Any person may request that an unclassified use be authorized as similar to an allowed or conditional land use pursuant to CCC 33.40.050, General Requirements. Unclassified uses may be allowed through the issuance of a conditional land use pursuant to CCC 33.05.010, Land Use Zones.
- (4) Pursuant to the procedures and criteria set forth in CCC 26.10.555, the Administrator may determine that a proposed unclassified use is prohibited based on a written finding that such use is similar to a prohibited land use and does not meet the purpose of the land use zone under CCC 33.20.030, Purpose of Districts.

Table 33.20.040(A).

Zoning District Use	CR-I	CR-II	CR-III	CN	CC	CGC	CI
Accessory use	A	A	A	A	A	A	A
Agriculture	A	A	A	A	A	A	A
Asphalt plant	X	X	X	X	X	X	C
Bed and breakfast	C	C	C	A	A	X	X
Business park	X	X	X	A	A	A	A
Cemetery	X	X	X	X	C	X	X
Child daycare center	X	X	X	A	A	A	X
Church	C	C	C	A	A	A	X
Commercial greenhouse	X	X	X	A(*)	A(*)	A(*)	A(*)

Commercial horse facility	X	X	X	A	A	A	C
Commercial storage	X	X	X	C	A(*)	A(*)	X
Duplex	X	A	A	A	A	X	X
Family daycare provider	A	A	A	A	A	X	X
Financial institution	X	X	X	A(*)	A	A	X
Gas station	X	X	X	A(*)	A(*)	A(*)	A(*)
Grocery store	X	X	X	A(*)	A(*)	A(*)	X
Group homes (16 or fewer persons)	C	C	C	A	A	X	X
Group homes (17 or more persons)	C	C	C	A	A	X	X
Home-based industry	C	C	C	A	A	X	X
Home enterprise	A	A	A	A	A	X	X
Indoor shooting range	X	X	X	X	X	C	X
Industrial use	X	X	X	X	X	C	A(*)
Kennels/boarding	X	X	X	C	C	C	X
Lodge	X	X	X	A	A	A	X
Mini-storage/self-storage	X	X	X	X	A	A	X
Marijuana producer/processor	X	X	X	X	X	X	A
Marijuana retail	X	X	X	A	X	A	X
Medical service facility	X	X	X	A	A	A	X
Mobile home park	X	A	A	C	C	X	X
Motel/hotel	X	X	X	A	A	A	X
Multiple-family dwelling	X	A	A	C	C	X	X
Outdoor-oriented recreation facility	X	X	X	A(*)	A(*)	A(*)	X
Planned unit development	A	A	A	A	A	X	X
Professional office	X	X	X	A	A	A	X
Research facility	X	X	X	C	C	A(*)	A(*)
Restaurant	X	X	X	A(*)	A(*)	A(*)	X
Retail use (not listed)	X	X	X	A	A	A	X
RV park	X	X	X	A(*)	A(*)	A(*)	X
School	X	X	X	A	A	A	X
Single-family dwelling	A	A	A	A	A	X	X
Tavern	X	X	X	A(*)	A(*)	A(*)	X
Tourist shop	X	X	X	A	A	A	X
Vehicular repair	X	X	X	A(*)	A(*)	A(*)	X
Veterinarian clinic/kennels	X	X	X	A(*)	A(*)	A(*)	X
Wholesale commercial use	X	X	X	X	C	C	A
Wood manufacturing	X	X	X	A(*)	A(*)	A(*)	A(*)
Wood manufacturing, small-scale	X	X	X	A(*)	A(*)	A(*)	A(*)
Wrecking yard	X	X	X	X	X	X	A(*)

(*) – Note: A conditional use permit is required for applicable uses when any portion of the subject parcel abuts residentially zoned property. In addition to the criteria for review and approval specified under CCC 33.27.040 (Conditional Use Permit), project review shall also include particular attention to the following to ensure adequate buffering and protection for residential uses: (1) sound levels and time of day of anticipated sound impacts; (2) objectionable odors; (3) light and glare; and (4) aesthetic impacts from buildings, parking, loading docks, storage areas, trash bins, and other operational or structural aspects of the development that could result in impacts to neighboring residences. The expansion of pre-existing uses subject to this requirement shall be exempt from the conditional use permit process; provided, the subject structure(s) in which the use occurs is not expanded by more than 10 percent within any three-year period, as measured by the exterior dimensions of the foundation of the enclosed structure(s).

A – Allowed Land Use C – Conditional Land Use X – Prohibited Land Use

33.20.050 Bulk and dimensional standards.

(1) *Bulk and Dimensional Purpose.* In recognition of the varied topography and geographical relationships within the Carlsborg UGA, and for the safety and general welfare of the public, bulk, dimensional and general requirements for the zoning districts shall be required as a necessary part of the development review process. All permitted uses and conditional uses, except as otherwise established in an approved planned unit development, shall comply with the requirements of this section.

(2) *Bulk, Dimensional and General Requirements.* Bulk, dimensional, and general requirements are herewith established and shall be provided in accordance with the minimum standards set forth in Table (A) of this subsection. Additional criteria are provided in subsection (3) of this section. Bulk and dimensional standards measure the spatial, four-dimensional limitations of the site, including building height and size, if any, and minimum lot width, if any. Lot size and residential density is also subject to CCC 33.20.050(3), Exceptions, and CCC 33.20.060, Development Standards.

Table 33.20.050(2)(A). Bulk, Dimensional and General Requirements:
Carlsborg Residential, Commercial, and Mixed Zones

Zone	Minimums								Bui He
	Lot Size	Lot Width	Required Setbacks ¹					Minimum Residential Density	
			Front			Side (each)	Rear		
			Access Road	Collector Road	Arterial				
CR-I	None	None	15 ft.	15 ft.	60 ft.	10 ft.	15 ft.	4 dwelling units per acre ³	36 ft.
CR-II	None	None	15 ft.	15 ft.	60 ft.	10 ft.	15 ft.	4 dwelling units per acre ³	36 ft.
CR-III	None	None	15 ft.	15 ft.	60 ft.	10 ft.	15 ft.	4 dwelling units per	36 ft.

- 1 Where required setbacks under the International Building Code adopted by Clallam County differ from the minimum setbacks established in Chapter 33.03 CCC the more restrictive regulation shall apply.
- 2 Subject to the International Building Code, side and rear yard setbacks shall be a minimum of 15 feet when abutting a residential zone.
- 3 See CCC 33.20.070, minimum density standards.

(3) *Exceptions.* The bulk, dimensional and general requirements set forth in subsection (2) of this section shall apply to specifically permitted and conditional uses tabulated in CCC 33.20.040, excepting the following:

- (a) The maximum building height provided in subsection (2) of this section shall not apply to antennas; provided, that antennas are set back from all exterior property lines at a minimum ratio of one foot of setback for every three feet of vertical height as measured from grade.
- (b) Antennas, satellite dishes, or other communication devices shall not be located in the front setback area.
- (c) No structures excepting signs, fences and berms shall be placed within the front setback area.
- (d) Planned unit developments approved consistent with this title and CCC Title 29, Land Division Code, may specifically delineate setback, bulk, height or dimensional requirements which differ from these standards.

(4) *Sight Clearance.* In all zones, corner lots shall maintain a triangular safety zone consisting of an area in which no physical obstruction, such as a structure, fence, tree or shrub higher than 36 inches above grade shall be permitted. Such triangular area shall have one angle formed by the front lot line and the side lot line separating the lot from the side street, the length of which lot line sides of the triangle shall be 15 feet. The third side of the triangle shall be a line connecting the two lot lines at the 15-foot point on each.

(5) *Road Classifications.* The purpose of establishing road classifications is to clarify the setbacks for development activities consistent with the requirements of this section. The following road designations shall apply to the following streets maintained by either Clallam County or Washington Department of Transportation that are within the Carlsborg UGA; all roads not specifically listed shall be classified as local access roads:

Arterials	Collectors
State Route 101	Atterberry Rd. Carlsborg Rd. E. Runnion Rd. Hooker Rd. Mill Rd. Taylor Cutoff Rd.

33.20.060 Development standards – Purpose and intent.

Development standards are established to ensure the compatibility of uses permitted within the Carlsborg UGA and to ensure the protection of the public health, safety and general welfare. All uses located within the Carlsborg UGA shall be subject to the development standards, as applicable, set forth in this section.

- (1) Sewage disposal shall be provided consistent with the following:
 - (a) New land divisions and development shall connect to the Carlsborg sewer system consistent with Chapter 13.12 CCC, Carlsborg Sewer System.
 - (b) Pursuant to Chapter 13.12 CCC, all new, and repair or replacement of failed, on-site or community septic systems shall require that the developer install enhanced treatment technologies that demonstrate greater than 50 percent reduction of nitrate discharge as compared to conventional treatment systems. Additionally, all new or replacement of existing on-site or community septic systems shall, at a minimum, meet Treatment Standard II per the Washington Department of Health standards for on-site sewage treatment, as now or hereafter amended. In identifying appropriate treatment methods, consideration shall be given to the latest technology available that has demonstrated reliable treatment of biological and chemical contaminants.
- (2) Water supply shall be provided and consistent with the following:
 - (a) All new land divisions shall connect to an approved public water supply. Approved public water supply shall consist of either of the following:
 - (i) Clallam County PUD Carlsborg water system;
 - (ii) Existing Group A public water systems (i.e., private systems with more than 15 service connections); provided, that such system shall:
 - (A) Comply with design and water quality standards established by state law (Chapters 246-290 and 246-291 WAC), as now or hereafter amended, and
 - (B) Provide level of service (LOS) equal to or greater than that specified in the 2000 Carlsborg CFP (Chapter 4).
 - (b) Existing individual wells and community water systems shall be allowed to continue indefinitely; provided, that they are consistent with State and County health code requirements for potable water. Existing systems that fail to meet these standards and are unable to rectify the deficiency within a reasonable time period shall be required to obtain connection from the PUD system or other approved community water system. To rectify a deficiency, the landowner may make structural or facility repairs, or deepen or replace an existing well, which must be drilled at a minimum into the middle aquifer.
 - (c) Existing individual wells or community systems shall not be expanded or altered in any way that would result in the expansion of the system or service area without full compliance with all criteria of this section.
 - (d) New community water systems in the Carlsborg UGA shall be permitted only if they meet or exceed the criteria for Group A water systems (15 or more connections), and demonstrate consistency with the LOS established in the Carlsborg Capital Facilities Plan. Vacant parcels

which were lawfully established prior to the effective date of this chapter shall be allowed the use of private, individual wells.

(3) *Landscaping.* Landscaping for commercial, industrial, mixed use, duplex, and multifamily developments shall comply with Chapter 33.53 CCC, Landscaping Requirements. The use of existing native and/or drought-tolerant landscape materials shall be utilized whenever possible, and may be used in lieu or in combination with existing plantings to demonstrate substantial consistency with the plant and screening standards of Chapter 33.53 CCC. The landscaping plan shall also demonstrate compliance with the following performance standards:

- (a) Landscaped areas between public roads and parking shall be provided;
- (b) Outside storage, garbage, recycling and maintenance facilities, and loading dock areas shall be screened from view from public roads and neighboring properties;
- (c) Commercial/industrial development abutting residential areas shall include a landscape plan that describes tree/shrub species, size of plant materials, and the use of fencing, berms, or solid walls so that noise, light, and aesthetic impacts to residential properties are adequately minimized and/or mitigated.

(4) *Off-Street Parking.* Parking for commercial, industrial, mixed use, duplex, and multifamily developments shall comply with Chapter 33.55 CCC, Parking Standards. The parking plan shall also demonstrate compliance with the following performance standards:

- (a) Duplexes and multifamily residences shall provide no less than 1.5 parking spaces per unit. Parking areas shall be located behind or under buildings where practicable; except that, attached garages shall be allowed for duplexes.
- (b) The number of access points from parking areas to public streets shall be minimized or shall be shared (where possible) within a development.
- (c) Parking areas shall include landscaping, fencing and/or berming substantially equivalent to the standards in Chapter 33.55 CCC when abutting existing single-family residences or residential zoning districts.
- (d) Where practicable, parking for commercial developments should be located to the rear of the development site.
- (e) Parking lighting shall not create off-site glare, and shall utilize "cut-off" type fixtures that ensure glare will be downward facing and/or shielded and directed away from neighboring properties.

(5) *Sidewalks.* Developers of new commercial, industrial, mixed use, residential subdivisions, duplex, and multifamily developments proposed adjacent to or within the vicinity of proposed pedestrian facilities as depicted in the Carlsborg UGA Sidewalk and Trail Plan, shall be required to construct or contribute to the construction of pedestrian facilities, consistent with the requirements of the Clallam County Sidewalk and Trail Plan for Carlsborg, when adopted. Sidewalk and other pedestrian facilities shall be a required element for all application site plans processed by the Department of Community Development. For developments occurring prior to the adoption of the Sidewalk and Trail Plan, all such proposals shall be required to construct or contribute to the construction of pedestrian facilities, as determined by the County Engineer and the Department of Community Development, in accordance with the following standards:

- (a) *Highway 101 Corridor or within 500 Feet of Highway 101 – Minimum Sidewalk Development Standards.* Sidewalks shall be constructed consistent with the City and County Design Standards, 1995 Edition, as amended. Where sidewalk depths of adjacent properties are inconsistent, a

transition area shall be provided to avoid hazardous conditions, as approved by the County Engineer (or his/her designee).

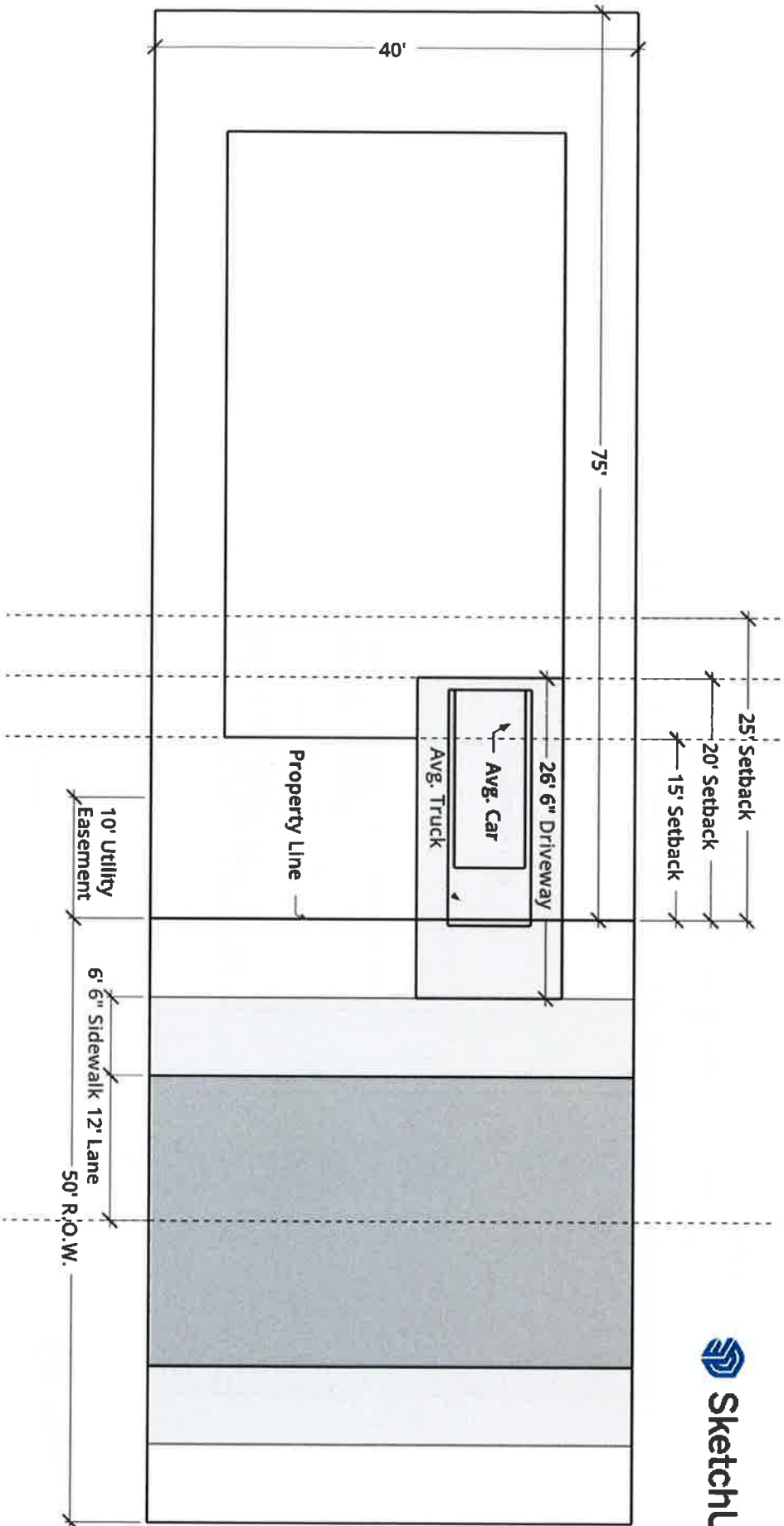
- (b) *Other Roads – Minimum Sidewalk Development Standards.* For development more than 500 feet from the right-of-way of SR 101 and abutting roads indicated in Figure 10-2 of the CFP as requiring sidewalks, the owner of the subject property shall dedicate to the County right-of-way, all area abutting the County roadway to a width sufficient to accommodate road improvement and maintenance needs as determined by the County Road Engineer, and a minimum six feet to accommodate sidewalk/pedestrian facilities.
- (c) *Trails – Minimum Trail Development.* For development abutting or containing land indicated in Figure 10-2 of the CFP as requiring trails, the owner of the subject property shall dedicate to the County right-of-way all area along the designated trail to a width of 10 feet to the County right-of-way for pedestrian facilities.
- (d) In review of site plans for sidewalk and trail facilities, the County Road Department and Department of Community Development shall consider the location of existing pedestrian facilities, the topographic and geographic setting of the subject parcel in relation to adjacent parcels, available space sufficient to accommodate pedestrian facilities, and the character of the vicinity of the subject property. The purpose of this review shall be to ensure pedestrian facilities are designed and developed consistently, safely, and provide for logical connectivity to other pedestrian facilities and community features.
- (6) *Signage.* Signs shall comply with the standards set forth in Chapter 33.57 CCC, Sign Requirements.
- (7) *Site Planning.* Commercial, industrial, mixed use, duplex, and multifamily developments shall provide:
 - (a) Compliance with CCC 31.03.350, Carlsborg UGA, and the Carlsborg CFP;
 - (b) Safe ingress and egress, and pedestrian and vehicular circulation;
 - (c) Adequate stacking or vehicle queuing room at driveways and street intersections, which shall be based on engineered traffic studies and calculations as required by the County Engineer (or his/her designee);
 - (d) Shared access and circulation to minimize road approaches, where practicable;
 - (e) Off-site traffic controls, devices, or improvements, including traffic signals, intersection improvements, and/or turning lanes as required by the County Engineer, consistent with the Comprehensive Plan;
 - (f) Separation of service vehicle access and parking from customer circulation and parking;
 - (g) Limited use of on-site circulation and parking areas as “cut-throughs”;
 - (h) Design of residential subdivisions, duplex and multifamily developments to orient to public or private streets and to provide pedestrian and vehicular connections to existing nearby neighborhoods and community features. The following standards are required:
 - (i) For developments proposing multiple structures of phased development, all buildings shall face an internal street or other access shall be developed,
 - (ii) Each building shall be provided with direct pedestrian access from a street fronting the building and from established parking areas.

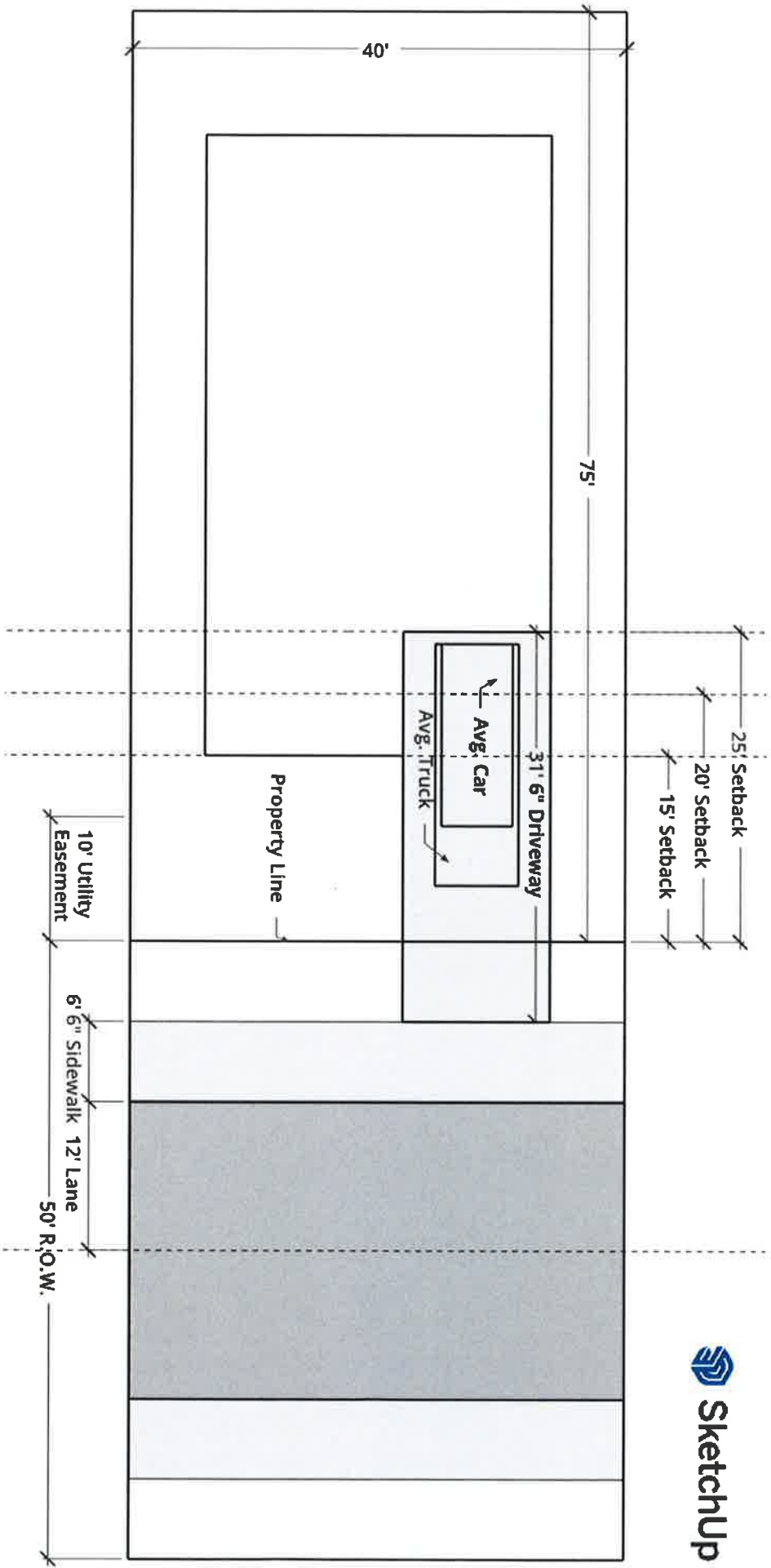
- (8) *Services.* Commercial, industrial, mixed use, duplex, and multifamily developments shall at a minimum include mailboxes, garbage and recycling pickup, pedestrian walkways and parking area lighting. In addition, the following performance standards shall be met:
- (a) Adequate safe pedestrian walkways shall be established within the project, which shall be designed to be in conformance with ADA (Americans with Disabilities Act) regulations.
 - (b) Street lighting shall be provided along walkways adjacent to and within the development. Lighting shall not create glare, and shall be downward facing and/or shielded and directed away from neighboring properties.
 - (c) Security lighting shall be provided in parking and designated outdoor recreation areas. Security lighting shall minimize glare, shall be downward facing and/or shielded, and shall be directed away from neighboring properties.
 - (d) Garbage, maintenance and recycling facilities shall be screened.
 - (e) Pedestrian connections to adjacent development shall be provided, where practicable, in public rights-of-way, or along designated trail corridors.

33.20.070 Minimum residential density standards.

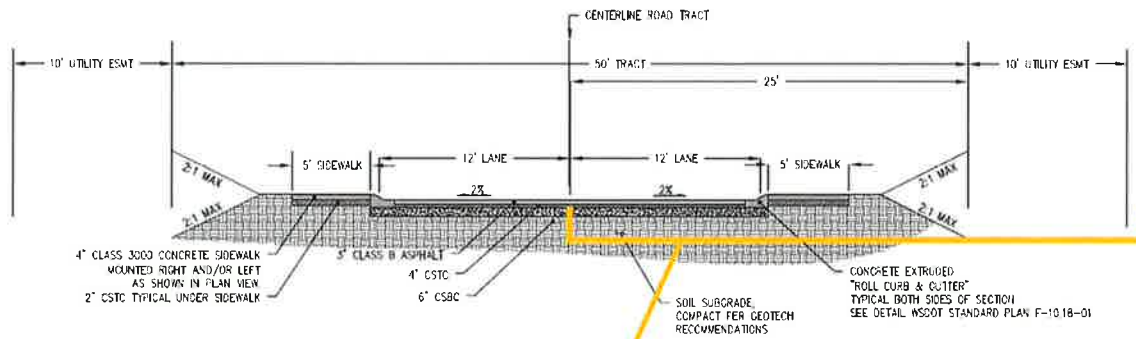
- (1) *Purpose.* The purpose and intent of this section is to establish a process to transition or phase development at urban densities where a full range of urban services is not yet available. It serves to establish an urban residential development pattern over time by protecting land that is needed for urban development when an urban level of service is made available. This process allows low-density development to occur below the desired level in a manner that will not impede the redevelopment of the area when urban services become available.
- (2) *Minimum Residential Density Required.* Proposed residential land divisions must meet the minimum required density standards for the zone classification referenced in Table 33.20.050(2)(A) in which the property is located. The Administrator may approve residential land divisions and development less than the minimum residential density, subject to approval of a phased development, pursuant to Chapter 29.19 CCC, or the shadow plat requirements listed below.
- (3) *Shadow Platting Requirements.* Shadow platting must be used to satisfy the minimum density requirements. The applicant must demonstrate that the proposed development plan would not preclude the provision of adequate access and infrastructure to future development that would allow for the eventual compliance with the density requirement through future redevelopment of the property.
- (a) The shadow plat is drawn to the same specifications of a preliminary plat or short plat showing the lots, blocks, utility corridors, and streets necessary to serve the lots that will be developed at the time of development approval as well as delineating the future lots and the major transportation routes and utility corridors that will be necessary to serve the remainder of the lots that will be developed once urban services are available and re-division is proposed to retain the required urban density.
 - (b) A shadow plat must be submitted and approved prior to any development of the parcel.

- (c) The shadow plat must consider the extension of utilities and future transportation corridors and/or extensions of the existing street network that may be necessary to serve adjacent properties.
- (d) The property may not be further divided until such time as the property is served with water and sewer services.

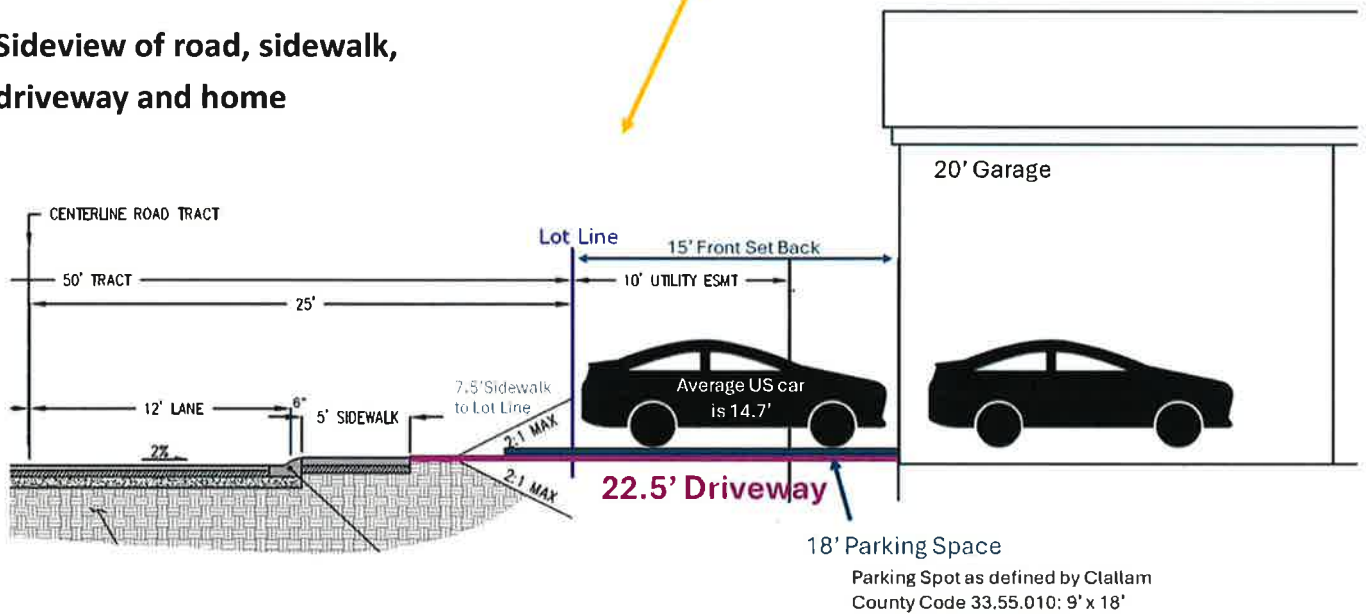




Standard Road Profile REQUIRED in Clallam County Developments



Sideview of road, sidewalk, driveway and home



Top Down View of above diagram

