

# **AGENDA**

## **Clallam County Planning Commission**

**Planning Commission Meeting of Wednesday, March 20, 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:** March 6, 2024
- F. ANNOUNCEMENTS** – Public Hearing on Addressing
- G. PUBLIC COMMENT on AGENDA ITEMS** – Please Limit Comments to Three Minutes
- H. UNFINISHED BUSINESS**
- I. PUBLIC HEARING/COMMISSION ACTION:** None
- J. WORK SESSION ITEMS:**
  - 1. Text amendment of setbacks within the Carlsborg Residential zones.
  - 2. Carlsborg design standards policy discussion.
  - 2. Continued discussion on Ag Accessory Uses.
- 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 6, 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, Jeff Carter, Tom Butler, Bonnie Booth, Ken Reandeau, Katina Hester, and Jane Hielman. Donella Clark, Principal Planner, Holden Fleming Deputy Director, and Bruce Emery, Director, represented staff from the Department of Community Development.
- D. WELCOME: Chair Gale welcomed all in attendance.
- E. APPROVAL OF MINUTES: Katine Hester moved to approve, Jeff Carter seconded. Motion passed with a vote of 6 and two abstentions.
- F. ANNOUNCEMENTS: Park Model Ordinance will be going back to the Board of Commissioners March 19<sup>th</sup>. District 3 vacancy will be filled by the County Commissioners March 12<sup>th</sup>.
- G. PUBLIC COMMENT PERIOD: Two commentators spoke. Issues raised regarding the proposed ag accessory code with concerns about work stays, greenhouses, and ag processing.
- H. UNFINISHED BUSINESS: None
- I. PUBLIC HEARING ITEM: None
- J. WORK SESSION ITEMS: Staff presented a requested text amendment to change the CR-II, CR-III, and CN zones from the current 15-feet in the front to 10-feet with garages requiring 20-feet, 10-feet on the side to 5-feet, and 15-feet in the rear to 10-feet. Staff recommends only a reduction of side-yards to 6 or 7 feet to align with the City of Port Angeles and Sequim. The applicant provided a presentation (attached) regarding rationale for the reduced setbacks and the Commission discussed steps forward. Staff was instructed to bring back a change to the code with a 6-foot side yard setback and a 10-foot rear yard setback.  
  
A continuation of discussions regarding a proposed Ag Accessory Ordinance was had. Staff presented a revised code and provided an update of the February 22<sup>nd</sup> subcommittee meeting with the public. There was a significant discussion on wineries, breweries, and distilleries that may require a change in definition. Staff wants to be sure the code supports agriculture by providing ways for growing, retail, and processing of goods.
- K. PUBLIC COMMENT PERIOD: Several members of the public provided comment on the ag accessory code.
- L. DISCUSSION OF PUBLIC COMMENTS: Commission would like to see a draft Certificate of Compliance at the next meeting.
- M. GOOD OF THE ORDER: Discussion about the possibility of a conflict of interest and asked staff to contact legal.
- N. ADJOURNMENT: The meeting adjourned at \_8:45\_ p.m.

# Code Text Amendment for Setbacks

Logan Hammon, Developer

## 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.

## CURRENT CODE

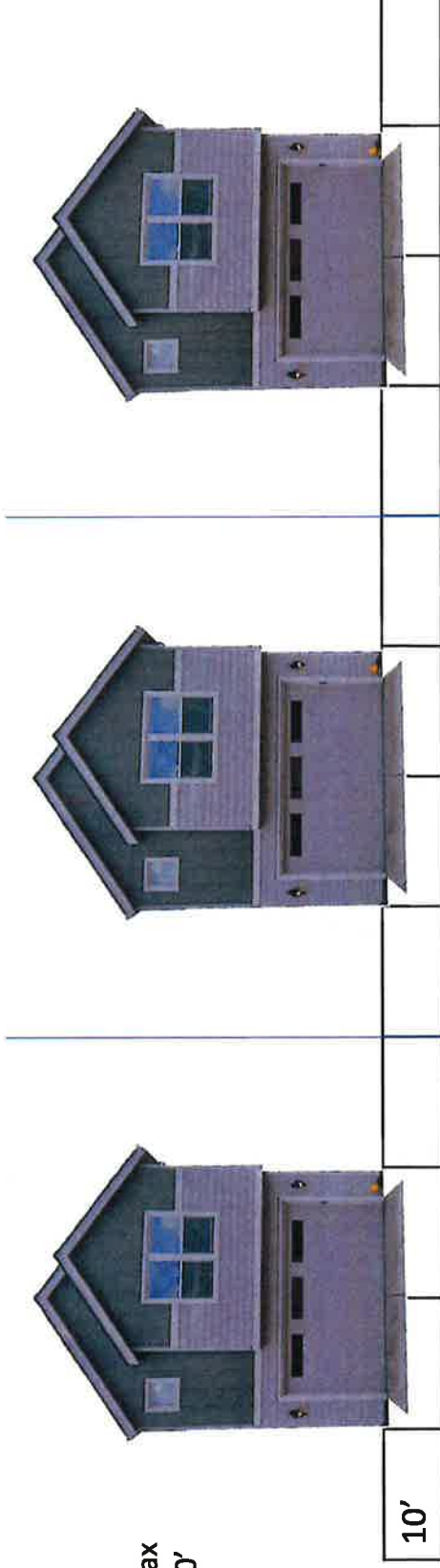
| Chapter 33.20 of Clallam County Code: Table 33.20.050(2)(A) |                  |                    |                                             |                                                |                                          |                                       |                                |                                     |                         |                             |
|-------------------------------------------------------------|------------------|--------------------|---------------------------------------------|------------------------------------------------|------------------------------------------|---------------------------------------|--------------------------------|-------------------------------------|-------------------------|-----------------------------|
| Zone                                                        | Minimum Lot Size | Minimums Lot Width | Minimum Required Setbacks Front Access Road | Minimum Required Setbacks Front Collector Road | Minimum Required Setbacks Front Arterial | Minimum Required Setbacks Side (each) | Minimum Required Setbacks Rear | Minimum Minimum Residential Density | Maximum Building Height | Maximum Residential Density |
| CR-I                                                        | None             | None               | 15 ft.                                      | 15 ft.                                         | 60 ft.                                   | 10 ft.                                | 15 ft.                         | 4 dwelling units per acre           | 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           | 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           | 36 ft.                  | 10 dwelling units per acre  |
| CN                                                          | None             | None               | 15 ft.                                      | 15 ft.                                         | None                                     | 0                                     | 0                              | 4 dwelling units per acre           | 36 ft.                  | 10 dwelling units per acre  |

## PROPOSED CODE

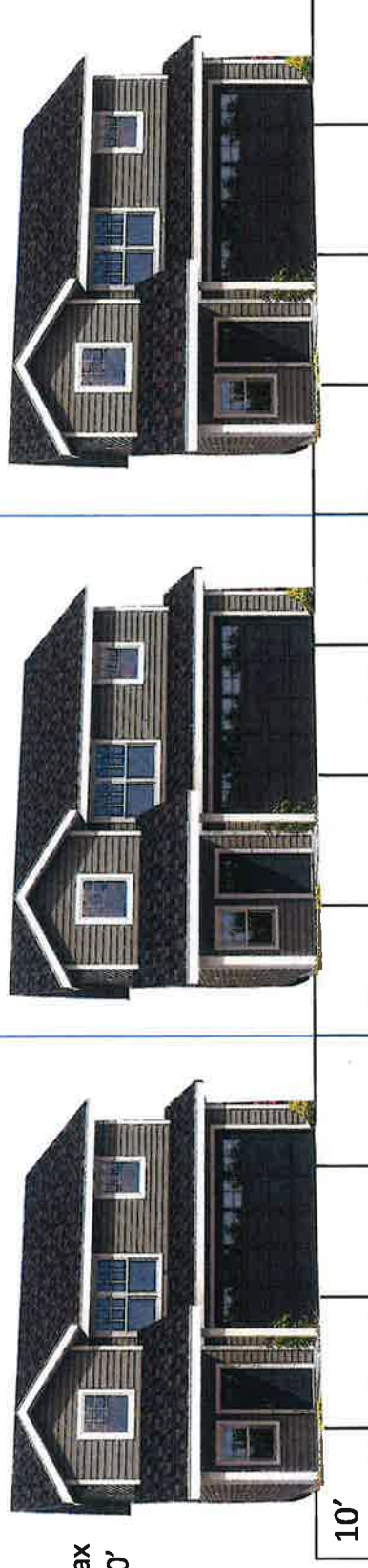
| Chapter 33.20 of Clallam County Code: Table 33.20.050(2)(A) |                  |                    |                                             |                                                |                                          |                                       |                                |                                     |                         |                             |
|-------------------------------------------------------------|------------------|--------------------|---------------------------------------------|------------------------------------------------|------------------------------------------|---------------------------------------|--------------------------------|-------------------------------------|-------------------------|-----------------------------|
| Zone                                                        | Minimum Lot Size | Minimums Lot Width | Minimum Required Setbacks Front Access Road | Minimum Required Setbacks Front Collector Road | Minimum Required Setbacks Front Arterial | Minimum Required Setbacks Side (each) | Minimum Required Setbacks Rear | Minimum Minimum Residential Density | Maximum Building Height | Maximum Residential Density |
| CR-I                                                        | None             | None               | 15 ft.                                      | 15 ft.                                         | 60 ft.                                   | 10 ft.                                | 15 ft.                         | 4 dwelling units per acre           | 36 ft.                  | 6 dwelling units per acre   |
| CR-II                                                       | None             | None               | *                                           | *                                              | 60 ft.                                   | 5 ft.                                 | 10 ft.                         | 4 dwelling units per acre           | 36 ft.                  | 8 dwelling units per acre   |
| CR-III                                                      | None             | None               | *                                           | *                                              | 60 ft.                                   | 5 ft.                                 | 10 ft.                         | 4 dwelling units per acre           | 36 ft.                  | 10 dwelling units per acre  |
| CN                                                          | None             | None               | *                                           | *                                              | None                                     | 5 ft.                                 | 10 ft.                         | 4 dwelling units per acre           | 36 ft.                  | 10 dwelling units per acre  |

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

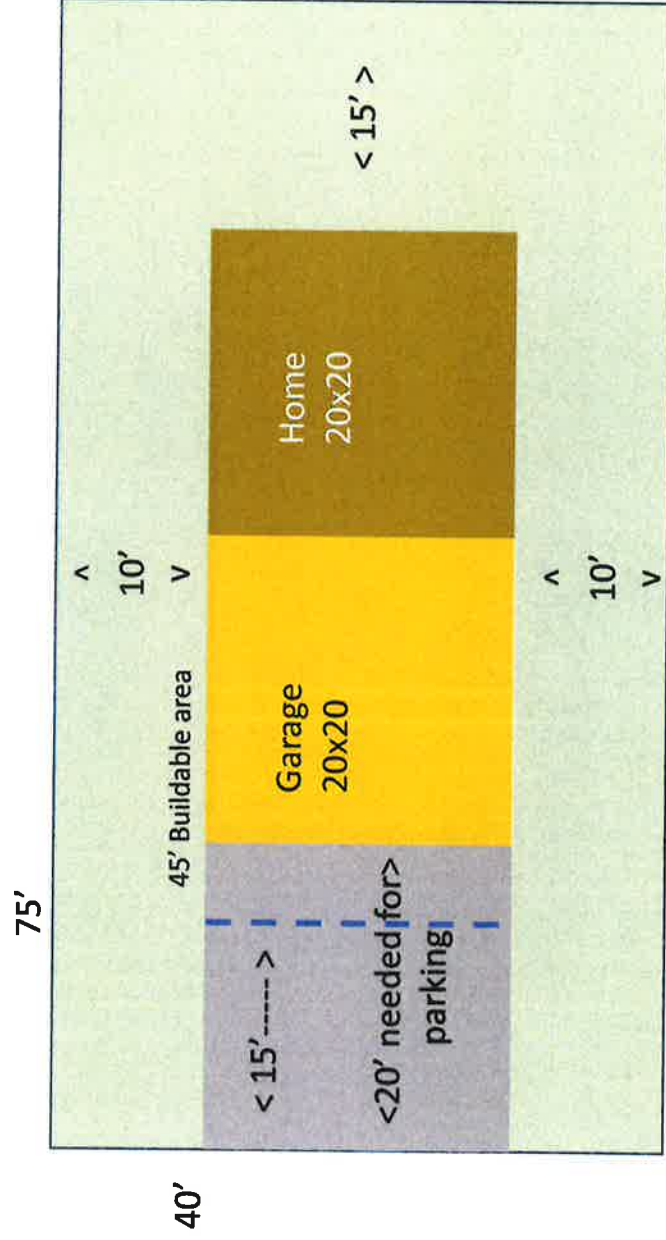
40' Lot with 10'  
Side setback. Max  
house width of 20'



40' Lot with 5'  
side setback. Max  
house width of 30'

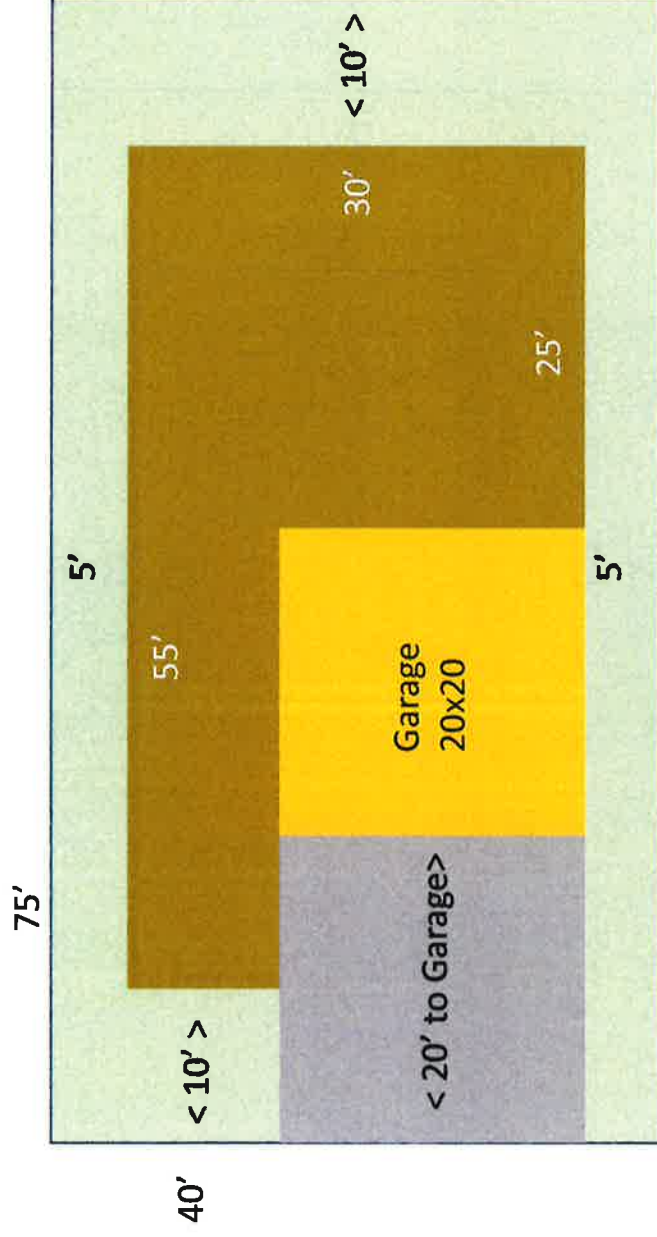


Sample 40' x 75' lot – Current Setbacks



Standard 400 sf Garage leaves a max of 400 sf living area on 1<sup>st</sup> floor.  
 A 2-story home would be a max of 1200 sf.

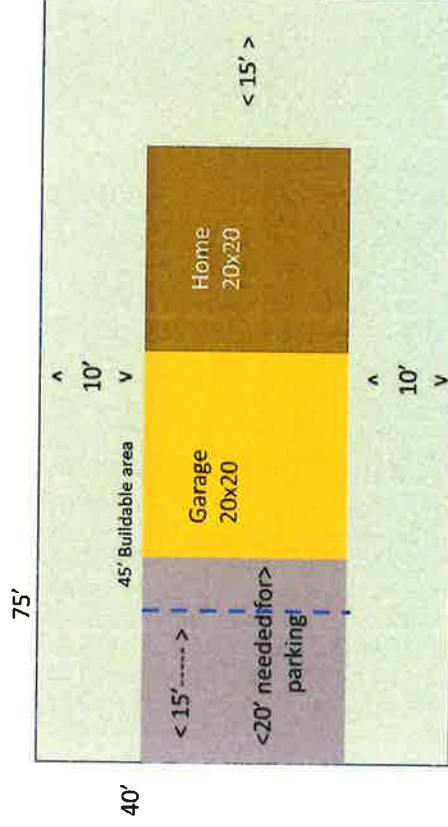
Sample 40' x 85' lot – Proposed Setbacks



Standard 400 sf Garage leaves a max of 1,050 sf living area on 1<sup>st</sup> floor.  
A 2-story home would be a max of 2,600 sf.

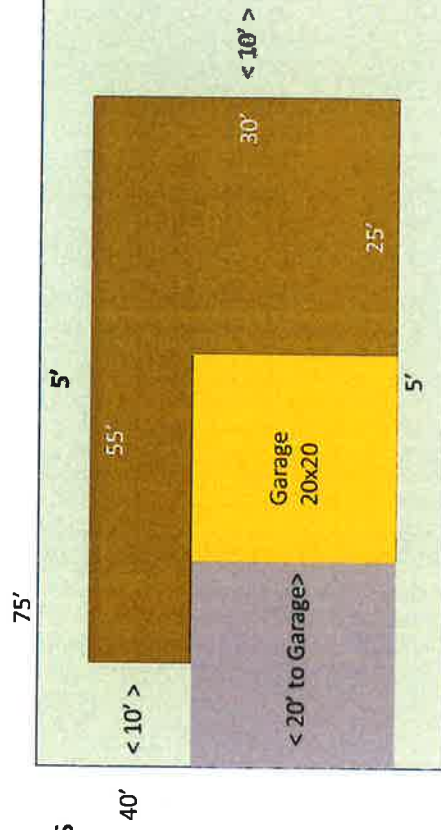
Sample 40' x 85' Lot

Current Setbacks



Standard 400 sf Garage leaves a max of 400 sf living area on 1<sup>st</sup> floor. A 2-story home would be a **max of 1200 sf.**

Proposed Setbacks



Standard 400 sf Garage leaves a max of 1,050 sf living area on 1<sup>st</sup> floor. A 2-story home would be a **max of 2,600 sf.**

Ordinance \_\_\_\_\_

An Ordinance amending Chapter 33.20 of the Clallam County Code,  
Carlsborg Urban Growth Area

BE IT ORDAINED BY THE BOARD OF CLALLAM COUNTY COMMISSIONERS:

**Section 33.20.050, Bulk and dimensional standards, is amended to read as follows:**

(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, lot area, 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 |           |                                |                |          |                   |                   | Maximums                               |                 |                            |
|--------|----------|-----------|--------------------------------|----------------|----------|-------------------|-------------------|----------------------------------------|-----------------|----------------------------|
|        | Lot Size | Lot Width | Required Setbacks <sup>1</sup> |                |          |                   |                   | 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.   | 6+0 ft.           | 105 ft.           | 4 dwelling units per acre <sup>3</sup> | 36 ft.          | 6 dwelling units per acre  |
| CR-II  | None     | None      | 15 ft.                         | 15 ft.         | 60 ft.   | 6+0 ft.           | 105 ft.           | 4 dwelling units per acre <sup>3</sup> | 36 ft.          | 8 dwelling units per acre  |
| CR-III | None     | None      | 15 ft.                         | 15 ft.         | 60 ft.   | 6+0 ft.           | 105 ft.           | 4 dwelling units per acre <sup>3</sup> | 36 ft.          | 10 dwelling units per are  |
| CN     | None     | None      | 15 ft.                         | 15 ft.         | None     | Zero <sup>2</sup> | Zero <sup>2</sup> | 4 dwelling units per acre <sup>3</sup> | 36 ft.          | 10 dwelling units per acre |
| CGC    | None     | 50 ft.    | 45 ft.                         | 50 ft.         | 60 ft.   | Zero <sup>2</sup> | Zero <sup>2</sup> | Not Applicable                         | 36 ft.          | Not Applicable             |

| Zone | Minimums              |           |                                |                   |                   |                   |                   | Maximums                               |                 |                            |
|------|-----------------------|-----------|--------------------------------|-------------------|-------------------|-------------------|-------------------|----------------------------------------|-----------------|----------------------------|
|      | Lot Size              | Lot Width | Required Setbacks <sup>1</sup> |                   |                   |                   |                   | Minimum Residential Density            | Building Height | Residential Density        |
|      |                       |           | Front                          |                   |                   | Side (each)       | Rear              |                                        |                 |                            |
|      |                       |           | Access Road                    | Collector Road    | Arterial          |                   |                   |                                        |                 |                            |
| CI   | 0.5 acre <sup>2</sup> | 50 ft.    | Zero <sup>2</sup>              | Zero <sup>2</sup> | Zero <sup>2</sup> | Zero <sup>2</sup> | Zero <sup>2</sup> | Not Applicable                         | 36 ft.          | Not Applicable             |
| CC   | None                  | 50 ft.    | 45 ft.                         | 50 ft.            | 60 ft.            | Zero <sup>2</sup> | Zero <sup>2</sup> | 4 swelling units per acre <sup>3</sup> | 36 ft.          | 10 swelling units per acre |

<sup>1</sup>Where required setbacks under the International Building Code adopted by Clallam County differ from the minimum setbacks established in CCC 33.03, the more restrictive regulation shall apply.

<sup>2</sup>Subject to the International Building Code, side and rear yard setbacks shall be a minimum of 15 feet when abutting a residential zone.

<sup>3</sup>See Section 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 setback from all exterior property lines at a minimum ratio of one foot of setback for every three feet of vertical height measured from grade.

(b) Antennas, satellite dishes, or other communications 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 specially waive setbacks, bulk, height or dimensional requirements which differ from the standards.

(4) *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 to each.

(5) *Road Classification.* 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.<br>Carlsborg Rd.<br>E. Runnion Rd.<br>Hooker Rd.<br>Mill Rd.<br>Taylor Cut-Off Rd. |

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_ 2024

BOARD OF CLALLAM COUNTY COMMISSIONERS

Mike French,

ATTEST:

Gandy Johnson

Loni Gores, MMC, Clerk of the Board

Marie Jones

DRAFT



## Staff Report

# Clallam County Department of Community Development

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**Date:** March 13, 2024  
**To:** Clallam County Planning Commission  
**From:** DCD Planning Division  
**Re:** Zoning Code Amendment Application 2023-00003 – Logan Hammon

### REQUEST

Logan Hammon submitted an application to request a Comprehensive Plan Land Use Text amendment to change the setbacks within the CR-II, CR-III and CN zone 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 criteria for a Type B revision to the development standards that 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.

### 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 years 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 this 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.

**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. 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. 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.

#### **STAFF RECOMMENDATION**

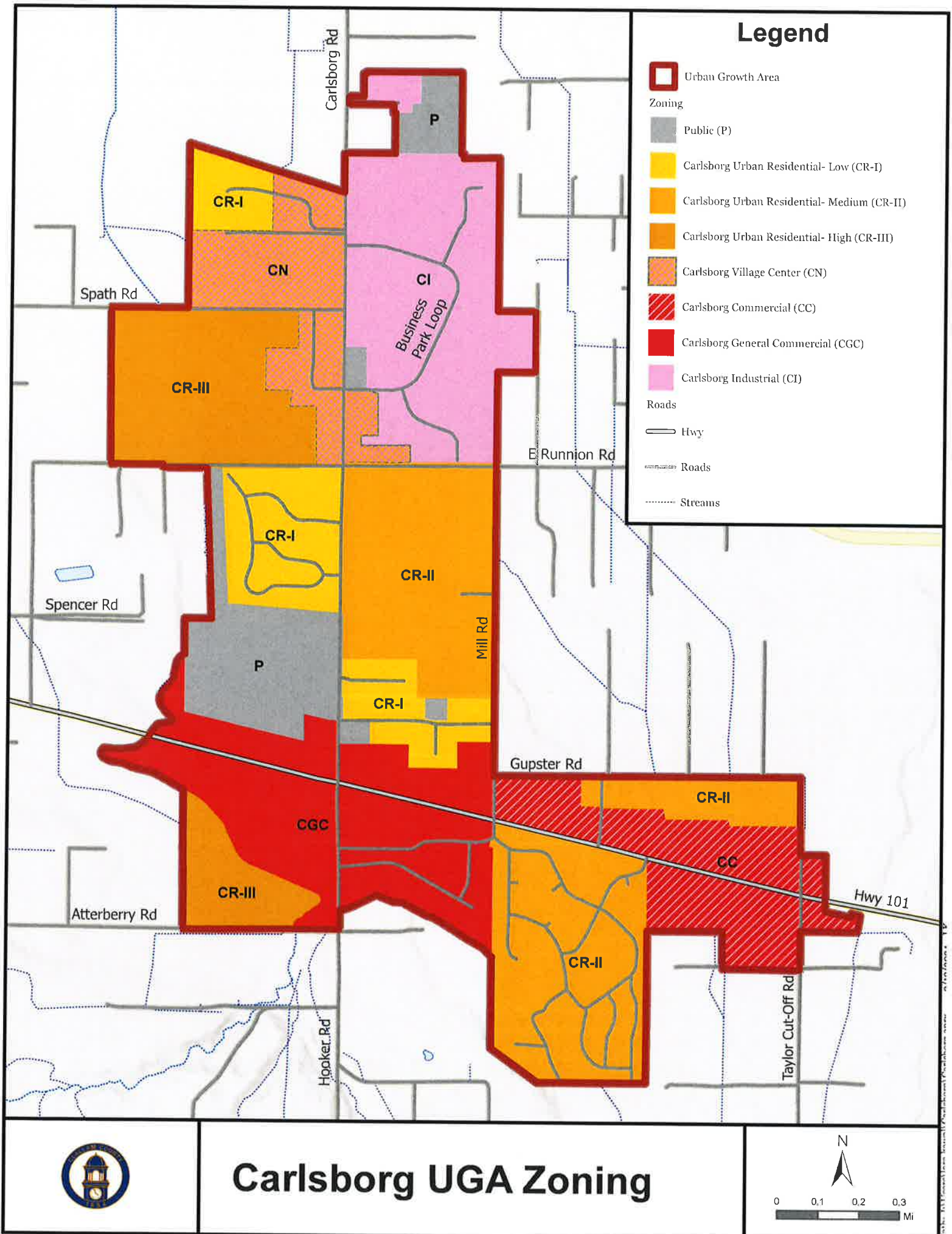
The Planning Commission must evaluate the amendment with regard to six criteria contained at CCC 33.35.090 in the Zoning Code, and at CCC 31.08.370 in the Comprehensive Plan. Based on the above analysis, Planning Division staff believes that amending the side yard setback to 6-feet and rear setback to 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



## **Appendix A**



**Clallam County**  
**Department of Community Development**  
223 East 4<sup>th</sup> Street, Suite 5, Port Angeles, WA 98362  
(v) 360-417-2420 ✧ (f) 360-417-2443  
email: [dcdplan@co.clallam.wa.us](mailto: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 4<sup>th</sup> Street, Suite 5, Port Angeles, WA 98362

(v) 360-417-2420 ♦ (f) 360-417-2443

email: [dcdplan@co.clallam.wa.us](mailto: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 4<sup>th</sup> Street, Suite 5, Port Angeles, WA 98362

(v) 360-417-2420 ✧ (f) 360-417-2443

email: [dcdplan@co.clallam.wa.us](mailto: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



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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)

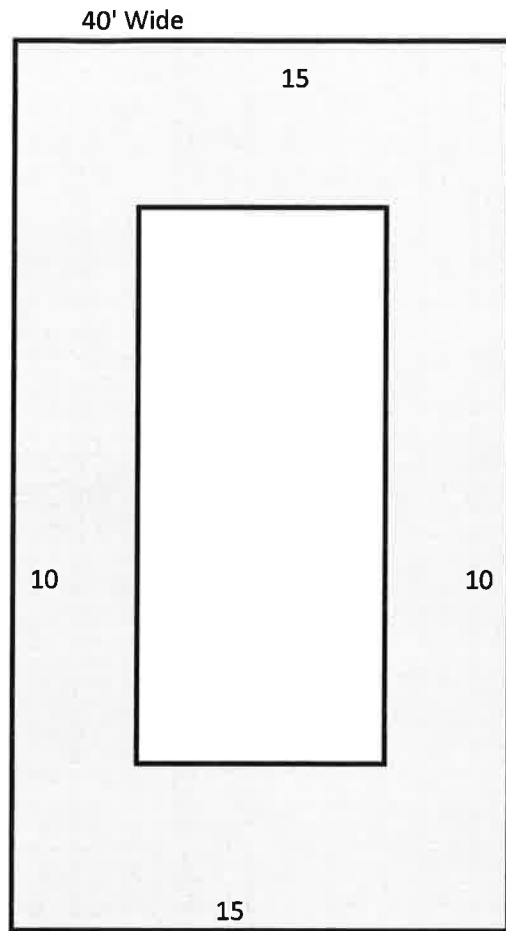
| Zone   | Minimums              |           |                                |                   |                   |                   |                   | Maximums                               |                 |                            |
|--------|-----------------------|-----------|--------------------------------|-------------------|-------------------|-------------------|-------------------|----------------------------------------|-----------------|----------------------------|
|        | Lot Size              | Lot Width | Required Setbacks <sup>1</sup> |                   |                   |                   |                   | 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 <sup>3</sup> | 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 <sup>3</sup> | 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 <sup>3</sup> | 36 ft.          | 10 dwelling units per acre |
| CN     | None                  | None      | 15 ft.                         | 15 ft.            | None              | Zero <sup>2</sup> | Zero <sup>2</sup> | 4 dwelling units per acre <sup>3</sup> | 36 ft.          | 10 dwelling units per acre |
| CGC    | None                  | 50 ft.    | 45 ft.                         | 50 ft.            | 60 ft.            | Zero <sup>2</sup> | Zero <sup>2</sup> | Not Applicable                         | 36 ft.          | Not Applicable             |
| CI     | 0.5 acre <sup>2</sup> | 50 ft.    | Zero <sup>2</sup>              | Zero <sup>2</sup> | Zero <sup>2</sup> | Zero <sup>2</sup> | Zero <sup>2</sup> | Not Applicable                         | 36 ft.          | Not Applicable             |
| CC     | None                  | 50 ft.    | 45 ft.                         | 50 ft.            | 60 ft.            | Zero <sup>2</sup> | Zero <sup>2</sup> | 4 dwelling units per acre <sup>3</sup> | 36 ft.          | 10 dwelling units per acre |

Proposed: Table 33.20.050(2)(A)

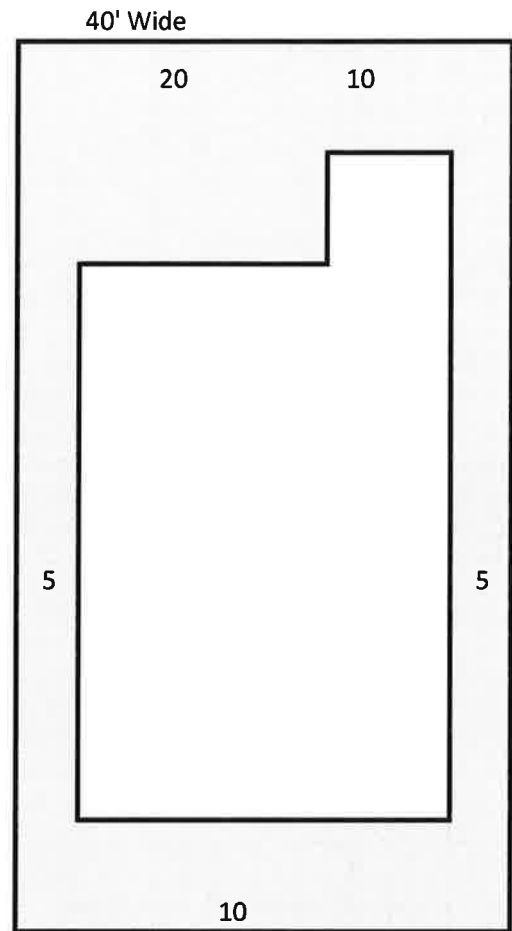
| Zone   | Minimums              |           |                                |                        |                   |                                    |                                     | Maximums                               |                 |                            |
|--------|-----------------------|-----------|--------------------------------|------------------------|-------------------|------------------------------------|-------------------------------------|----------------------------------------|-----------------|----------------------------|
|        | Lot Size              | Lot Width | Required Setbacks <sup>1</sup> |                        |                   |                                    |                                     | 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 <sup>3</sup> | 36 ft.          | 6 dwelling units per acre  |
| CR-II  | None                  | None      | <del>15 ft.</del><br>*         | <del>15 ft.</del><br>* | 60 ft.            | <del>10 ft.</del><br>5ft           | <del>15 ft.</del><br>10ft           | 4 dwelling units per acre <sup>3</sup> | 36 ft.          | 8 dwelling units per acre  |
| CR-III | None                  | None      | <del>15 ft.</del><br>*         | <del>15 ft.</del><br>* | 60 ft.            | <del>10 ft.</del><br>5ft           | <del>15 ft.</del><br>10ft           | 4 dwelling units per acre <sup>3</sup> | 36 ft.          | 10 dwelling units per acre |
| CN     | None                  | None      | <del>15 ft.</del><br>*         | <del>15 ft.</del><br>* | None              | <del>Zero<sup>2</sup></del><br>5ft | <del>Zero<sup>2</sup></del><br>10ft | 4 dwelling units per acre <sup>3</sup> | 36 ft.          | 10 dwelling units per acre |
| CGC    | None                  | 50 ft.    | 45 ft.                         | 50 ft.                 | 60 ft.            | Zero <sup>2</sup>                  | Zero <sup>2</sup>                   | Not Applicable                         | 36 ft.          | Not Applicable             |
| CI     | 0.5 acre <sup>2</sup> | 50 ft.    | Zero <sup>2</sup>              | Zero <sup>2</sup>      | Zero <sup>2</sup> | Zero <sup>2</sup>                  | Zero <sup>2</sup>                   | Not Applicable                         | 36 ft.          | Not Applicable             |
| CC     | None                  | 50 ft.    | 45 ft.                         | 50 ft.                 | 60 ft.            | Zero <sup>2</sup>                  | Zero <sup>2</sup>                   | 4 dwelling units per acre <sup>3</sup> | 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.                         |
| 33.20.030 | Use tables.                                   |
| 33.20.040 | Bulk and dimensional standards.               |
| 33.20.050 | Development standards – Purpose and intent.   |
| 33.20.050 | Minimum residential density standards.        |
| 33.20.060 |                                               |

|                    |          |
|--------------------|----------|
| SOURCE:            | ADOPTED: |
| Ord. <u>701</u>    | 12/05/00 |
| AMENDED<br>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 |           |                                |                |          |             |        |                                        |        |
|--------|----------|-----------|--------------------------------|----------------|----------|-------------|--------|----------------------------------------|--------|
|        | Lot Size | Lot Width | Required Setbacks <sup>1</sup> |                |          |             |        | Minimum Residential Density            | Bui He |
|        |          |           | 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 <sup>3</sup> | 36 ft. |
| CR-II  | None     | None      | 15 ft.                         | 15 ft.         | 60 ft.   | 10 ft.      | 15 ft. | 4 dwelling units per acre <sup>3</sup> | 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.<br>Carlsborg Rd.<br>E. Runnion Rd.<br>Hooker Rd.<br>Mill Rd.<br>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.

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## **Chapter 33.XX**

### **AGRICULTURAL ACCESSORY USES**

Sections:

- 33.XX.010 Definitions.**
- 33.XX.020 Purpose and intent.**
- 33.XX.030 Applicability.**
- 33.XX.040 Agricultural accessory uses.**
- 33.XX.050 General requirements.**
- 33.XX.060 Use Review Table.**
- 33.XX.070 Additional standards for temporary onsite retail stands.**
- 33.XX.080 Additional standards for onsite retail stores.**
- 33.XX.090 Additional standards for onsite commercial greenhouses.**
- 33.XX.100  Additional standards for agricultural processing facilities.**
- 33.XX.110  Additional standards for farmers' markets.**
- 33.XX.120  Additional standards for U-picks.**
- 33.XX.130  Additional standards for farm tours.**
- 33.XX.140  Additional standards for farm stays.**
- 33.XX.150  Additional standards for corn mazes, tractor rides, and other farm dependent outdoor activities.**

#### **33.XX.010 Definitions.**

- (1) "Agricultural Accessory Use" means a use that directly supports, promotes and is subordinate to a permitted primary agricultural use or agricultural activity on a farm.
  - (2) "Agricultural Processing" means....
  - (3) "Agricultural Work" means tasks related to farming, cultivation, and production of agricultural products. These tasks include, but are not limited to, manual labor assisting with crop production, harvesting, sorting, and animal care and husbandry.
  - (4) "Other Farm Dependent Accessory Activities" means those accessory activities, not elsewhere defined in this chapter, that directly relate to or are dependent on the operations of a farm. These activities may provide an engaging and entertaining experience for participants and may include, but are not limited to, corn mazes and other
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such maze structures, tractor rides, and or agricultural demonstrations and do not include wedding venues, .

- (5) "Farm Tours" mean a tour of an agricultural operation allowing members of the public to observe or learn about agricultural operations onsite.
- (6) "Farmers' Markets" mean a venue located on a farm, which is used by multiple agricultural producers, for the sale of agricultural products grown, produced, or processed primarily in Clallam County or Jefferson County.
- (7) "Onsite Commercial Greenhouses" means a structure (greenhouse) located on a farm, accessible to the public and devoted to the cultivation and retail of plants or other grown agricultural products, directly to consumers.
- (8) "Onsite Retail Stores" means a retail establishment, located on a farm, primarily engaged in the sale of agricultural products produced onsite directly to consumers.
- (9) "Temporary Onsite Retail Stands" mean a temporary or permanent structure, not internally accessible to the public, located on a farm, where agricultural products produced onsite and related items are sold directly to consumers.
- (10) "U-picks" means an agricultural enterprise where consumers visit a farm to harvest, or pick, produce and other agricultural products directly from the fields or orchards.
- (11) "Work Stays" means paid accommodation on a working farm where guests partake in agricultural work.

### **33.XX.020 Purpose and intent.**

Clallam County recognizes the benefits that agricultural accessory uses can have on meeting community goals. The purpose and intent of this chapter is to:

- (1) Ensure that agricultural accessory uses remain clearly subordinate to ongoing agricultural activities on a parcel or parcels.
- (2) Protect rural and neighborhood character in areas where commercial activities are otherwise not allowed.
- (3) Accommodate unique and creative accessory uses that are harmonious with and support onsite agricultural activities.

- (4) Support a diversity of revenue streams for agricultural producers to strengthen the economic viability of agricultural operations.
- (5) Provide specific prescriptive standards for a wide range of agricultural accessory uses in Clallam County.
- (6) Encourage the continuation of agricultural lands for long-term agricultural use.

### **33.XX.030 Applicability.**

To be eligible for the accessory agricultural uses specified in this Chapter, a parcel on which such uses are conducted must meet all of the following:

1. Contain a minimum of one (1) acre of land utilized in the production of agricultural products.
2. Is located within a Rural or Resource zoning district in which Agricultural Activities are listed as an allowed use per the underlying zoning of the property.

A Temporary Farm Stand is not restricted by the conditions stated in Subsections 1 & 2 above and are considered to be an allowed accessory use of any agricultural operation in which Agricultural Activities are permitted by the underlying zone, including Rural, Resource and Urban zoning districts.

Any use authorized by this Chapter will also require compliance with the Shoreline Master Program, stormwater management program, development regulations, Critical Areas Code, and any other federal and/or state requirements. Agricultural accessory uses which conform to the standards in this Chapter and all other applicable standards shall not be considered an intrusion of commercial activity within rural residential, or resources zones. The standards of this Chapter, as applicable, supersede the use standards of the underlying zone.

For the purposes of this Chapter, contiguous parcels under shared ownership will be reviewed as one farm when determining the appropriate level of review for the proposed agricultural accessory use.

No part of this chapter will be interpreted to exempt uses or structures from the requirements of the International Building Codes and/or other applicable development regulations. Contact the Department of Community Development for all related permit requirements.

### **33.XX.040 Agricultural Accessory Uses.**

An accessory use to agriculture may include, but may not be limited to, the following:

- (1) Temporary onsite retail stands
- (2) Onsite agricultural retail stores
- (3) Onsite commercial greenhouse or nursery
- (4) Farmers' Markets
- (5) U-pick sales to the public
- (6) Tours of the agricultural operations.
- (7) Work stays
- (8) Other farm dependent accessory activities

### **33.XX.050 General requirements.**

The requirements listed below apply to all agricultural accessory uses:

- (1) *Relationship to Onsite Agricultural Production.* Any proposed agricultural accessory use must be related to and dependent on the agricultural activity taking place on site and remain subordinate to the scale of the agricultural activity on site.
  - (2) *Review Procedure.* Agricultural Accessory Uses will be reviewed on a site-by-site basis utilizing the standards specific to each agricultural accessory use found in this chapter. When no specific standards are found for a proposed agricultural accessory use, the Administrator may provide a Code Interpretation on the use in question pursuant to CCC 26.10.555, and must ensure the agricultural accessory use remains clearly incidental and subordinate to the agricultural activity on the parcel and protect the rural and neighborhood character of the surrounding area.
  - (3) *Access.* Safe vehicular access and customer parking must be provided on site, such that vehicles are not required to back onto roads. Temporary and permanent structures and
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parking must be located outside of public rights-of-way, meet setbacks for the zoning area, and should be located where impacts to adjacent residential uses are minimized.

(4) *Placement.* All Agricultural Accessory Uses, including new buildings, parking, or supportive uses, should be located inside the general area already developed for buildings and residential uses and must not otherwise convert more than 25% of land to accessory uses.

(5) Signs must be compliant with CCC 33.57.

(6) *Landscaping.* A visual buffer consistent with Chapter 33.53, CCC, is required along all sides of a permanent parking area within 30 linear feet of a front, side, or rear property boundary. Natural vegetation may be allowed in lieu of a visual buffer provided existing vegetation is sufficient to break up the visual impact of the parking area from neighboring properties or road frontages.

(7) *Lighting.* All lighting associated agricultural accessory uses must be directed downward and shielded to prevent glare and light encroachment onto neighboring properties and roads. All uses requiring a certificate of compliance or conditional use permit per CCC 33.XX.060 must be required to submit a lighting plan for review and approval.

(8) *Noise.* Agricultural Accessory Uses must be compliant with CCC 15.30

### **33.XX.060 Use Review Table.**

| Agricultural Accessory Use Review Chart |                           |                           |                           |                           |                           |
|-----------------------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
|                                         | Size of Parcel            |                           |                           |                           |                           |
|                                         | Less than 3 Acres         | 3-4.99 Acres              | 5-9.99 Acres              | 10-19.99 Acres            | 20+ Acres                 |
| Temporary onsite retail stand           | Allowed Outright          | Allowed Outright          | Allowed Outright          | Allowed Outright          | Allowed Outright          |
| Onsite retail store                     | Certificate of Compliance | Certificate of Compliance | Certificate of Compliance | Certificate of Compliance | Certificate of Compliance |
| Onsite greenhouses                      | Certificate of Compliance | Certificate of Compliance | Certificate of Compliance | Certificate of Compliance | Certificate of Compliance |
| Farmers Market                          | Conditional Use Permit    | Conditional Use Permit    | Certificate of Compliance | Certificate of Compliance | Certificate of Compliance |
| U-Pick                                  | Certificate of Compliance | Certificate of Compliance | Allowed Outright          | Allowed Outright          | Allowed Outright          |

|                                      |                           |                           |                           |                           |                           |
|--------------------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| Farm Tours                           | Certificate of Compliance | Certificate of Compliance | Allowed Outright          | Allowed Outright          | Allowed Outright          |
| Work Stays                           | Prohibited                | Prohibited                | Certificate of Compliance | Certificate of Compliance | Certificate of Compliance |
| Other Farm Dependent Acc. Activities | Conditional Use Permit    | Conditional Use Permit    | Conditional use permit    | Certificate of Compliance | Certificate of Compliance |

### 33.XX.070 Additional standards for temporary onsite retail stands.

In addition to the general requirements of CCC 33.XX.030, temporary onsite retail stands are subject to the following requirements:

| Temporary Onsite Retail Stands |                      |                  |                  |                  |                  |
|--------------------------------|----------------------|------------------|------------------|------------------|------------------|
| Size of Parcel                 |                      |                  |                  |                  |                  |
|                                | Less than 2.99 Acres | 3-4.99 Acres     | 5-9.99 Acres     | 10-19.99 Acres   | 20+ Acres        |
| Level of Review                | Allowed Outright     | Allowed Outright | Allowed Outright | Allowed Outright | Allowed Outright |

(1) Additional Performance Standards

- a. *Structure:* Temporary Onsite Retail Stands must be no larger than 400 sq. ft. and must not be made internally accessible to the public.
- b. *Product:* 75% of all products retailed at a Temporary Onsite Retail Stand must be agricultural products produced in Clallam and/or Jefferson County.
- c. Temporary onsite retail stands are allowed in all zones that identify agricultural uses as allowed outright and is not otherwise restricted by the applicability provisions contained in this Chapter.

### 33.XX.080 Additional standards for onsite retail stores.

In addition to the general requirements of CCC 33.XX.030, onsite retail stores are subject to the following requirements:

| Onsite Retail Stores |                           |                           |                           |                           |                           |
|----------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| Size of Parcel       |                           |                           |                           |                           |                           |
|                      | Less than 2.99 Acres      | 3-4.99 Acres              | 5-9.99 Acres              | 10-19.99 Acres            | 20+ Acres                 |
| Level of Review      | Certificate of Compliance | Certificate of Compliance | Certificate of Compliance | Certificate of Compliance | Certificate of Compliance |

## (1) Additional Performance Standards

- a. **Structure:** Farms are limited to one Onsite Retail Store and must have no than 1000 sq. ft. of publicly accessible space. This maximum may be exceeded with the issuance of a conditional use permit. The owner is responsible for obtaining a building permit from the Clallam County Department of Community Development to review that the structure has adequate means of egress, exits, smoke detectors, carbon monoxide alarms, fire extinguishers, and other fire protection systems in compliance with the International Building Code.
- b. **Product:** 75% of all products retailed at an Onsite Retail Store must be agricultural products produced in Clallam and/or Jefferson County.
- c. **Parking:** The owner must designate parking spaces onsite capable of providing adequate parking for the retail store. At least 1 ADA accessible parking space must be provided, but additional ADA parking may be required conforming to applicable parking standards.
- d. **Environmental Health Services Requirements:** The owner must ensure all Clallam County Environmental Health Service Division requirements are met including, but not limited to, requirements for solid waste disposal, sewage disposal, food handling, and water system compliance.
- e. **Hours of Operation:** Operation must be limited to between sunrise and 10 PM.
- f. **Length of Operation:** Onsite Retail Stores may only be operated between the months of May and October unless otherwise approved by a certificate of compliance or conditional use permit.

**33.XX.090 Additional standards for onsite commercial greenhouse.**

In addition to the general requirements of CCC 33.XX.030, onsite commercial greenhouses must be subject to the following requirements:

| Onsite Commercial Greenhouse |                           |                           |                           |                           |                  |
|------------------------------|---------------------------|---------------------------|---------------------------|---------------------------|------------------|
| Size of Parcel               |                           |                           |                           |                           |                  |
|                              | Less than 2.99 Acres      | 3-4.99 Acres              | 5-9.99 Acres              | 10-19.99 Acres            | 20+ Acres        |
| Level of Review              | Certificate of Compliance | Certificate of Compliance | Certificate of Compliance | Certificate of Compliance | Allowed Outright |

(1) Additional Performance Standards

- a. *Structure:* For greenhouses with products grown on-site and allowing public entry, the owner is responsible for obtaining a building permit from the Clallam County Department of Community Development to review that the structure has adequate means of egress, exits, smoke detectors, carbon monoxide alarms, fire extinguishers, and other fire protection systems in compliance with the International Building Code.
- b. *Product:* 100% of products retailed from a greenhouse must be agricultural products produced onsite.
- c. *Parking:* The owner must designate parking spaces onsite capable of providing adequate parking for the proposed use. At least 1 ADA accessible parking space must be provided, but additional ADA parking may be required conforming to applicable parking standards.
- d. *Environmental Health Services Requirements:* The owner must ensure all Clallam County Environmental Health Service Division requirements are met including, but not limited to, requirements for solid waste disposal, sewage disposal, food handling, and water system compliance.
- e. *Hours of Operation:* Operation must be limited to between sunrise and 10 PM.
- f. *Length of Operation:* The retail operation of an onsite commercial greenhouse or nursery may only be operated between the months of May and October unless otherwise approved by certificate of compliance or a conditional use permit.

**33.XX.110 Additional standards for farmers' markets.**

In addition to the general requirements of CCC 33.XX.030, Farmers' markets are subject to the following standards:

| Farmers' Markets |                        |                        |                           |                           |                           |
|------------------|------------------------|------------------------|---------------------------|---------------------------|---------------------------|
| Size of Parcel   |                        |                        |                           |                           |                           |
|                  | Less than 2.99 Acres   | 3-4.99 Acres           | 5-9.99 Acres              | 10-19.99 Acres            | 20+ Acres                 |
| Level of Review  | Conditional Use Permit | Conditional Use Permit | Certificate of Compliance | Certificate of Compliance | Certificate of Compliance |

(1) Additional Performance Standards

- a. **Structure:** When a permanent structure is utilized, the owner is responsible for obtaining a building permit from the Clallam County Department of Community Development to review that the structure has adequate means of egress, exits, smoke detectors, carbon monoxide alarms, fire extinguishers, and other fire protection systems in compliance with the International Building Code.
- b. **Parking:** The owner must designate parking spaces onsite capable of providing adequate parking for the proposed use. At least 1 ADA accessible parking space must be provided, but additional ADA parking may be required conforming to applicable parking standards.
- c. **Frequency:** No more than 2 farmers' market events must be hosted per week.
- d. **Environmental Health Services Requirements:** The owner must ensure all Clallam County Environmental Health Service Division requirements are met including, but not limited to, requirements for solid waste disposal, sewage disposal, food handling, and water system compliance.
- e. **Hours of Operation:** Operation must be limited to between sunrise and 10 PM.
- f. **Access:** Farmers' Markets must be accessed from a public road capable of supporting traffic generated from the use.

### 33.XX.120 Additional standards for U-picks.

In addition to the general requirements of CCC 33.XX.030, U-picks are subject to the following requirements:

| U-Pick          |                           |                           |                  |                  |                  |
|-----------------|---------------------------|---------------------------|------------------|------------------|------------------|
| Size of Parcel  |                           |                           |                  |                  |                  |
|                 | Less than 2.99 Acres      | 3-4.99 Acres              | 5-9.99 Acres     | 10-19.99 Acres   | 20+ Acres        |
| Level of Review | Certificate of Compliance | Certificate of Compliance | Allowed Outright | Allowed Outright | Allowed Outright |

(1) Additional Performance Standards

- a. **Parking:** The owner must designate parking spaces onsite capable of providing adequate parking for the Proposed use. At least 1 ADA accessible parking space must be provided, but additional ADA parking may be required conforming to applicable parking standards.
- b. **Environmental Health Services Requirements:** The owner must ensure all Clallam County Environmental Health Service Division requirements are met including, but not limited to, requirements for solid waste disposal, sewage disposal, food handling, and water system compliance.
- c. **Hours of Operation:** Operation must be limited to between sunrise and 10 PM.

### 33.XX.130 Additional standards for farm tours.

In addition to the general requirements of CCC 33.XX.030, farm tours are subject to the following requirements:

| Farm Tours      |                           |                           |                  |                  |                  |
|-----------------|---------------------------|---------------------------|------------------|------------------|------------------|
| Size of Parcel  |                           |                           |                  |                  |                  |
|                 | Less than 2.99 Acres      | 3-4.99 Acres              | 5-9.99 Acres     | 10-19.99 Acres   | 20+ Acres        |
| Level of Review | Certificate of Compliance | Certificate of Compliance | Allowed Outright | Allowed Outright | Allowed Outright |

(1) Additional Performance Standards

- a. **Educational Exemption:** Educational tours or events hosted in partnership with the WSU Extension Office, Clallam County 4H club, or accredited educational institutes are considered allowed outright for the purposes of performance standards related to this section but must conform with all applicable performance standards.
- b. **Size of Groups:** All groups and individuals involved in a farm tour must be guided by a designated farm representative, or be contained within areas with clearly delineated boundary lines
- b. **Parking:** The owner must designate parking spaces onsite capable of providing adequate parking for all farm tour participants. At least 1 ADA accessible parking space must be provided, but additional ADA parking may be required conforming to applicable parking standards.
- c. **Environmental Health Services Requirements:** The owner must ensure all Clallam County Environmental Health Service Division requirements are met including, but not limited

to, requirements for solid waste disposal, sewage disposal, food handling, and water system compliance.

- d. *Hours of Operation:* Operation must be limited to between sunrise and 10 PM.

### **33.XX.140 Additional standards for work stays.**

In addition to the general requirements of CCC 33.XX.030, farm stays are subject to the following requirements:

| Work Stays      |                      |              |                           |                           |                  |
|-----------------|----------------------|--------------|---------------------------|---------------------------|------------------|
| Size of Parcel  |                      |              |                           |                           |                  |
|                 | Less than 2.99 Acres | 3-4.99 Acres | 5-9.99 Acres              | 10-19.99 Acres            | 20+ Acres        |
| Level of Review | Prohibited           | Prohibited   | Certificate of Compliance | Certificate of Compliance | Allowed Outright |

b. **Additional Performance Standards**

- a. *Structures:* Permanent structures, park models, recreational vehicles, and/or semi-permanent tents are not allowed for use as work stays. Work stays must be limited to temporary tents and tents must not be provided by the farm operator.
- b. *Limitations:* Work Stays must be limited to individuals or groups where at least one individual is performing agricultural work onsite. Farm Stays must be limited to no longer than two weeks and a group must be no larger than 6 individuals.
- c. *Number of Sites:* Farm stays must be limited to no more than 3 sites per 5 acres with no more than a maximum of 12 sites. This maximum may be exceeded through the issuance of a Conditional Use Permit.
- d. *Parking:* The owner must designate parking spaces onsite capable of providing adequate parking for the work stay use. At least 1 ADA accessible parking space must be provided, but additional ADA parking may be required conforming to applicable parking standards.
- e. *Environmental Health Services Requirements:* The owner must ensure all Clallam County Environmental Health Service Division requirements are met including, but not limited to, requirements for solid waste disposal, sewage disposal, food handling, and water system compliance.
- f. *Fire Safety:* When applicable, recreational fires must be contained within a designated and approved fire ring or other similar containment device.
- g. *Required Notice:* The owner is responsible to provide written notice to of:
  - (a) County sound and noise regulations pursuant to Chapter 15.30 CCC, Public Disturbance.
  - (b) Rules of conduct, local laws, burn bans, and responsibility not to trespass on private property or to create disturbances (e.g., noise). If there is an easement that provides legal access to off-site areas such as beach access, this shall be indicated on a map and the easement must be clearly marked.
  - (c) Emergency numbers and the name and number of a local contact person(s) for the work stay operator.

### 33.XX.150 Additional standards for other farm-related accessory activities.

In addition to the general requirements of CCC 33.XX.030, these activities are subject to the following requirements:

| Other Farm Dependent Accessory Activities |                        |                        |                        |                           |                           |
|-------------------------------------------|------------------------|------------------------|------------------------|---------------------------|---------------------------|
| Level of Review                           | Size of Parcel         |                        |                        |                           |                           |
|                                           | Less than 2.99 Acres   | 3-4.99 Acres           | 5-9.99 Acres           | 10-19.99 Acres            | 20+ Acres                 |
|                                           | Conditional Use Permit | Conditional Use Permit | Conditional Use Permit | Certificate of Compliance | Certificate of Compliance |

#### (1) Additional Performance Standards

- a. *Frequency.* No more than 21 days of activities or events are to be undertaken under this use within a calendar year when those activities have the potential to generate noise, traffic, or other nuisances above uses otherwise allowed in this chapter. This number may be increased through the issuance of a conditional use permit when all other standards are met.
- b. *Parking.* The owner must designate parking spaces onsite capable of providing adequate parking for the proposed use. At least 1 ADA accessible parking space must be provided, but additional ADA parking may be required conforming to applicable parking standards.
- c. *Environmental Health Services Requirements:* The owner must ensure all Clallam County Environmental Health Service Division requirements are met including, but not limited to, requirements for solid waste disposal, sewage disposal, food handling, and water system compliance.
- d. *Limited number of other activities:* No more than three other activities may be allowed through this section without the issuance of a conditional use permit.

# Draft Definition of Agriculture to Amend CCC 33.03.010(7)

(7) "Agriculture" means improvements and activities associated with the raising, and harvesting, and necessary processing of crops and livestock. "Agriculture" includes ancillary activities, including, but not limited to, equipment storage and repair, seasonal employee housing, and temporary on-site retail stands for the sale of agricultural goods.

## **26.10.700 Performance monitoring.**

containing conditions for such approval such as an approved mitigation plan, habitat management plan, certificate of compliance, or other special report, is subject to the following permit condition monitoring procedures, unless otherwise specified in the relevant permit, plan, certificate, or report:

- (1) For conditions of approval requiring physical improvements (i.e., roads, landscaping, etc.), the applicant shall provide an affidavit of improvements upon compliance with such conditions. The affidavit shall be filed with the Department of Community Development (Department) prior to expiration of the permit, as applicable, or as otherwise consistent with specific timing restrictions imposed as a condition of final approval.
- (2) For conditions of approval affecting operational characteristics and/or performance standards (i.e., maximum traffic generation, survival rate of landscape plants, etc.), the applicant shall provide a report to the Department, detailing the progress of the approved use and the effectiveness of the conditions of approval. The report shall be prepared by the applicant, or a designated agent, and shall be submitted once a year, for the first three years of operation of the approved use. The Department shall respond in writing within 28 days of receiving such reports and indicate whether the report is adequate or whether modifications or corrections to the proposal are necessary.
- (3) The Department shall evaluate reports, affidavits of improvements, and public comments regarding the approved use based on the conditions of approval. The Department may request to inspect the site. If the Department determines that all conditions of approval have been adequately satisfied, a certificate of compliance in the form of a letter will be issued. Refusal to allow inspection of the site during regular business hours is adequate reason to deny issuance of a certificate of compliance.
- (4) If, at any time prior to the expiration of the permit or the expiration of performance monitoring, the Department determines that conditions of approval are not being adequately achieved, the Department may notify the applicant in writing of the inadequacy, warn that corrective action is required to ensure compliance with the conditions of approval, and notify the applicant that failure to fully comply with all of the conditions of approval, including the provisions of any mitigation plan, habitat management plan, certificate of compliance, or special report, is subject to enforcement under CCC Title 20, Code Compliance, including rescission of the permit and denial of any further permits.
- (5) Failure to demonstrate full compliance with conditions requiring physical improvements prior to permit expiration or conditions affecting operational characteristics prior to completion of all monitoring reports shall constitute grounds for rescission of the permit pursuant to the provisions of CCC Title 20, Code Compliance. Failure to comply with all the terms and conditions of a permit decision is also subject to enforcement pursuant to the provisions of CCC Title 20, Code Compliance.
- (6) Any determination issued pursuant to subsection (2) or (3) of this section is final unless appealed in accordance with CCC 26.10.620 within 14 days of the date of mailing the determination. The filing fee must accompany the appeal and shall be the same as the fee for Type I appeals as specified in the "Planning Division Fee Schedule 300-A" at CCC 5.100.300.
- (7) Any party may make a request in writing to receive any determinations issued pursuant to this section. Copies of written decisions, determinations or other materials contained within the public record shall be provided upon request and payment of reasonable fees.



Case Numbers: BPT 20\_\_-\_\_\_\_, SEP 20\_\_-\_\_\_\_, CRI20\_\_-\_\_\_\_, DRA 20\_\_-\_\_\_\_, SHR 20\_\_-\_\_\_\_, Other \_\_\_\_\_

Date \_\_\_\_\_