

Map SDPRlamird6-b
DUNGENESS VILLAGE
PARCEL SIZE AND 2005 BUILD-OUT

Prepared by Clallam County Dep't of Community Development, August 7, 2008

PARCEL SIZE (ACRES)

- 0 - 0.287
- 0.288 - 0.574
- 0.575 - 1.999
- 2.000 - 4.999
- > 5.000

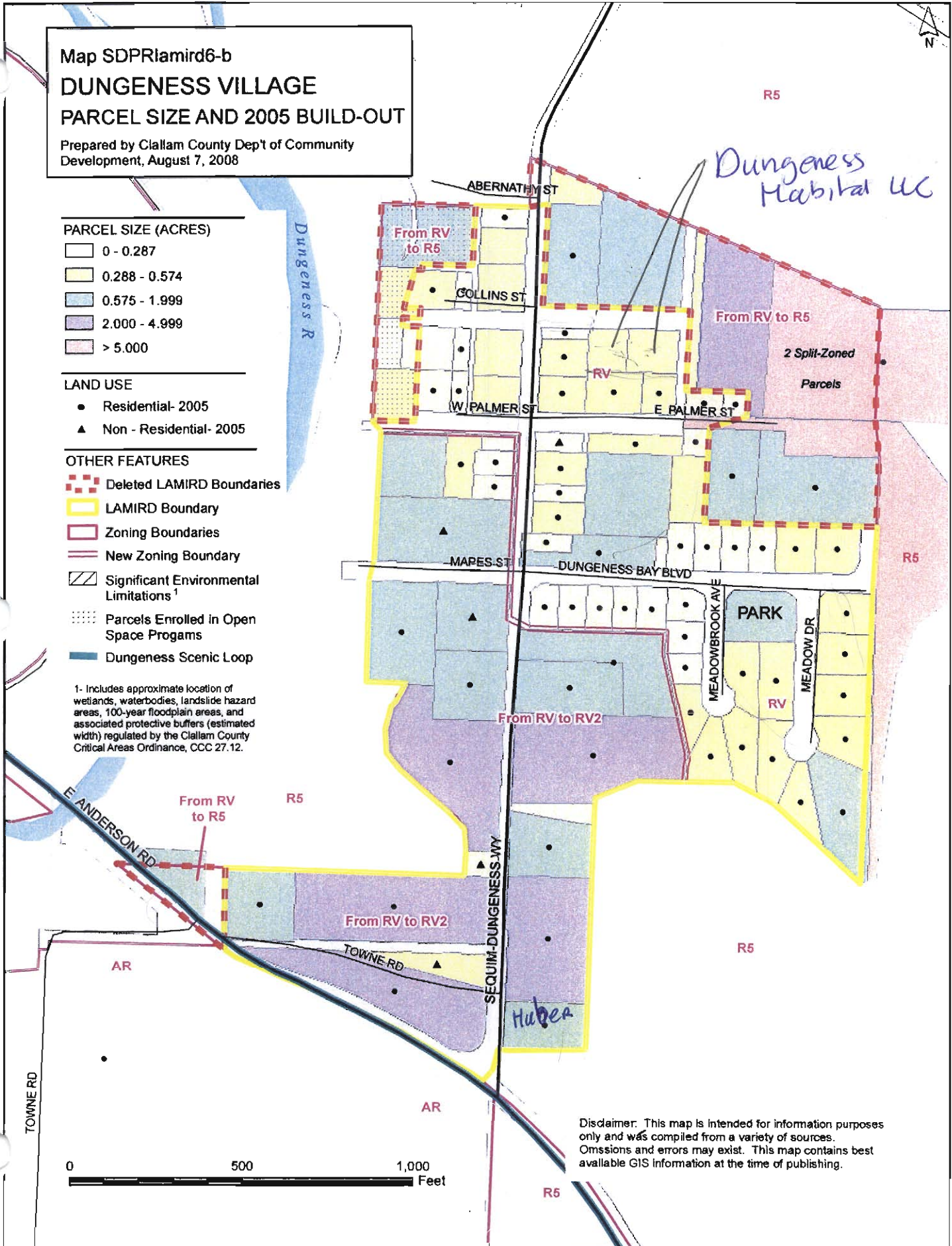
LAND USE

- Residential- 2005
- ▲ Non - Residential- 2005

OTHER FEATURES

- Deleted LAMIRD Boundaries
- LAMIRD Boundary
- Zoning Boundaries
- New Zoning Boundary
- Significant Environmental Limitations¹
- Parcels Enrolled in Open Space Programs
- Dungeness Scenic Loop

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



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

Concerns and objections to new zoning proposals:

RE: Karen Huber
4630 Sequim Dungeness Way
Sequim, WA 98382

Please add this to the previous information I mailed to you on 9/15/08 and my statements on 9/17/08.

1. I, the property owner, never received direct notification from the county of my property as an area involved in a court case along with any direct notification of final decision issued on 4/23/2008.

Close to 5 months elapsed prior to a letter mailed from the county and then only given 5 business days to investigate and respond in a public hearing.

2. My property should NOT have the new zoning but remain with the same zoning that has existed. The new zoning boundaries should be moved to South to Anderson Road and East of the properties along Sequim Dungeness Way...It should NOT include the homes and businesses within this community. Since the Growth Management Act became law, AS of July 1990, and not to mention several decades earlier, my property has been part of the Dungeness Village and under a zoning allowed for dwellings every 12500 and also allowing numerous commercial uses. I believe radical zoning changes or any zoning changes proposed by the county, along with property set backs and uses of land should not be modified for this small community so the county can comply. This community by far, has had numerous commercial entities through the years prior to 1990: bed-n-breakfasts, weekend and weekly rentals, nurseries, stores, multiple housing, farm stores, restaurants, etc....

This area should not be impacted by the Growth Management Act since all existed and all zoning rights existed prior to the enactment of the law. The "development" in this area is NOT due to urban sprawl. My property has had homes existing on it for decades.

3. During the last 20 years, development has occurred like a wild fire. Farms have disappeared and unappealing development and homes have replaced them. While the county attorneys, county planners, etc....set back and did not interrupt the GMA correctly, or want to interrupt the GMA correctly, or ignored the GMA while developers and real estate businesses made money ...others are having to feel the penalties. Development is still occurring on farm lands...but you are allowing it because they have a permit good for 5 years. I believe a moratorium needs to occur NOW, if it is in a traditionally rural area.....no matter if a permit does exist!

1025

Attn: Clallam County Dept of Community Development
Planning Division

RECEIVED

Dungeness Village

SEP 16 2008

TO: Mr. Miller
Date: 9/15/2008

FROM: Karen Huber 4630 Sequim Dungeness Way, Sequim, WA 98382

RE: Public Notice not dated regarding Changes in property zoning of Dungeness Valley

Clallam County
DCD

This is a written response to your notice regarding rezoning. It is not my entire response but will suffice in protecting my legal rights.

Objections and concerns:

1. Insufficient time to adequately comprehend and respond to Public notice received on 9/10/08.

-only 5 business days to create written response and mail back to county

-Planning manager not available for telephone calls on Friday or Monday

2. Retroactive back dating of rights (April 23).

3. Rights for future land division removed without adequate notification.

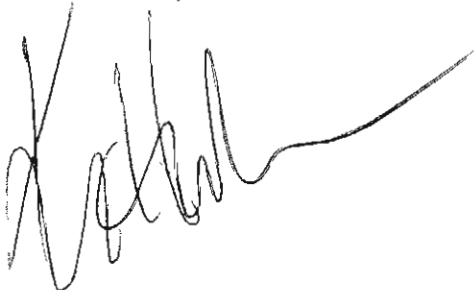
4. Vested rights as part of Dungeness Village which existed on purchase of property are being modified and terminated.

-From 1 dwelling every 12, 500 sq feet to 1 dwelling every 42,000

-Allowed uses of land (variety of commercial uses, including RV uses)

5. Paragraph 3 within Background statement refers to recognizing "areas of higher density development in rural areas that already existed when the Growth Management Act became law, as of July 1, 1990." The entire Dungeness Village has existed since the turn of the century, including my property. Rezoning my property will accomplish absolutely nothing towards "preventing urban sprawl in rural areas." There are three roads which run directly in front of my property and are primary accesses to several residential areas of urban sprawl. The stop signs and backed up traffic across the street, the noise from the constant traffic the roads generate, the traffic commercial properties generate, etc.... directly contradicts a rural atmosphere.

6. Failure to provide ^{proposed} rezoning requirements inside letter.



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