

## **PAPRLamird3-Place Road**

### **Lamird Report**

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

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

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

### **Summary Section**

#### **Lamird Description**

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

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

#### **1990 Built Environment**

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

**Local Circumstances**

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

**LAMIRD Criteria Section**

<b>Type 1 LAMIRDs: Existing Commercial, Industrial, Residential, or Mixed-use areas</b>		
<b>Criteria</b>		
Usage RCW 36.70A.070 (5)(d)(i)	Existing Commercial, Industrial, Residential, or Mixed-use areas	The PAPR Regional Plan at CCC 31.04.230(2)(e)(i) provides that “[o]ne acre lot sizes will be allowed in the rural area in subdivisions currently developed at this density and in areas where these lot sizes are already existent over large areas (greater than fifty (50) acres). Existing, legal, nonconforming lots will be buildable.” The relevant neighborhood section of the PAPR Regional Plan at CCC 31.04.450 identifies this lamird as fitting such criteria. See also Summary Section above, as well as the County-wide and applicable Region-wide Summaries for additional or more specific information on regulations and policies referenced herein.
Location and Boundary RCW 36.70A.070 (5)(d)(iv)	Outside designated UGAs, and agricultural, forest, and mineral resource lands	See regional map PAPR-b. The Port Angeles UGA is more than 5 miles to the east. This area does not contain any agricultural or forest resource lands. A small segment at the southwest corner of this lamird borders forest resource lands. Sand and gravel resources have been identified in this lamird but extensive similar resources exist throughout the planning region.
	Area clearly identified and contained with a logical outer boundary (LOB) delineated primarily by the built environment as of July 1, 1990	See lamird map PAPRIamird3-a for a 1990 aerial that shows the 1990 built environment and see Summary Section above for description. The land use pattern for this lamird was predominantly established before 1990 through a number of subdivisions and county roads which date back to well before 1990. Some remaining vacant parcels were retained within the logical outer boundaries to serve the projected rural population through infill development. Changing the zoning of these small pockets of land will create small islands of disparate zoning.
	LOB creation addresses neighborhood character	The LOB creation identified a cohesive and established neighborhood that existed as of July 1990. The area’s LOB helps maintain this area’s neighborhood character. According to the Place Road/Eden Valley/Little River neighborhood section of the PAPR Regional Plan at CCC 31.04.450, this was an established neighborhood that had developed as “rural suburban.” The purpose of the R1 zoning is “to provide areas having a suburban/rural density setting free from commercial and industrial developments.” Including this neighborhood within the boundaries of this primarily R1 zoned lamird accurately addresses the neighborhood’s pre-existing character.
	LOB creation addresses	See regional map PAPR-c. To the north, this lamird is bounded by the Strait of Juan de Fuca. To the south and west, this lamird

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	physical boundaries	is bounded by significant bluffs. To the east, it is bounded by the Elwha River corridor.
	LOB creation addresses prevention of irregular boundaries	See lamird map PAPRIamird3-b. The boundaries of this lamird were generally drawn so as to include all compatibly sized residential parcels that fit the R1 zoning designation while excluding environmentally sensitive and larger lot areas. Larger parcels were included where excluding them would have meant drawing jagged lines or creating islands of divergent zoning.
	LOB creation addresses ability to provide appropriate services	See regional map PAPR-d. This lamird is accessed via county Place Road. Any further infill is subject to the Clallam County Subdivision Code (CCC Title 29) and the Clallam County Building Code (CCC Title 21), both of which require evidence of adequate water and sewage disposal.
Development Infill/ Development/ Redevelopment  RCW 36.70A.070 (5)(d)(i);(iv)	Principally designed to serve the existing and projected rural population	The R1 zoning provides for residential use that serves the existing and projected rural population.
	Development is consistent with the area's existing character	The R1 zoning designation prescribes allowed, conditional, and prohibited land uses as well as density, lot sizes, width-to-depth ratios, setbacks, and development restrictions which are consistent with the R1 zoning designation's stated purpose. For instance, the R1 zoning allows for residential infill at 1 dwelling per acre which is consistent with the lamird's average parcel size of 0.6 acres.
	Area not permitted to extend beyond LOB	The lamird's R1 zoning designation is limited to the area within the LOB. Lamird development is not allowed beyond the LOB. This lamird has not increased in size since its adoption in 1995.
Development Regulations RCW 36.70A.070 (5)(d)(iv);(e)	Measures minimize and contain existing areas	The R1 zoning designation is limited to the area within the lamird boundaries. The zoning boundaries coincide with the lamird's boundaries. Extending the lamird boundaries would involve an amendment to the Zoning Code, pursuant to Chapter 33.35 CCC and would require the applicant to demonstrate "consistency with all goals, policies, and mapping criteria of the comprehensive plan." The PAPER Regional Plan at CCC 31.04.230(4)(a)(i) makes it clear that while infill development at one dwelling per acre will be allowed "within the area limits set in the Comprehensive Plan," these area limits "will not be ... expanded." This lamird has not increased in size since the adoption of the 1995 Comprehensive Plan and Zoning Map and lamird map PAPRIamird3-a confirms that the surrounding areas have retained their character between 1990 and 2005.
	Measures minimize and contain existing uses	The R1 zoning designation specifies allowed, conditional and prohibited uses consistent with the purpose of this zoning designation which is "to provide areas having a suburban/rural density setting free from commercial and industrial developments." This zoning designation does not extend beyond the boundaries of this lamird.
	Measures protect critical areas	See regional map PAPR-c and lamird map PAPRIamird3-b for critical areas within or near this lamird. Development and

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		<p>redevelopment of the areas within the lamird are subject to limitations under various County and State regulations, including Critical Areas and Shoreline Management regulations. Development restrictions associated with the logical outer boundaries augment both the logical outer boundaries as well as the rural character of this lamird.</p> <p>Further land divisions within critical aquifer recharge areas to densities exceeding 1 dwelling per 2.4 acre or involving Type 1 soils are conditioned on enhanced on-site sewage treatment that achieves &gt;30% nitrate reduction, according to policies drafted by Clallam County Department of Health &amp; Human Services under the authority of CCC 27.12.615 (3)(b).</p> <p>A comparison of the 1990 and 2005 aerial photos on lamird map PAPRlamird3-a shows that the identified environmentally sensitive areas in his lamird have remained relatively undeveloped within this time period, confirming the effectiveness of the above regulations.</p>
	Measures protect against conflicts with use of agricultural, forest, and mineral resource lands	The R1 zone provides for extended setbacks from resource zones. Chapter 27.10 CCC, Right to Practice Forestry, Mining and Agriculture, contains notice provisions designed to avoid conflicts. The Place Road/Eden Valley/Little River neighborhood section in the PAPER Regional Plan at CCC 31.04.450 provides that "[f]urther encroachment of residential uses into commercial forest areas shall be prohibited..."

## Statistics Section

### Current parcel size groupings

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

### Build-out potential

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

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