

SDPRLamird11-Miller Peninsula

Lamird Report

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

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

This report refers to the Sequim Dungeness Planning Region (“SDPR”) regional maps which are located in section E.0, SDPR Summary and Basemaps, and which are designated with the prefix “SDPR”. This report also refers to lamird-specific maps which are located in section E.11, SDPR Lamird 11 Miller Peninsula, and which are designated with the prefix “SDPRLamird11.”

Summary Section

Lamird Description

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

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

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map SDPRLamird11-a) reveals the extent of the built-out within this lamird as of 1990, while the 2005 aerial photo contained on this same map confirms that the surrounding low density rural areas have retained their character. A review of the Assessor’s records confirms that this facility dates back to 1980.

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

Local Circumstances

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

LAMIRD Criteria Section

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

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

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