

SDPRlamird6-Dungeness Village

Lamird Report

This report provides the written record of local circumstances that explains how the Dungeness Village 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 Sequim Dungeness Planning Region (“SDPR”) regional maps which are located in section D.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 D.6, SDPR Lamird 6 Dungeness Village and which are designated with the prefix “SDPRlamird6”.

Summary Section

Lamird Description

This lamird consists of 67 acres of Rural Village (RV) zoning (CCC 33.15.020) located in the Dungeness-Jamestown neighborhood (CCC 31.03.465) in the SDPR’s north section (see regional map SDPR-a). Dungeness Village is a historic unincorporated community dating back to 1891 and located near the mouth of the Dungeness River and the Strait of Juan de Fuca. Dungeness Village is located near many popular destinations for locals and tourists, including Dungeness Spit, the Dungeness Wildlife Refuge, the Dungeness Recreation Area, the 3 Crabs Restaurant, the Jamestown S’Klallam Tribe, and crabbing opportunities for the world-famous Dungeness Crab. Dungeness Village is considered a rural village with historical sites worthy of protection. This lamird is recognized as one of the “Clallam County economic development nodes where commercial, industrial and/or mixed use (C/I) zoning are supported by the land use elements of Clallam county...” CCC 31.02.610(7)(a); Figure 31.02.610(F). It has been designated to continue to serve local residents and the traveling public within its current size and without impacting adjacent critical areas. CCC 31.02.265, CCC 31.02.275, CCC 31.03.465.

Regional map SDPR-b shows how this lamird is surrounded primarily by lower density zoned rural lands and some agricultural retention lands. Regional map SDPR-c shows that this lamird is surrounded and bounded by significant wetlands associated with the Dungeness River to the west, Meadowbrook Creek to the south, and the Strait of Juan de Fuca to the north and east. 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 SDPR-d shows that this lamird is served by a variety of rural infrastructure, including a Class A Water System for portions of the lamird and adequate access via a number of county roads, which will allow for appropriate infill that will serve the projected increase in rural population.

1990 Built Environment

The 1990 aerial photo of this lamird (see lamird map SDPRlamird6-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 lower density rural areas have retained their character. A review of the Auditor’s and Assessor’s records indicates that the great majority of subdivisions and shortplats that make up this area had already occurred by 1990, including the remainder 8.34 acres of the March 1892 Plat of Dungeness and the 11.77 acres of the June 1972 subdivision of Meadowbrook Village.

The 1990 aerial photo shows Dungeness Village already well developed. The 1982 Zoning Map (see regional map SDPR-e-ii) shows this area zoned Commercial within substantially similar boundaries which were adjusted to include the then-existing built environment. This lamird has remained within the boundaries established on the 1995 Comprehensive Plan and Zoning Map.

Local Circumstances

This lamird is recognized as one of the “Clallam County economic development nodes where commercial, industrial and/or mixed use (C/I) zoning are supported by the land use elements of Clallam county...” CCC 31.02.610(7)(a); Figure 31.02.610(F). According to the Build-out Potential statistics included in the Statistics Section below and shown in graphic form on lamird map SDPRLamird6-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. The average parcel size of all parcels within Dungeness Village is currently .7 acres. There are only 2 parcels that are 5 acre or larger with only a portion of those parcels within this lamird and with significant portions subject to development restrictions due to critical area regulations associated with the logical outer boundaries. Excluding these two split zoned parcels, the average parcel size of all potentially subdividable parcels is 1.4 acre and only 7 of those parcels remain vacant. Downzoning at this point would not make sense.

LAMIRD Criteria Section

Type 1 LAMIRDS: Existing Commercial, Industrial, Residential, or Mixed-use areas		
Criteria		
Usage RCW 36.70A.070 (5)(d)(i)	Existing Commercial, Industrial, Residential, or Mixed-use areas	The County-wide Comprehensive Plan at CCC 31.02.275 provides that “[s]mall rural villages, such as ... Dungeness, ... should continue to be encouraged where convenient services, such as gas, food, taverns, restaurants, lodging and stores would be located. The size, location and distribution of these rural villages should be determined through regional or subarea comprehensive plans. Significant historical sites should be protected within these rural villages.” This lamird is also recognized as one of the “Clallam County economic development nodes where commercial, industrial and/or mixed use (C/I) zoning are supported by the land use elements of Clallam county...” CCC 31.02.610(7)(a); Figure 31.02.610(F). 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	The nearest UGA is the Sequim UGA more than 3 miles to the south. This Lamird does not contain, nor is it adjacent to, any agricultural, forest and mineral resource lands. Dungeness Village is surrounded almost entirely by R5 zoning except for a portion to the south, where it is bordered by AR (agricultural) zoning.
	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 SDPRLamird6-a for 1990 aerial that shows the 1990 built environment and see Summary Section above for description. The boundaries contain the remains of the March 1892 Plat of Dungeness and the June 1972 subdivision of Meadowbrook Village. The boundaries then extend south to include the logical section of Towne road and the relevant corridor along the Sequim Dungeness Way.
	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. Residential use of this area goes back to 1892. The 1982 Zoning Map (see regional map SDPR-e-ii) shows this lamird zoned Commercial within substantially similar boundaries. This lamird contains the

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		historic village of Dungeness and is located near many popular tourist attractions. The purpose of the current RV zoning is “to provide a variety of low-intensity, tourist-related, commercial and residential activities,” Designating this lamird with RV zoning accurately addresses the neighborhood character.
	LOB creation addresses physical boundaries	This lamird is bounded by the Dungeness River corridor and associated wetlands to the west, Meadowbrook Creek to the south, and the wetlands associated with the Strait of Juan de Fuca to the north and east.
	LOB creation addresses prevention of irregular boundaries	See lamird map SDPRlamird6-b. The boundaries of this lamird were generally drawn so as to include all parcels that fit the RV zoning designation while excluding those that were more appropriately included in the surrounding lower density rural zoned area. Included was the remainder of the 1892 Plat of Dungeness in the northwest corner and the 1972 subdivision of Meadowbrook Village in the southeast corner, drawing lines to connect those and including all the parcels containing historic buildings dating from 1880 to 1920. Many of the other parcels contain homes dating from 1940 to 1980. For instance, of the three residential lots in the southwest corner, two contain homes from 1910 and the third contains a home from 1880.
	LOB creation addresses ability to provide appropriate services	See regional map SDPR-d. This lamird is located at the intersection of Sequim Dungeness Way and East Anderson, both main county roads. There is a fire station and there are several retail stores located within Dungeness Village. The subdivision of Meadowbrook Village is served by a Class A water system. Further subdivision and building activities are subject to meeting applicable water availability and sewage disposal standards. 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 purpose of the RV zoning is “to provide a variety of low-intensity, tourist-related, commercial and residential activities” which serves to provide job opportunities and meets the associated residential needs for the existing and projected rural population.
	Development is consistent with the area’s existing character	The RV 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 RV zoning designation’s stated purpose. For instance, the RV zoning allows a density of just less than 4 dwellings per acre, which is consistent with the respective parcel sizes of the Plat of Dungeness and the subdivision of Meadowbrook Village.
	Area not permitted to extend beyond LOB	This RV zoning that applies to this lamird does not extend beyond the boundaries of this lamird. Lamird development is not allowed beyond the LOB. This lamird has not expanded in size since its adoption in 1995.
Development Regulations RCW	Measures minimize and contain existing areas	Yes, the zoning designation is limited to the built environment already in place before 1991. The RV zoning designation is limited to the area within the

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36.70A.070 (5)(d)(iv);(e)		<p>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."</p> <p>The SDPR Regional Plan at CCC 31.03.290 recognizes this lamird as an area that "may permit components of urban type growth but not be allowed to spread over wide areas requiring urban governmental services."</p> <p>This lamird has not increased in size since the adoption of the 1995 Comprehensive Plan and Zoning Map.</p>
	Measures minimize and contain existing uses	The zoning designation of RV was developed to allow for, but also limit, exactly the variety of low-intensity, tourist-related, commercial and residential activities that were already in place.
	Measures protect critical areas	<p>Any development and redevelopment that may occur near streams, wetlands, and landslide areas is subject to buffers and other protective development permit conditions according to Chapter 35.01 CCC, Shoreline Management Act (SMA) and the Clallam County Shoreline Master Program (SMP), as well as Chapter 27.12 CCC, Critical Areas Code (CAC). This lamird's critical areas are mostly associated with the lamird's logical outer boundaries, and the relevant development restrictions 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 >30% nitrate reduction, according to policies drafted by Clallam County Department of Health & 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 SDPRLamird6-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	Chapter 27.10 CCC, Right to Practice Forestry, Mining and Agriculture, contains notice provisions designed to avoid conflicts.

Statistics Section

Current parcel size groupings

	PARCEL SIZE- ACRES				Row total
	0 - 287	.288 - .574	.575 – 4.799	>4.800	
# of parcels	33	34	26	2	95
Sum of acres	6.5	13.7	35.9	11.0	67.0
Average acres	0.2	0.4	1.4	5.5	0.7
% of acres	9.7%	20.4%	53.5%	16.3%	100.0%
% of parcels	34.7%	35.8%	27.4%	2.1%	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	48	17	17	7	5	1	0	0	0	95
Acres sum	19.9	9.9	25.0	8.2	3.6	0.4	0	0	0	67.0
% of acres	29.7%	14.8%	37.3%	12.3%	5.3%	0.7%	0.0%	0.0%	0.0%	100.0%
% of parcels	50.5%	17.9%	17.9%	7.4%	5.3%	1.1%	0.0%	0.0%	0.0%	100.0%
Average size	0.4	0.6	1.5	1.2	0.7	0.4	0	0	0	0.7
Sum dwelling units	49	0	17	0	0	0	0	0	0	66
Sum development rights	57	19	79	25	12	2	0	0	0	194

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

Washington Department of Ecology Aerial Photos dated July 12, 1994

