

# DRAFT COMPREHENSIVE PLAN AMENDMENTS, TITLE 31 CCC

## **Update Areas: CCC 31.03.280 and CCC 31.03.310 of the Sequim-Dungeness Regional Comprehensive Plan**

### **31.03.280 Urban growth – Discussion.**

(1) GMA Goals. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

Encourage the availability of affordable housing to all economic segments of the population of this State, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

Encourage economic development throughout the State that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this State, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the State's natural resources, public services, and public facilities.

Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.

(2) Definitions. The Growth Management Act defines “urban growth” as development that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources. When allowed to spread over wide areas, urban growth typically requires urban governmental services.

The Growth Management Act defines “characterized by urban growth” as referring to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth.

The Growth Management Act and County-wide Planning Policies define “urban governmental services” to include those services historically and typically delivered by cities or other identified service provider, such as a utility district, and which at a minimum include the provision for sanitary waste, solid waste disposal systems, water systems, urban roads and pedestrian facilities, public transportation systems, stormwater systems, police and fire and emergency service systems, electrical and communication systems, school and health care facilities, and neighborhood and/or community parks.

(3) Urban Growth Areas. The Growth Management Act requires Clallam County to designate an urban growth area or areas within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature. Each city that is located in the County shall be included within an urban growth area. An urban growth area may include territory that is located outside of

a city only if such territory already is characterized by urban growth or is adjacent to territory already characterized by urban growth.

Based upon the growth management planning population projection made for the County by the Washington State Office of Financial Management (see County-wide Plan for population projections and allocations), the urban growth areas shall include areas and densities sufficient to permit the urban growth that is projected to occur in the succeeding 20-year period.

Each urban growth area shall permit urban densities and shall include greenbelt and open space areas.

Urban growth should be located first in areas already characterized by urban growth (see definition) that have existing public facility and service capacities to serve such development, and second in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources. Further, it is appropriate that urban government services be provided by cities, and urban government services should not be provided in rural areas.

(4) Why UGAs? The Growth Management Act states that growth outside urban growth areas can occur “only if it is not urban in nature.” Furthermore, urban governmental services should not be extended into rural areas.

There are several areas within the Sequim-Dungeness Regional Planning area that are “urban in nature,” “characterized by urban growth,” and have “urban governmental services.” At Sunland: is the urban residential development, sewer and water systems urban in nature? At Diamond Point-Sunshine Acres: is the urban residential, commercial and industrial development urban in nature?

Failure to designate an area for urban growth means growth that is “urban in nature” will not be allowed and extension of urban governmental services might not be allowed. Designation of urban growth areas is one of several “tools” in the Growth Management tool box. It is a tool by which the County can say NO to further development outside the UGA boundary and YES to planning and providing urban services and facilities within the UGA boundary.

(5) UGA Objectives. The Clallam County Comprehensive Plan works toward conserving rural and resource lands, and making most efficient use of scarce public resources through encouraging development within urban growth areas.

With higher densities, it is possible to provide more efficient transportation, fire and police, water, sewage disposal, and other public services. Public transit studies point out that public transportation systems are not cost-effective until densities of seven dwellings per acre are achieved. It is important that when urban areas are set aside, that urban densities and services get established. Continuing to allow rural densities and rural services within urban areas will not achieve UGA or GMA objectives.

Encouraging urban growth also helps protect rural and resource lands from conversion. When sufficient land within urban areas is provided at a reasonable price and well-designed, there is less demand for rural lands. In the past 20 years, a large portion of the rural growth occurred because the property was less

expensive, and affordable housing opportunities (such as manufactured housing) were allowed.

Urban lands are also the area where the region's primary economic activity takes place: retail, wholesale, professional offices and industry. Commercial and industrial uses often encourage other urban development around it, and increase the need for extension or improvement of public services and facilities. Therefore, those types of commercial and industrial uses should not be allowed outside of urban growth areas.

(6) Battelle. Battelle Memorial Institute's, Sequim Marine Research Operations (MRO), a non-profit research institute and operator of the Pacific Northwest National Laboratory for the Department of Energy located on approximately 105 acres along the west shore of Sequim Bay generally situated between West Sequim Bay and Washington Harbor Roads. The MRO also owns approximately 35 acres of Sequim Bay tideland areas, including portions of Travis Spit, to support research efforts. The MRO targeted this location in 1965 specifically for access to Sequim Bay, which provides the essential marine resources required for Battelle's preeminent research activities.

Primary research activities are related to marine and coastal resources, environmental chemistry, water resource modeling, ecotoxicology and biotechnology, and more recently, national and homeland security. This facility is emerging as a leader in these additional areas: sustainable development of ocean energy; understanding and mitigating long-term impacts of human activities, including climate change, on marine resources.

The marine research operation campus currently supports about 100 staff. Approximately 7.3 acres are developed consisting of 8 facilities that provide: 6,000 sf of analytical and general-purpose laboratory space; 5,300 sf of wet/bioassay laboratory space; 2,000 sf of electronics and maintenance shop areas; and, 38,700 sf of offices, conference rooms and support/storage structures.

Battelle's conceptual plan for expansion of the Sequim MRO campus addresses the need for additional buildings and infrastructure to allow Battelle to continue research on local, regional, national, and global marine environmental and coastal issues. The Campus Master Plan identifies potential future expansion of the MRO facility footprint by as much as 180,000 to 240,000 square feet. This additional square footage would be used for new research laboratories, conference/training/learning facilities and transitory facilities for project related housing. The ultimate build-out of this campus is expected to add 200 to 300 additional researchers and staff over the 10 to 20 year timeframe. To accommodate this additional development, it is imperative to receive water and sewer utilities, and other municipal services from the City of Sequim.

Inclusion of the Battelle property adjacent to the City within the Sequim Urban Growth Area is needed for long-term retention, growth and sustainability of Battelle's marine based research operations. Battelle's growth and sustainability is dependant on urban services. No other viable alternative sites exist in the Sequim UGA that provide the land and water access to support Battelle research activities.

### **31.03.310 City of Sequim urban growth area.**

(1) UGA Boundary. [Policy No. 1] ~~The interim urban growth area boundary made in October, 1993, should be amended to reduce the area designated for urban growth. A land use analysis of required land for projected development indicates that the 1993 boundary far exceeded the land supply necessary. The new boundaries should be Sequim Bay on the east, West Sequim Bay Road in the northeast, Highland ditch below Bell Hill on the south, River Road or the top of the bluff over the Dungeness River on the west, and Old Olympic Highway on the north. The Sequim Urban Growth Area boundary is set forth on the adopted Comprehensive Plan Land Use Map, as amended, that is part of this chapter and title.~~

(2) Critical Areas.

(a) [Policy No. 2] The Dungeness River should not be encroached upon by the City of Sequim urban growth area. The Dungeness River should remain under a single local government's jurisdiction and management.

(b) [Policy No. 3] Implementation of the urban growth area should include specific measures to protect the water quality and resources of Sequim Bay, Bell Creek, Gierin Creek and Johnson Creek.

(c) [Policy No. 4] Groundwater resources should be protected through City/County adoption of stormwater and erosion control measures, water quality education programs, and other best management practices which avoid or minimize impacts to groundwater.

(3) Resource Lands. [Policy No. 5] Agricultural lands to the north of the sewer treatment plant should not be impacted from urban development, as these lands are the largest remaining contiguous tracts of agricultural lands in the Dungeness Valley and should be conserved.

(4) Transportation. [Policy No. 6] Improve circulation patterns around the Sequim urban growth area (see Figure 4):

(a) Complete improvements to Highway 101, including the Sequim Bypass, as outlined in the final environmental impact statement for the Palo Alto to O'Brien Road corridor study.

(b) Improve circulation from the north by increasing the capacity of Port Williams to Brown Road, and Hendrickson to Priest Road.

(c) Encourage improvements to the circulation patterns within the City, including consideration of interim measures to reduce congestion until the Sequim Bypass is constructed and mobility improvements to West Sequim Bay Road.

See paths, trails and sidewalk policies in CCC [31.03.140](#).

(5) Open Space and Greenbelts. [Policy No. 7] The City shall designate greenbelts within the urban growth area. Areas that should be considered include Bell Creek, Gierin Creek, Sequim Bay, Johnson Creek, and some remaining farms within the urban growth area. (See Figure 8 for critical habitat corridors.)

(6) Public Services and Facilities.

(a) [Policy No. 8] The City, Public Utility District, and the County should agree on water service boundaries within the urban growth area. The

comprehensive plan for the City of Sequim UGA shall designate water service boundaries. Individual or private community water or on-site sewage systems within the UGA should be prohibited for new land divisions. All urban services should be provided by the City of Sequim, unless the Public Utility District is an identified service provider.

(b) [Policy No. 9] Development within the urban growth area should be provided with improvements constructed to City of Sequim standards. The city development standards should include roads, sidewalks, water, sewer, lot area, lot shape, setbacks, and land uses.

(c) [Policy No. 10] The County and City should prohibit development within the urban growth area if it is not built to urban standards, including the prohibition of rural density subdivisions with individual wells and on-site septic systems.

(7) Joint Planning.

(a) [Policy No. 11] The City of Sequim should take the lead responsibility for planning the urban growth area. The Sequim-Dungeness Regional Plan should adopt the City's plan by reference, provided the plan is consistent with the Clallam County Comprehensive Plan and the Growth Management Act.

(b) [Policy No. 12] The City should develop a phased annexation plan consistent with the extension of urban services to the annexed areas.

(8) Land Uses.

(a) [Policy No. 13] The City of Sequim should be the primary commercial and service center for the Sequim-Dungeness region. Commercial development should be concentrated in the core of the City and not allowed to sprawl into rural areas and cause congestion on Highway 101 or other arterials of regional significance.

(b) [Policy No. 14] The maximum lot size for new land divisions within the Sequim urban growth area should be less than one acre; provided, however, that lots greater than 10 acres may be allowed.

(c) [Policy No. 15] The City should attempt to site industrial activities within the urban growth area in order to provide economic opportunities (see economic development policies).

(d) [Policy No. 16] A range of housing opportunities should be available throughout the urban growth area.

(f) [Policy No. 17] Designate and zone the approximately 105 acre Pacific Northwest National Laboratories (Battelle) properties along the west-side of Sequim Bay and adjacent to the City of Sequim for research and development park activities. The research and development park land use and zoning designation should be limited to national security, campus-style research and development facilities involved in environmental, chemical, biotechnology, energy efficiency, and marine and coastal security research. This designation should also allow for facilities and uses associated with coordinated/collaborative educational partnerships fostering commercially valuable research and prototype development.