

## **Attachment A – PROJECT DESCRIPTION AND LOCATION DETAILS 2008 GMA Compliance Proceedings**

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Attached are three maps that show the locations of proposed updates to the comprehensive plan and zoning code for the areas of Blyn, Sequim Urban Growth Area (UGA), and LAMIRDs (Limited Areas of More Intensive Rural Development) that are affected by the proposed action.

**A. Blyn.** The WWGMHB found that the designation of Blyn as a Rural Activity Center, where Blyn has not been established as either an Urban Growth Area (UGA) or LAMIRD (limited area of more intensive development) is invalid. The Blyn Rural Center (*see map*) is approximately 425 acres and is currently subject to the Interim Rural Low (R5) zoning. The proposal is to retain the Rural Center (CEN) designation north of US 101 and for a limited area south of US 101 in the vicinity of Zaccardo Rd, and formerly designate these areas as the Blyn LAMIRD under CCC 31.02.263. The proposal for the remaining area south of US 101 is to adopt the Interim R5 zoning as the final comprehensive plan and zoning designation. The proposal also includes amending the CEN zoning standards to require uses to be similar to the type, scale, size, or intensity of uses that existed prior to or as of July 1, 1990, and amending the comprehensive plan neighborhood provisions for Blyn under CCC 31.03.435 consistent with the above responses.

**B. Sequim UGA.** The WWGMHB issued an order of invalidity that the Sequim Urban Residential – I S(R-I) zoning district, together with all comprehensive plan policies and map designations that relate to these zoning districts. The S(R-I) zoning district found invalid covered approximately 460 acres within the unincorporated Sequim UGA (*see map*). The S(R-I) zones are currently zoned Interim Sequim Urban Residential – II (S(R-II)). The proposed response is to adopt the S(R-II) as the final comprehensive plan land use and zoning designation. The proposal also amends Chapter 33.19, Sequim Urban Growth Area, of the zoning code and CCC 31.03.315 of the comprehensive plan to eliminate S(R-I) zoning and related plan policies. The S(R-I) and S(R-II) zoning district allow for similar uses. The proposed change would increase allowed residential density from 2 dwelling units per acre to 4-5 dwelling units per acre.

**C1. Eliminated LAMIRDs.** The following LAMIRDs are proposed to be eliminated and the comprehensive plan and zoning map designation updated as follows:

1. The Southwest Carlsborg LAMIRD is approximately 170-acres and is currently subject to the Interim R5 zoning. The proposal is to no longer designate this area as a LAMIRD and concurrent with this recommendation change the comprehensive plan land use and zoning map designation to Rural Low (R5) as the final designation to replace the former R1 zoning. The affected area borders the southwest portion of the Carlsborg Urban Growth Area located west of Matriotti Creek, south of W. Runnion Rd, east of Joslin Road, east of S. Boyce Rd, and north of Atterberry Road.
2. The Quillayute Prairie LAMIRD is approximately 465 acres. The proposal is to update the comprehensive plan land use and zoning designation from Quillayute Residential (QR) to Western Region Rural Low (RW5) for the entire area. The QR and RW5 allow for similar uses. The main difference of the proposed change is in regards to allowed residential density. The current QR zoning allows for 2 dwelling units (du) per acre, whereas the proposed RW5 zoning allows for a maximum density of 1 du per 4.8 acres (minimum lot size of 2.4 acres).
3. The Little Quillayute Prairie LAMIRD is approximately 250 acres. The proposal is to update the comprehensive plan land use and zoning designation from Quillayute Residential (QR) to Western Region Rural Low (RW5) for the entire area. The QR and RW5 allow for similar uses. The main difference of the proposed change is in regards to allowed residential density. The current QR zoning allows for 2 dwelling units (du) per acre, whereas the proposed RW5

zoning allows for a maximum density of 1 du per 4.8 acres (minimum lot size of 2.4 acres).

**C2. Updated LAMIRDs.** The attached map shows the generalized locations of designated Limited Areas of More Intensive Rural Development (LAMIRD). Please note that not all the LAMIRDs shown are part of the proposed action. The following LAMIRDs (see map) are affected by changes to their logical outer boundaries involving amendments to the Comprehensive Plan and Zoning Map as well as additional changes as indicated:

1. The Dungeness Village LAMIRD is an area of approximately 67 acres currently zoned Rural Village (RV). The proposal is to retain 50 acres within this LAMIRD, with approximately 25-acres designated RV consistent with the zoning prior to the WWGMHB Order. The remaining area of the proposed LAMIRD is proposed to be designated and zoned Rural Village Low (RV2) a new zoning designation to be created under Chapter 33.15 CCC with the same uses as RV but which would reduce the allowed residential density from 1 dwelling unit per 12,500 square feet to 1 dwelling unit per acre. The approximately 17 acres proposed to be removed from the LAMIRD is proposed to be designated Rural Low (R5). The R5 zone allows for a maximum residential density of 1 du per 4.8 acres and limits non-residential uses.
2. The East Anderson Road LAMIRD is approximately 137 acres and is currently subject to the Interim R5 zoning. The proposal is to update the comprehensive plan land use and zoning map designation to R5 for the area south of E. Anderson Rd and no longer designate this area a LAMIRD. The area north of E. Anderson Road is proposed to remain part of the LAMIRD and be designated R1 consistent with the zoning prior to the WWGMHB Order.
3. The Lotzgesell LAMIRD is an area of approximately 1,750 acres and is currently subject to the Interim R5 zoning. The proposal is to replace this LAMIRD with two separate LAMIRDS (Dungeness Bay and Kitchen-Dick LAMIRDs). Areas proposed to remain designated as LAMIRDs are proposed to be designated R1 consistent with the zoning prior to the WWGMHB Order. Areas proposed to be removed from the LAMIRD designation are proposed to be designated R5 (about 560 acres) or Public (about 40 acres). Approximately 39 acres north of W. Anderson Rd is proposed to be part of the Dungeness Bay LAMIRD and designated R1 to replace the current Interim R5 zoning in this area that was previously zoned Rural Moderate (R2).
4. The Dryke/Sherbourne LAMIRD consists of two areas totaling approximately 58 acres currently zoned Rural Commercial (RC). The current RC zoning allows for a maximum density of 2 dwelling units per acre and a variety of commercial uses. For the Sherbourne Rd area, the proposal is to reduce the LAMIRD size by one parcel and one partial parcel totaling approximately 2.5 acres, with these areas proposed for rezoning to Rural Low (R5) under Chapter 33.10 CCC. The proposed R5 zone allows for a maximum residential density of 1 du per 4.8 acres and limits non-residential uses. For the Dryke/Pierson Road area, the proposal is to increase the LAMIRD size by four parcels totaling approximately 17 acres which contain commercial uses and rezone this area from R5 to RC under Chapter 33.15 CCC.
5. The Laird's Corner LAMIRD consists of two areas totaling approximately 150 acres currently zoned either Rural Neighborhood Commercial (RNC) or Rural Limited Commercial (RLC). The proposal is to retain the current LAMIRD and land use and zoning designations except for approximately nine acres located in the vicinity of the US 101 and SR 112 intersection. The proposal is to change the designation and zoning of these nine acres from RNC to Rural Low (R5). The R5 zone allows for a maximum residential density of 1 du per 4.8 acres and limits non-residential uses. The RNC, RLC, and R5 zoning district standards are found under the Clallam County Zoning Code, Title 33 C.C.C. The proposal also includes amending the RNC and RLC zoning standards to require uses to be similar to the type, scale, size, or intensity of uses that existed prior to or as of July 1, 1990.

6. The Deer Park LAMIRD is approximately 160 acres currently zoned either Rural Limited Commercial (RLC) or General Commercial (GC). The proposal is to reduce the size of the commercially-zoned areas within the Deer Park LAMIRD and amend the land use and zoning designations of approximately 40 acres from RLC to Rural Character Conservation 5 (RCC5); approximately seven acres from RLC to Rural Low (R5); approximately 22 acres from GC to Rural (R1); approximately 24 acres from GC to Rural Character Conservation 3 (RCC3), and approximately 43 acres from GC to RLC. The RLC, GC, RCC5, R5, R1, and RCC3 zoning district standards are found under the Clallam County Zoning Code, Title 33 C.C.C. The proposal eliminates the GC zoning district in its entirety and amends the RLC zoning standards to require uses to be similar to the type, scale, size, or intensity of uses that existed prior to or as of July 1, 1990.
7. The Lake Farm LAMIRD is approximately 164 acres and is currently subject to the Interim R5 zoning. The proposal is to retain the R1 designation (same as zoning prior to the WWGMHB Order) for most of the land within this LAMIRD. A total of approximately 24 acres located in the northwest and southeast corners of this LAMIRD are proposed to be designated and zoned R5 and removed from the Lake Farm LAMIRD.
8. The O'Brien Road LAMIRD is approximately 98 acres currently zoned either Rural Limited Commercial (RLC) or Rural Neighborhood Commercial (RNC). The proposal is to reduce the size of the commercially-zoned areas within this LAMIRD and amend the land use and zoning designations of the excluded areas as follows: approximately 23 acres from RNC to Rural Character Conservation 3 (RCC3); and approximately 20 acres from RNC and RLC to Rural Low (R5). The proposal adds an approximately two acre parcel containing the Washington State Patrol Facility on the northeast corner of the US 101 and Old Olympic Highway intersection to the LAMIRD and amends the land use and zoning designation from R5 to RLC. The RLC, RNC, RCC3, and R5 zoning district standards are found under the Clallam County Zoning Code, Title 33 C.C.C. The proposal also amends the RLC zoning standards to require uses to be similar to the type, scale, size, or intensity of uses that existed prior to or as of July 1, 1990.
9. The Crescent Beach LAMIRD is approximately 100 acres currently zoned Rural Neighborhood Commercial (RNC). The proposal is to reduce the size of the commercially-zoned areas within this LAMIRD by amending the land use and zoning designations of approximately 90 acres from RNC to Commercial Forest/Mixed Use 5 (CFM5). The RNC and CFM5 zoning district standards are found under the Clallam County Zoning Code, Title 33 C.C.C. The lands remaining within the LAMIRD are proposed to be amended from RNC to a new Tourist Rural (TR) land use and zoning designation. The proposed TR zoning district allows for small-scale recreational or tourist uses, including commercial facilities to serve those recreational or tourist uses that rely on a rural location and setting, but that do not include new residential development.
10. The Lyre River LAMIRD is approximately 71 acres currently zoned Rural Neighborhood Commercial (RNC). The proposal is to reduce the size of the commercially-zoned areas within this LAMIRD by amending the land use and zoning designations of approximately 40 acres from RNC to Rural Low (R5). The RNC and R5 zoning district standards are found under the Clallam County Zoning Code, Title 33 C.C.C. The lands remaining within the LAMIRD are proposed to be amended from RNC to a new Tourist Rural (TR) land use and zoning designation. In addition, a two-acre parcel associated with the existing resort is proposed to be re-designated from R5 to TR and included within the LAMIRD. The proposed new TR zoning district allows for small-scale recreational or tourist uses, including commercial facilities to serve those recreational or tourist uses that rely on a rural location and setting, but that do not include new residential development.
11. The Bullman Beach LAMIRD is approximately 80 acres and is currently subject to the Interim R5 zoning. The proposal is to retain the R1 designation (same as zoning prior to the WWGMHB Order) for the area part of the Bullman Beach development. Approximately 55 acres of undeveloped lands is proposed to be designated and zoned Commercial Forest (CF) lands which is the same zoning as adjacent forest lands.
12. The Snider LAMIRD is approximately 102 acres and is currently subject to the Interim RW5 zoning. The proposal is to retain the RW1 designation (same as zoning prior to the

- WWGMHB Order) for approximately 10 acres in the vicinity of the US 101 intersection with Riverside and Sunflower Roads. Approximately 60 acres is proposed to be designated and zoned RW5, and a federally-owned tract of approximately 32 acres is proposed to be designated and zoned Commercial Forest (CF).
13. The Bear Creek LAMIRD is approximately 60 acres currently zoned Tourist Commercial (TC). The proposal is to reduce the size of the commercially-zoned areas within this LAMIRD and amend the land use and zoning designations of the excluded areas to Western Region Rural Low (RW5) and Commercial Forest (CF). The TC, RW5, and CF zoning district standards are found under the Clallam County Zoning Code, Title 33 C.C.C.
  14. The Whitcomb/Dimmel LAMIRD is approximately 385 acres with approximately 250 acres currently subject to the Interim RW5 zoning (replaced former RW1 zoning) and the remaining area south of the Sol Duc River currently zoned Tourist Commercial (TC). The proposal is to retain the TC zoning and LAMIRD designation for the area generally between the Sol Duc River and east of Hammer Way. Approximately 360 acres are proposed to be removed from the LAMIRD and designated and zoned either RW5 or Commercial Forest (CF).
  15. The Bogachiel Bridge LAMIRD is approximately 175 acres with approximately 153 acres subject to the Interim RW5 zoning (replaced former RW1 zoning) and approximately 22 acres zoned Tourist Commercial (TC). The proposal is to retain the prior RW1 designation for certain areas along Kallman and Hollow Roads, retain TC designation along Smith Rd, and designate approximately 15 acres (previously RW1) along the west-side of US 101 to TC. The other areas which total nearly 120-acres are proposed to be designated and zoned either RW5 or Commercial Forest (CF) and removed from the LAMIRD.
  16. The Three Rivers LAMIRD is approximately 145 acres currently zoned Western Region Rural Center (WRC). The proposal is to reduce the size of the commercially-zoned areas within this LAMIRD by amending the land use and zoning designations of approximately 123 acres from WRC to Western Region Rural Low (RW5) and designating Leyendecker Park as Public (P) Lands. The WRC, RW5, and P zoning district standards are found under the Clallam County Zoning Code, Title 33 C.C.C. The proposal retains existing developed commercial lands and the fire station facility within the LAMIRD designated and zoned WRC.
  17. The Quillayute River LAMIRD is approximately 175 acres, with approximately 125 acres currently subject to the Interim RW5 zoning. The proposal is to retain the Quillayute Residential (QR) designation (same as zoning prior to the WWGMHB Order) for the developed area around Coho Drive, Dolly Varden Drive, and Rainbow Avenue. The remaining area west of Richwine Rd and south of Mora Rd is proposed to be designated and zoned RW5.

**C3. Updates to LAMIRD Zoning.** The attached map shows the generalized locations of designated Limited Areas of More Intensive Rural Development (LAMIRD). The following LAMIRDS (see map) are affected by changes to the zoning use tables of Rural Neighborhood Commercial (RNC), Rural Limited Commercial (RLC), and Rural Center (CEN), that specify that any allowed and conditional uses must be similar to “uses of such type, scale, size, or intensity as already existed prior to or as of July 1, 1990.”

1. Blyn LAMIRD (see above);
2. Granny’s Café LAMIRD (2.23 acres generally located along Hwy 101 just east of Lake Sutherland);
3. Laird’s Corner LAMIRD (see above);
4. O’Brien LAMIRD (see above);
5. Deer Park LAMIRD (see above);
6. Indian Creek LAMIRD (8.6 acres generally located along Hwy 101 just west of the Elwha River);
7. Whiskey Creek LAMIRD (19.4 acres generally located along the Strait of Juan de Fuca at the end of Whiskey Creek Beach Road);

8. Lyre River LAMIRD (see above);
9. Silver King LAMIRD (37.7 acres generally located along SR 112 and the Strait of Juan the Fuca and accessed by Silver King Resort Road);
10. Straits LAMIRD (15.5 acres generally located along SR 112 and the Strait of Juan de Fuca west of the Hoko River and east of, but including the, Trettevik's RV Park);
11. Camp Hayden LAMIRD (18.9 acres generally located at the intersection of SR 112 and Camp Hayden county road);
12. Clallam River LAMIRD (3.2 acres generally located along SR 112. and between SR 112 and the Clallam River).

Detailed maps showing the below described locations are available at [http://www.clallam.net/RealEstate/html/08\\_gma\\_compliance.htm](http://www.clallam.net/RealEstate/html/08_gma_compliance.htm) or by contacting the Department of Community Development, Planning Division, Clallam County Courthouse, 223 E. 4<sup>th</sup> Street, Port Angeles, WA 98362, or by phone at (360) 417-2321 between the hours of 8:30 AM and 4:30 PM, Monday through Friday.