

## **Final text from the Downtown Committee as of October 2008**

### **RESIDENTIAL**

The majority of the residential land in the Seeley Lake area is divided into density categories ranging from one dwelling unit per 10 acres, to 12 dwelling units per acre. This plan identifies two residential designations, rural residential and residential, each designed to provide for particular residential uses and densities.

- Rural residential land use types are intended to retain rural character and be a buffer between developed and resource protection lands.
- Residential designations are primarily areas that are currently developed. Town residential is within or adjacent to the boundaries of the existing community water and sewer districts.

**NOT DOWNTOWN COMMITTEE LANGUAGE** (the Downtown Committee did not work on the Rural Residential Land Use Classification text):

#### **Rural Residential**

Rural Residential land use types are intended to retain rural character. These designations also function as transitional areas between increased development and Resource Protection Lands. This designation is also based on distance to services. Continued use of these areas for agricultural and other resource based purposes is encouraged. The recommended gross density can be flexibly applied to result in a variety of lot sizes, with the ultimate goal of retaining some larger parcels for resource preservation or agricultural uses. Two different densities, one dwelling unit per 10 acres and one dwelling unit per 5 acres, are described.

#### **Very Low Density Rural Residential**

The Very Low Density Residential classification is used when lands have development limitations beyond the availability of community services. Often streams, rivers, or wetlands and associated high groundwater and resource values place constraints on development. In other cases, steep slopes can be a limiting factor to development. Residential density is allowed up to 1 dwelling unit per 10 acres. Access is generally available by adequate roads. These lands are generally removed from the more concentrated populations and are not appropriate for more density at this time. It is especially important that development of these parcels respect the natural resource concerns of the area. Property improvements, such as residences and accessory structures, should be clustered together in a single area of the site, and the remainder of the land should be used for grazing, timber needs, wildlife habitat, or other open space. Improvements should be sited to limit negative impacts on: water quality and quantity; winter range; open space resources; riparian habitat and community types; and threatened endangered and rare plant and animal species utilizing the property. Other measures, such as storing garbage or other wildlife attractant sources to limit human/wildlife conflicts, should be incorporated into the use of the site. Lands shown with this designation include areas around Clearwater Junction, Fish Lake, Tote Lake, Lake Inez, the northern half of Seeley Lake and most of Section 17 north of Seeley Lake.

#### **Low Density Rural Residential**

This land use classification allows up to one dwelling unit per five acres of land. This category is similar to the Very Low Density Residential in that natural resources need to be considered when developing in the Low Density Residential category. Property improvements, such as residences and accessory structures, should be clustered together in a single area of the site, and the remainder of the land should be used for grazing, timber needs, wildlife habitat, or other open space. Improvements should be situated to limit negative impacts

on: water quality and quantity; winter range; open space resources; riparian habitat and community types; and threatened, endangered and rare plant and animal species living on the property. Other measures, such as storing garbage or other wildlife attractant sources to limit human/wildlife conflicts, should be incorporated into the use of the site. The Low Density Residential land use classification is extensively used for areas that are already developed. Much of the land around the Canyon Road loop and the Double Arrow subdivision falls into this category. Limitations to development due to the lack of services, distance from the concentrated population center, and water quality protection are usually the main reasons lands receive this designation and the associated density. This designation has also been applied to an area around Placid Lake, lands from Riverview south along the Floodway designation to Overland, and lots on the Seeley Lake shoreline.

### ***Development Guidelines***

- § Use conservation design guidelines in resource areas.
- § Development sites should have access to existing road systems.
- § Locate structures on slopes that do not exceed 25%.
- § Locate buildings at the edge of open fields and timberlands..
- § Pathways and connections should be established to provide for a variety of uses (pedestrian, bicycle and equestrian).

### **Residential**

The Residential designation is suggested primarily for areas that are currently developed. These lands are not limited by slope, and in most cases, high ground water is not a concern. Roads are often in place to serve these areas. Many are served by municipal water service, are within the Seeley Lake Sewer District, or are adjacent to the boundaries of these districts. Densities in the Residential designation are recommended for one dwelling unit per acre or one dwelling unit per two acres. Because these areas are not located downtown, they did not receive the higher density recommended in the Town Residential classes. Future road systems to serve new developments in this land use class should be designed to connect to existing roads and provide more than one access point (cul-de-sacs are not recommended because of fire suppression activities). Undeveloped areas in this land use designation should design the placement of structures to allow for future divisions if and when additional services are available. Development plans should consider the presence of parks for properties located near or on a trail or a creek, river, or lakeshore. Lands shown with this designation include lands along the south shore of Seeley Lake, a few areas around the golf course at Double Arrow Ranch, lands between the Seeley Lake High School and Trail Creek, and lands around Morrell Creek and Black Bear Roads, and other areas so designated on the map.

### ***Guidelines***

- Pathways or sidewalks should be constructed at the time of development.
- Depending on the size of the development, parks should be located at the center of a neighborhood, within 0.25 miles of new housing.
- On lots one acre and larger, building footprints should be located to one side of a lot allowing further lot divisions when, and if, community water and sewer becomes available.
- Accesses to individual lots should be shared when possible.

### **Town Residential**

All lands in the Town Residential designation are within or adjacent to the

boundaries of the existing community water and sewer districts. Within the two types of Town Residential designations, densities are generally recommended at 4 dwelling units per acre. This density cannot be achieved without the development of community sewer services. Generally, lands within Town Residential I and II, designations are recommended for higher density development than lands in the rest of the Plan Area due to their proximity to schools, stores, offices, main roads and other amenities within the Plan Area.

### **Town Residential I**

Within this area, residential structures can be built at a density of four dwelling units per acre. This designation does not allow attached, multifamily dwelling units, but is instead designed for single-family homes on small lots. Structures are limited to a maximum height of 35 feet.

#### ***Development Guidelines for Town Residential I***

- Development should include appropriate infrastructure such as sidewalks, curb and gutter, streetlights.
- Buildings should be located within established setbacks or follow the prevailing pattern of adjacent building setbacks.
- Buildings should be oriented to the public street with windows, entries and porches facing and visible from the street and sidewalks.
- New development and road rights-of-way should be designed to accommodate future transit services.
- Limited to a maximum height of 35 feet.
- Depending on the size of the development, parks should be located at the center of a neighborhood within 0.25 miles of new housing.

### **Town Residential II**

Within this designation, residential development is allowed at a density of 4 dwelling units per acre. Attached, multifamily structures are allowed. A density bonus of up to 50% (6 dwelling units per acre) can be applied in this designation if the proposed development is on at least one acre. Structures are limited to a maximum height of 50 feet. Lands Designated Town Residential II are close to the core of the community of Seeley Lake and are within the water and sewer districts.

#### ***Development Guidelines for Town Residential II***

- Development should include appropriate infrastructure such as sidewalks, curb and gutter, streetlights and motorized and non-motorized transportation connections.
- Buildings should be located within established setbacks or follow the prevailing pattern of adjacent building setbacks.
- Buildings should be oriented to the public street with windows, entries and porches facing and visible from the street and sidewalks.
- New development and road rights-of-way should be designed to accommodate future transit services.
- Limited to a maximum height of 50 feet.
- Depending on the size of the development, parks should be located at the center of a neighborhood within 0.25 miles of new housing.

### **COMMERCIAL LAND USES**

There are 98 commercially-taxed parcels in the Plan Area covering over 822 acres. Of these, 67% are within one mile of the center of town and 85% are within two miles of the center of town. Businesses in Seeley Lake serve full

and part-time residents, short-term visitors, and travelers who pass through the area. Commercial uses in the Plan Area include hardware stores, hotels, restaurants, offices, gas stations, grocery stores, medical services, and small retail operations.

The commercial designations identified in this plan are located near significant existing infrastructures to help minimize the need for new or expanded infrastructures to accommodate future commercial uses. This plan identifies three different commercial land use designations, each designed to provide for particular commercial uses and intensities.

The General Commercial designation is designed to allow for larger commercial uses and commercial uses that primarily serve those who are passing through the region. It covers lands to the north and south of the Town Commercial designation along Highway 83 as well as lands at Clearwater Junction.

The Town Commercial designation encourages development of a pedestrian and community-scale commercial area concentrated at the center of Downtown Seeley Lake.

The Mixed-Use designation would allow the same uses as the Town Commercial designation but would limit them to a smaller scale and require them to be combined with residential uses. The Mixed-Use designation also allows for residential uses at the density of four dwelling units per acre without the commercial component. This designation is applied to an area between the Town Commercial and Town Residential designated areas.

### **General Commercial**

The community of Seeley Lake recognizes that residents and visitors alike need access to commercial services that generate traffic or that require structures, lighting, parking lots, and signage. These types of commercial uses can be located in the General Commercial designation. This designation is not designed to accommodate commercial uses that are out of character or scale with the area, such as large warehouses, "big-box" stores, or high-volume gas stations. Lands designated General Commercial are located on both sides of Highway 83 north ( from Morrell Creek Rd for a distance of about ½ mile) and south (from Boy Scout Rd on the west and Redwood on the east, to just south of Whitetail Dr) of Town Commercial as designated on the map. The General Commercial designation also applies to isolated parcels along Highway 200 at the Clearwater Junction.

General Commercial uses are typically accessed from major highways and include uses that involve outdoor storage of merchandise or materials; building material, hardware and equipment sale, storage, and service; limited wholesale trade; support services to business or industry, and businesses that support highway travel such as motels. While this plan accommodates General Commercial uses, the community encourages the less intensive Town Commercial uses to occur in the General Commercial designation as well. Residential uses that are combined with commercial structures are allowed within the boundaries of this designation at a density of one dwelling unit per acre.

### ***Development Guidelines for General Commercial***

- Structures within the General Commercial designation should have a footprint of no greater than 15,000 square feet and a height of 50 feet.

- General Commercial development should provide a pleasing first image to the region and the community of Seeley Lake. Structures and site design should reflect the unique characteristics of the area (architectural character, community theme, geographic uniqueness, etc.) and should be rustic in character. Natural materials, such as wood or stone, should be used for building facades and signs. Where natural materials are not used, building and sign colors should reflect natural materials
- Any permitted residential uses should be part of commercial structures and should not dominate those structures. Residential portions of structures should not dominate the front or first floor of structures within the General Commercial designation.
- The majority of the parking area for larger commercial structures should be located beside or behind the structures, out of view to passing motorists. Vehicle access in and out of business should be easy and safe. Adjacent businesses should consider shared parking areas and pedestrian connections where practical to eliminate unnecessary highway traffic.
- Structures should not block the scenic vistas in the Plan Area.
- Structures should have a maximum footprint of 15,000 square feet.
- Lighting should not be directed upwards or off the property.

### **Town Commercial**

This plan establishes Town Commercial designations at the center of Downtown Seeley Lake. The Town Commercial designations provide a center for the community where residents and visitors may access multiple businesses without driving between each one and where small businesses may benefit from their proximity to one another. A public parking area, public spaces, benches, green spaces, and public art would be attractive amenities to the area. A theme for the area would also be beneficial. Larger retail stores, gas stations and lodging facilities providing more than 25 rooms are not compatible with the Town Commercial designations and would be more compatible in the General Commercial designation. The Town Commercial designation also allows for residential uses combined with commercial structures. The goal of this designation is to help provide more affordable housing in the community by allowing for commercial and residential uses to share the base costs of property in portions of town that are located near infrastructure and other services.

There are three Town Commercial designations recommended by the Plan as designated on the map.

### **Town Commercial I**

The Town Commercial I designation is found in the heart of downtown Seeley Lake (between Redwood St on the south and Morrell Creek Rd on the north) as designated on the map. This designation generally covers businesses on Highway 83 and areas on both sides of Pine Lane, where development is encouraged to allow Pine Lane to become the eventual "Main Street" for the town of Seeley Lake. Street, sidewalk and lighting improvements are especially encouraged along Pine Lane within the boundaries of this designation.

The Town Commercial I designation accommodates pedestrian-oriented small retail and commercial service businesses. Allowed uses include: retail goods and services, financial institutions, business and professional offices, personal services, food and beverage establishments, lodging facilities, small scale

entertainment facilities, bakeries, small grocery stores, delis, fitness centers, boutiques, art galleries, antique stores, and similar types of uses.

Residential uses are allowed in this designation at a density of four dwelling units per one acre but should not dominate the area. Residential uses are allowed at the back or on the upper floors of commercial structures.

Structures should not exceed 50 feet in height. Structures on a single lot should have a footprint of no more than 10,000 square feet, and structures that are situated on more than one lot should have a footprint of no more than 15,000 square feet. Lodging facilities in this designation should not exceed 25 rooms.

#### ***Development Guidelines for Town Commercial I***

- Structures in Town Commercial I should have a footprint of no more than 10,000 square feet on a single lot or 15,000 if located on more than one lot.
- Structures should not exceed 50 feet in height.
- Pitched roofs on the main roof areas of structures are recommended.
- Structures should provide building frontage with street level windows, window displays, doorways and building entries.
- Primary entries should be oriented to street frontages with secondary entries such as service and delivery entries open to the interior of blocks or parking lots.
- Structures should be rustic in character. Natural material such as wood or stone should be used for building facades and signs. Where natural materials are not used, building and sign colors should reflect natural materials. Signs in the Town Commercial designation should be small and rustic in character.
- Access and parking areas should be shared between multiple structures when possible.
- New buildings should include lighting that is similar in scale and level to lighting of surrounding structures.
- Streets and walkways between businesses should create a pedestrian friendly environment.
- Town Commercial uses can be mixed with residential uses on upper floors or structures integrated into the design of the site.

#### **Town Commercial II**

The area designated Town Commercial II is east of the downtown center as designated on the map. In addition to Town Commercial I uses identified in this chapter, this area allows for high-density housing. Maximum residential densities are recommended at 12 dwelling units per acre, with up to 16 units per acre if appropriately designed. Residential uses at this density should accommodate all residential parking onsite. Structures should be set back 10 feet from lot lines on all sides. Structures should not exceed 50 feet in height. Structures on a single lot should have a footprint of no more than 10,000 square feet, and structures that are situated on more than one lot should have a footprint of no more than 15,000 square feet. Lodging Facilities in this designation should not exceed 25 rooms.

#### ***Development Guidelines for Town Commercial II***

- Structures in Town Commercial I should have a footprint of no more than 10,000 square feet on a single lot or 15,000 if located on more than one lot.
- Structures should not exceed 50 feet in height.
- Pitched roofs on the main roof areas of structures are recommended.
- Structures should provide building frontage with street level windows,

window displays, doorways and building entries.

- Primary entries should be oriented to street frontages with secondary entries such as service and delivery entries open to the interior of blocks or parking lots.
- Structures should be rustic in character. Natural material such as wood or stone should be used for building facades and signs. Where natural materials are not used, building and sign colors should reflect natural materials. Signs in the Town Commercial designation should be small and rustic in character.
- Access and parking areas should be shared between multiple structures when possible.
- New buildings should include lighting that is similar in scale and level to lighting of surrounding structures.
- Streets and walkways between businesses should create a pedestrianfriendly environment.
- Town Commercial uses can be mixed with residential uses on upper floors or structures integrated into the design of the site.

### **Town Commercial III**

The Town Commercial III designation covers lands in the center and north of the Town of Seeley Lake that generally abuts Highway 83 and/or the Lake itself as designated on the map.

Primary concerns for the community in this area are viewshed to the lake, public access, and protection of the natural resources of the lake. This designation allows commercial uses but recommends that commercial structures are set back 75 feet from the lake's mean high water mark, while residential structures should be set back 20 feet. If the rear of the lot does not have lake frontage, structures should be set back 15 feet from the rear lot line. Structures should be no more than 35 feet tall as measured from the tallest portion of the building to the grade at the midpoint of the slope where the structure is sited. Structures should be set back from side lot lines by 15 feet. Structures on a single lot should have a footprint of no more than 10,000 square feet, and structures that are situated on more than one lot should have a footprint of no more than 15,000 square feet. Residential uses are recommended at a density of no more than two dwelling units per acre. There is a strong community desire to offer incentives to developers who are willing to create deeded, perpetual, public access to the Lake through their lots and a density bonus for doing so is recommended.

### ***Development Guidelines for Town Commercial III***

- Structures in Town Commercial I should have a footprint of no more than 10,000 square feet on a single lot or 15,000 if located on more than one lot.
- Structures should not exceed 35 feet in height.
- Structures are set back 75 feet from the lake's mean high water mark. Residential structures should be set back 20 feet. If no lake frontage, structures should be set back 15 feet from the rear lot line.
- Pitched roofs on the main roof areas of structures are recommended.
- Structures should provide building frontage with street level windows, window displays, doorways and building entries.
- Primary entries should be oriented to street frontages with secondary entries such as service and delivery entries open to the interior of blocks or parking lots.
- Structures should be rustic in character. Natural material such as wood or

stone should be used for building facades and signs. Where natural materials are not used, building and sign colors should reflect natural materials. Signs in the Town Commercial designation should be small and rustic in character.

- Access and parking areas should be shared between multiple structures when possible.
- New buildings should include lighting that is similar in scale and level to lighting of surrounding structures.
- Streets and walkways between businesses should create a pedestrianfriendly environment.
- Town Commercial uses can be mixed with residential uses on upper floors or structures integrated into

### **Mixed Use**

A Mixed-Use designation is located adjacent to the Town Commercial and Town Residential designations and allows small commercial development or residential development at a density of four dwelling units per acre as designated on the map. There are existing small businesses within its boundaries and the area can continue To serve as a transition area between Town Commercial and Town Residential lands. This designation also allows for development that combines residential and commercial uses to enable business owners to live where they work or to supplement commercial income with rental income. Encouraging a combination of uses may create opportunities for rental or ownership housing that is more affordable by allowing businesses and residents to share the high costs of developable land in the region.

This designation allows for the same commercial uses as the Town Commercial designation, but at a smaller scale. Businesses should be combined with living quarters and should be no larger than residences.

### ***Development Guidelines***

- Structures in Town Commercial I should have a footprint of no more than 10,000 square feet on a single lot or 15,000 if located on more than one lot.
- Structures should not exceed 35 feet in height.
- Pitched roofs on the main roof areas of structures are recommended.
- Structures should provide building frontage with street level windows, window displays, doorways and building entries.
- Primary entries should be oriented to street frontages with secondary entries such as service and delivery entries open to the interior of blocks or parking lots.
- Structures should be rustic in character. Natural material such as wood or stone should be used for building facades and signs. Where natural materials are not used, building and sign colors should reflect natural materials. Signs in the Town Commercial designation should be small and rustic in character.
- Access and parking areas should be shared between multiple structures when possible.
- New buildings should include lighting that is similar in scale and level to lighting of surrounding structures.
- Streets and walkways between businesses should create a pedestrian friendly environment.
- Town Commercial uses can be mixed with residential uses on upper floors or structures integrated into the design of the site.

## **GATEWAY**

Lands designated Gateway are lands that visitors pass through on their way into and out of Seeley Lake. The community recognizes that these lands are critical because they provide visitors with a "first impression" as they drive toward downtown Seeley Lake. These lands provide views of the mountains from Highway 83 and also create a transition from rural residential lands to the more commercial lands at the center of the Plan Area. While the community has expressed a desire to allow some small, limited commercial uses within the Gateway designation, these uses cannot occur at the expense of the critical viewshed resource these lands provide.

There are three Gateway designations within the Plan Area as designated on the map. The largest area extends along the west side of Highway 83 from a quarter mile south of its junction with Double Arrow Road and on both sides of Highway 83 from the Double Arrow Road north to the General Commercial designation. A second gateway area extends for a few hundred feet along Highway 83, starting approximately 1.75 miles north of the center of Downtown Seeley Lake. Finally, a Gateway designation exists on both sides of Highway 83 for a distance of approximately half a mile north and south of the north junction with Boy Scout Road.

**The Clearwater Junction Committee worked on the Gateway language for the area around Clearwater Junction.**

The first of the Gateway designations (the large area south of the town of Seeley Lake along Highway 83) allows for residential uses at one dwelling unit per twenty acres. Commercial uses are limited to light-intensity uses that only require small structures and parking areas, and must be set back from the highway to protect views.

The two Gateway designations north of the town of Seeley Lake on Highway 83 allow for residential densities of one dwelling unit per five acres and also allows commercial uses. Commercial uses allowed in these designated areas north of town include the same types of uses allowed in the Town Commercial designation: retail goods and services, financial institutions, business and professional offices, personal services, food and beverage establishments, lodging facilities, small scale entertainment facilities, bakeries, small grocery stores, delis, fitness centers, local banks, professional offices, boutiques, art galleries, and antique stores. While these uses could be allowed in this designation, uses such as farm stands, small art and craft galleries, ice cream stands and other uses that only require small structures and minimal parking are recommended..

### ***Development Guidelines***

- Structures in Town Commercial I should have a footprint of no more than 10,000 square feet on a single lot or 15,000 if located on more than one lot.
- Structures should not exceed 35 feet in height.
- Residential uses are allowed in the Gateway designation at a density of one dwelling unit per twenty acres in the south area and one dwelling unit per five acres in the north areas.
- The visual impact of any commercial uses on the landscape should be minimal.
- Pitched roofs on the main roof areas of structures are recommended.

- Structures should provide building frontage with street level windows, window displays, doorways and building entries.
- Primary entries should be oriented to street frontages with secondary entries such as service and delivery entries open to the interior of blocks or parking lots.
- Structures should be rustic in character. Natural material such as wood or stone should be used for building facades and signs. Where natural materials are not used, building and sign colors should reflect natural materials. Signs in the Town Commercial designation should be small and rustic in character.
- Access and parking areas should be shared between multiple structures when possible.
- New buildings should include lighting that is similar in scale and level to lighting of surrounding structures.

## **INDUSTRIAL**

Current industrial activity in the Plan Area includes lumber mill operations, log home construction facilities, gravel mining and processing operations, and post and pole operations as designated on the map. In general, the Industrial designation is not intended to allow for other types of industrial uses such as rendering plants, paper mills, food processing facilities, or manufacturing. This limits future industrial uses to ones that are similar to what is in existence today.

A major change in the land use of the areas covered by this designation would require public process and an amendment to this plan. While we recognize the importance of industrial operations to the community, this plan only addresses mining and mill operations. Reclamation of all industrial sites will be as required by the DEQ or other governing agencies. Cessation of current use will cause the properties to revert to their underlying designation.

### **Lumber Mills**

For lumber mills, the Industrial designation accommodates the manufacturing, processing, fabrication, repairing, and assembly of wood products or materials, and packaging and treatment of those products or materials where that work currently takes place. A change to any other user on this land would require public process and an amendment to this Plan.

### **Gravel Operations**

This designation covers the lands in use as mines and processing facilities of related materials. This designation allows the continued use of these areas as mines and processing facilities for extraction and refinement of foundation, sewer, road and construction materials. A change to any other use on these lands would require public process and amendment to this Plan..

### ***Development Guidelines***

- Encourage industrial uses to fit with the character of the valley.
- Industrial uses should have signage should reflect the unique characteristics of the area. Where natural materials are not used, building and sign colors should reflect the natural landscape.
- Activities should be screened from public spaces such as roads. Industrial buildings can front onto public spaces if they fit with the character of the area (such as materials and scale).
- Industrial sites should not require new approaches from Highway 83.