



Pacific County
BOARD OF ADJUSTMENT

December 9, 2015 Minutes
Ilwaco library conference room
Ilwaco, Washington

ATTENDANCE

Dobby Wiegardt, Chair
Patti Jacobsen, Vice Chair
Ray Millner, Member
William Grennan, Alternate Member
Jean Shaudys, (Absent, Excused)
Tim Crose, DCD Planning Director
Will Hamlin, Planner

There were five (4) members of the general public in attendance (*Please refer to the recording of the public hearing for more detailed discussion*).

Chairman Dobby Wiegardt called the meeting to order at 3:00 p.m. and introduced the board members and staff. He then advised the audience of the procedures and process of applications.

The Clerk of the Board administered the oath to those in attendance wishing to testify.

MINUTES

No previous minutes were submitted.

CORRESPONDENCE

There were no comments received.

PUBLIC HEARINGS

Conditional Use Permit No. P1500023

Chairman Dobby Wiegardt asked if any board members had ex-parte contact with the parties involved with this application or had been to the site.

Dobby Wiegardt put into the record that he has known the Morse's for a long time and has spoken to them but that it does not affect his impartiality.

Patti Jacobson stated that she had driven by the site.

Will Hamlin presented the Staff Report for the record (Please refer to the Staff Report for details). He stated that all public notification requirements were met, and no comments were received.

Dobby asks the board if they have any questions for Will or if the applicant would like make any comments.

Mr. and Mrs. Morse testified to their intent of asking for the conditional use.

Dobby opened the hearing for discussion.

- Two other members of the public gave testimony in regards to their support of the proposed project.

Patti Jacobsen moved to APPROVE and William Grennan seconded the following Motion to approve the conditional use permit P1500023.

Motion

The Pacific County Board of Adjustment moves to APPROVE Conditional Use Permit Application No. P1500023 submitted by William and Colleen Morse. The applicants are proposing to construct a single family residence in the Community Commercial zoning designation of Seaview, WA.

SUGGESTED FINDINGS OF FACT

1. The site is located at 1210 32nd St Seaview, WA. The property is described as SEAVIEW 104 07 N40'; LS 10' R/W; LOT 7 & 8 LS 10' R/W; located within Section 28, Township 10 North, Range 11 West, W.M., Pacific County, Washington.
2. A Notice of Application and Hearing was published in the Chinook Observer on November 18th, 2015.
3. A Notice of Application and Hearing was posted on-site on November 12th, 2015.
4. Surrounding land uses consists primarily of residential uses.
5. The Pacific County Comprehensive Plan designates the site as being within the Unincorporated Urban Growth Area of Seaview.
6. The project site is served by Long Beach Water District and Seaview Sewer District.
7. The site is not located within a FEMA flood zone.

8. The project is not located within the jurisdiction of the Pacific County Shoreline Master Program.
9. According to Pacific County's Land Use Ordinance #162, single family residences are required to receive a conditional use permit from the Board of Adjustment in the Community Commercial Zoning District.
10. Pacific County Land Use Ordinance #162 establishes seven (7) criteria that must be met in order for the Board of Adjustment to issue a conditional use permit.

Conclusions of Law:

1. The proposed use will not substantially impact existing public facilities, including streets, roads, utilities, etc.
2. The proposed use is consistent and compatible with existing and/or permitted uses in the same zone;
3. The proposed use is not detrimental to the public interest.

SUGGESTED CONDITIONS OF APPROVAL

1. The applicant shall submit all required permit applications and plans associated with the proposed development.
2. Adhere to all standard planning and building conditions that apply to a single family residence.

The Chairman called for the vote: 4 YEA 0 NAY 0 ABSTAIN.
The motion carried by majority voice vote.

OLD BUSINESS

There was no old business.

NEW BUSINESS

There was no new business.

The meeting was adjourned at approximately 3:25 p.m.

(Please refer to recording of the meeting for a more detailed discussion.)

**PACIFIC COUNTY
BOARD OF ADJUSTMENT**

Dobby Wiegardt, Chairman

Patti Jacobsen, Vice Chair

Marshall Tate, Member (resigned as of 12/08/15)

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