

MEMORANDUM

DATE: October 29, 2015

TO: Pacific County Board of Adjustment

FROM: Will Hamlin, Planner
Department of Community Development

SUBJECT: CONDITIONAL USE PERMIT NO. P1500023, submitted by William and Colleen Morse.

GENERAL INFORMATION

Request: The applicant is requesting a Conditional Use Permit from the Pacific County Board of Adjustment in order to build a single family residence within the Community Commercial zoning district of Seaview, WA.

Location: The site is located at 1210 32nd St. Seaview, Washington. 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.

Public Notice: A Notice of Application and Hearing was published in the Chinook Observer on November 18, 2015. A Notice of Application and Hearing was posted on site, at three separate locations on November 12th, 2015.

SITE INFORMATION

Site Characteristics: The site is developed land surrounded by residential structures. The current use of the property is a single family residence.

Adjacent Land Uses: The surrounding land uses consist primarily of single family residences. The owner has a single family residence that is being removed from the property.

Comprehensive Plan: The site is located within the Unincorporated Urban Growth Area of Seaview.

Zoning: The project site is located in the Community Commercial Zoning District.

Shoreline Master Program: The project is not located within a shoreline area.

Critical Areas and Resource Lands: The project site is located within an Aquifer Recharge Area.

ANALYSIS

The applicant is requesting a Conditional Use Permit in order to replace a single family residence on the property in question. Pacific County Land Use Ordinance No. 162 indicates that a single family residence must obtain a Conditional Use Permit from the Pacific County Board of Adjustment within the Community Commercial zoning district.

In order to approve a Conditional Use Permit, the Board of Adjustment must conclude that the proposal meets all of the following criteria.

1. The conditional use is designed in a manner, which is compatible with the character and appearance of an existing, or proposed development in the vicinity of the subject property;

It appears that the proposed conditional use is designed in a manner, which is compatible with the character and appearance of the existing and future development in the vicinity. The proposed development will replace an existing single family residence with another single family residence. The surrounding properties are primarily single family residences.

2. The location, size and height of buildings, structures, walls, fences, and screening vegetation for the conditional use shall not hinder or discourage the permitted development or use of properties in the immediate vicinity of the conditional use;

The location, size and height of the proposed buildings will not hinder or discourage the permitted development or use of adjoining properties. There are no commercial structures directly adjacent to the property in question.

3. The conditional use is designed in a manner that is compatible with the physical characteristics of the subject property;

The construction of the proposed single family residence is consistent and compatible with the physical characteristics of the subject property.

4. Requested modification to standards are limited to those which will mitigate impacts in a manner equal to or greater than the standards of this title;

The applicants are not requesting any modifications to the standards that must be met in order to obtain a conditional use permit from Pacific County.

5. The conditional use is such that pedestrian and vehicular traffic associated with the

use will not be hazardous or conflict with existing and anticipated traffic in the adjacent area;

The proposed single family residence, should not have a substantial impact to vehicular or pedestrian traffic in the area.

6. The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts on such facilities;

The proposed conditional use will not require additional public facilities or services than those, which already exist, or are available, at the site. The site is served public water from the City of Long Beach, has sewer for the Seaview Sewer District, electricity from the PUD, and access to the site from 32nd St. in Seaview.

7. The conditional use is not in conflict with the health and safety of the community, nor detrimental to the public interest;

It does not appear that the proposed conditional use is in conflict with the health and safety of the community. The subject property is zoned Community Commercial (CC) and the construction of a single family residence is allowed with the issuance of a Conditional Use Permit from the Pacific County Board of Adjustment. In addition, it should be noted that as of November 9, 2016 no comments in regards to this application have been received by Pacific County.

Recommendation: The Department of Community Development does not offer a formal recommendation for approval or denial, instead, staff has provided the following motions, findings of fact, conclusions of law and conditions of approval for your consideration.

MOTION FOR APPROVAL/DENIAL

Based on staff analysis and comments received, staff offers the following motion and findings for your consideration.

The Pacific County Board of Adjustment moves to APPROVE/DENY Conditional Use Permit Application No. P1500023 submitted by William and Colleen Morse, owners of the property. The applicant is proposing to construct a single family residence in place of the existing single family residence.

This recommendation is based upon the following findings:

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



Pacific County
DEPARTMENT OF COMMUNITY DEVELOPMENT

BUILDING • ENVIRONMENTAL HEALTH • PLANNING

October 19, 2015

William and Colleen Morse
909 H St.
Centralia, WA 98531

RE: 10-14-15 pre-app meeting

Dear Mr. and Mrs. Morse:

I would just like to take a moment to go over a few things about your upcoming Conditional Use Hearing in front of the Pacific County Board of Adjustment.

First, I would like to inform you that the hearing will be held on December 2nd, 2015 in meeting room A at 3:00 PM in the Long Beach office located at 7013 Sandridge Rd., Long Beach WA.

Secondly, while reviewing your application I realized that there is one item missing, a County Assessors map showing the properties within 300' of your proposed development and the name and addresses of those property owners. You can obtain these by contacting the Pacific County Department of Public Works, their GIS personnel will assist you with this. After a public notice has been drafted you will receive copies either via email or picked up from our office, whichever is most convenient for you, at which point you will mail the public notice to the property owners and post your property in 3 (three) locations along the property line within a required timeline. After this is done you will need to submit a signed copy of the Affidavit of Mailing form that will be provided to you by Pacific County.

Lastly, as I was going through some of the SEPA requirements that accompany a Type III hearing I found that this particular type of hearing is SEPA Exempt and therefore after the application has been processed you will be receiving a refund for the fees that pertain to the SEPA.

If you have any questions please contact me by phone at (360)642-9382 or by email at chamlin@co.pacific.wa.us.

Sincerely,

Will Hamlin
Pacific County
Department of Community Development

ASSESSOR	CURRENT_O	MAIL_ADD1
73026106005	MARCHAND, A PIERRE JR	BOX 800
73026100207	EAGER, DWIGHT & ADRIENNE J	P O BOX 141
73026100407	GRIFFITH, DAVID W & MARGARET E	2621 NW 16TH AVE
73026105004	PAULSON, CURTIS A & THERESA L	1520 SE SOLOMON LOOP
73026105008	CARPENTER, RAY & ELIZABETH	P O BOX 80
10112823039	WIRKKALA, KENNETH II & ALLA J	P O BOX 795
10112823134	HATFIELD, JANE	P O BOX 24258
73026100003	MERRILL, CRESS & PAULETTE	16390 S HIRAM AVENUE
73026105003	ZIEGLER, KURT & RHONDA	PO BOX 339
73026105007	JOHNSEN, MICHAEL	14731 ASH WAY BLDG B
73026100001	JACOBSON, PAUL A & WENDY R	PO BOX 984
73026100005	MILLER, VIRGINIA	PO BOX 536
73026105001	WILLIAMS, MARILYN J	P O BOX 398
73026105005	LESSNER, TODD	P O BOX 230756
73026099403	MULLINS, JULIE A	7119 SKIPLEY ROAD
73026099008	FISHER, LANCET M & JANE M	23916 GUNDERSON ROAD
73026104004	KEY, CARLA	9900 SW WILSHIRE STREET SUITE #150
73026104007	MORSE, WILLIAM B & COLLEEN M	909 H ST
73026099007	ECKERT, PETER M & RAELENE C	3336 NE ALAMEDA STREET
73026104003	GANA, GEORGE R	P O BOX 465
10112823135	KELLY, SCOTT D & CHARLOTTE	P O BOX 1347
73026099002	WILLIAMSON, DON A	P O BOX 83
73026099006	BERNHARDT, WILLIAM & DEENA	892 EASY STREET
73026104005	ADAMSKI, CURTIS R	4109 FIR STREET
73026104002	FREITAG, WADE P & GREEN, STACY A	1523 SE TAYLOR ST
73026099001	GLEB, MARY L	3973 HOLLADAY PARK LOOP SE
73026099005	BAZE, CAROL J	PO BOX 693
10112823157	GRAY, NICHOLAS C & SHARLENE M	P O BOX 614
73026104001	LONGBINE, JACK C & MARY E	109 SE 41ST AVENUE
73026098005	SCHOLTEN, MARY ANN	8922 NE 81ST STREET
10112823139	SIERRA PARTNERS V LLC,	PO BOX 155
73026098009	BAILEY, BETTY	719 WOODMONT BEACH ROAD SOUTH
10112826151	KLEIN, ELMER & ELDA	3415 WEST 7TH
73026103001	BAILEY, BETTY	719 WOODMONT BEACH ROAD SOUTH
73026103009	HARRELL, RONALD G & KAREN J	P O BOX 1034
10112823151	KLEIN, ELMER & ELDA	3415 WEST 7TH
73026103006	HARRELL, RONALD G & KAREN J	P O BOX 1034

MAIL_ADD2	ZIP_CODE
ILWACO, WA	98624
CHINOOK, WA	98614
CAMAS, WA	98607-4217
VANCOUVER, WA	98683-4641
SEAVIEW, WA	98644
ILWACO, WA	98624
SEATTLE, WA	98124
OREGON CITY, OR	97045
WOODLAND, WA	98674
LYNNWOOD, WA	98087
LONG BEACH, WA	98631
SEAVIEW, WA	98644
ILWACO, WA	98624-0398
TIGARD, OR	97281
SNOHOMISH, WA	98290-5123
MT VERNON, WA	98273
PORTLAND, OR	97225
CENTRALIA, WA	98531
PORTLAND, OR	97212-1802
SEAVIEW, WA	98644
LONG BEACH, WA	98613
SEAVIEW, WA	98644
MOSES LAKE, WA	98837
VANCOUVER, WA	98660
PORTLAND, OR	97214
LACEY, WA	98503-6984
SEAVIEW, WA	98644
ILWACO, WA	98624
PORTLAND, OR	97214
VANCOUVER, WA	98662
TUALATIN, OR	97062
DES MOINES, WA	98198
SPOKANE, WA	99224
DES MOINES, WA	98198
LONG BEACH, WA	98631
SPOKANE, WA	99224
LONG BEACH, WA	98631

PUBLIC NOTICE

SPECIAL USE PERMIT

NOTICE IS HEREBY GIVEN that William and Colleen Morse are requesting a Special Use Permit application #P11500023, determined to be technically complete October 14 2015, in order to build a single family residence within the Community Commercial zoning district of Seaview, WA. The complete packet can be viewed on the Pacific County Department of Community Development website: http://www.co.pacific.wa.us/dcd/public_notices.htm.

The property is located at 1210 32nd St, Seaview, Washington. The legal description of the site is 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, tax parcel 73026104007.

The Board of Adjustment will hear this matter on December 2nd, 2015 at 3:00 p.m. or shortly thereafter within Conference Room "A" at the Pacific County Administrative Facility located at 7013 Sandridge Road, Long Beach, Washington. Any person desiring to express his or her views on this matter or wanting to be notified of the action taken on this application should notify Will Hamlin, Planner, with the Pacific County Department of Community Development, 7013 Sandridge Road, Long Beach, Washington 98631 in writing by December 2nd, 2015 or by calling (360) 642-9382.

Interpreters for people with hearing impairments or taped information for people with visual impairments can be provided at this public hearing if necessary. However, a request for this type of service must be received by the Pacific County Department of General Administration ten (10) days before the meeting; Contact: Pacific County Department of General Administration, P.O. Box 6, South Bend, WA 98586, or (360) 642-9334.

**PUBLIC NOTICE
SPECIAL USE PERMIT**

NOTICE IS HEREBY GIVEN that William and Colleen Morse are requesting a Special Use Permit application #P1500023, determined to be technically complete October 14, 2015, in order to build a single family residence within the Community Commercial zoning district of Seaview, WA. The complete packet can be viewed on the Pacific County Department of Community Development website: http://www.co.pacific.wa.us/cdd/pu/elic_notice.htm

The property is located at 1210 32nd St, Seaview, Washington. The legal description of the site is SEAVIEW 104 07 N40' L5 10' RW, LOT 7 & 8 L5 10' RW, located within Section 28, Township 10 North, Range 11 West, W.M., Pacific County, Washington, tax parcel 73026104007.

The Board of Adjustment will hear this matter on December 2nd, 2015 at 3:00 p.m. or shortly thereafter within Conference Room "A" at the Pacific County Administrative Facility located at 7013 Sandridge Road, Long Beach, Washington. Any person desiring to express his or her views on this matter or wanting to be notified of the action taken on this application should notify Will Hamlin, Planner, with the Pacific County Department of Community Development, 7013 Sandridge Road, Long Beach, Washington 98631 in writing by December 2nd, 2015 or by calling (360) 642-9382.

Interpreters for people with hearing impairments or taped information for people with visual impairments can be provided at this public hearing if necessary. However, a request for this type of service must be received by the Pacific County Department of General Administration ten (10) days before the meeting. Contact: Pacific County Department of General Administration, P.O. Box 8, South Bend, WA 98586, or (360) 642-9334.

**PUBLIC NOTICE
SPECIAL USE PERMIT**

NOTICE TO THE PUBLIC: The Board of Adjustment and Planning Commission are requesting a Special Use Permit for the use of the property located at the following address: 12345 Main St., in order to hold a large party on the property. The property is located at the following address: 12345 Main St., in order to hold a large party on the property. The property is located at the following address: 12345 Main St., in order to hold a large party on the property.

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The Board of Adjustment will hear the matter on December 15, 2018 at 7:00 p.m. in the Public Hearing Room, located at 12345 Main St., in order to hold a large party on the property. The property is located at 12345 Main St., in order to hold a large party on the property.

Integration for people with hearing impairments is provided at the public hearing. If you need a sign language interpreter, please contact the County Administrator at 12345 Main St., in order to hold a large party on the property.

Public Notice: The Board of Adjustment will hear the matter on December 15, 2018 at 7:00 p.m. in the Public Hearing Room, located at 12345 Main St., in order to hold a large party on the property.

281540

**PUBLIC NOTICE
SPECIAL USE PERMIT**

NOTICE IS HEREBY GIVEN that William and Colleen Morse are requesting a Special Use Permit application #SP1500023, determined to be technically complete October 14 2015, in order to build a single family residence within the Community Commercial zoning district of Seaview, WA. The complete packet can be viewed on the Pacific County Department of Community Development website http://www.co.pacific.wa.us/cod/public_notices.htm.

The property is located at 1210 32nd St, Seaview, Washington. The legal description of the site is SEAVIEW 104 57 NW/4, LS 10' RW, LOT 7 & 8 LS 10' RW, located within Section 28, Township 10 North, Range 11 West, W.M., Pacific County, Washington, tax parcel T3025104001.

The Board of Adjustment will hear this matter on December 2nd, 2015 at 3:00 p.m. or shortly thereafter within Conference Room "A" at the Pacific County Administrative Facility located at 7013 Sandridge Road, Long Beach, Washington. Any person desiring to express his or her views on this matter or wishing to be notified of the action taken on this application should notify Will Hamlin, Planner, with the Pacific County Department of Community Development, 7013 Sandridge Road, Long Beach, Washington 98631 in writing by December 2nd, 2015 or by calling (360) 842-9382.

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