

Critical Areas & Resource Lands Ordinance Update



Pacific County
Department of Community Development
March 31st, 2016

ABOUT THE CRITICAL AREAS ORDINANCE UPDATE

What is the Critical Areas Ordinance (CAO)?

The CAO is a collection of development regulations intended to protect the functions and values of critical areas in the County, and to protect the public from hazards associated with developing in certain critical areas.

The County's CAO identifies, designates, and protects the following critical areas:

- Wetlands
- Fish and wildlife habitat conservation areas
- Geologically hazardous areas
- Frequently flooded areas
- Critical aquifer recharge areas

The CAO applies to all lands in Pacific County.

What is the purpose of the CAO update?

Under Washington State Growth Management Act of 1990, all counties and cities in the state must conduct a periodic review and update of their critical areas regulations. Counties and cities must include "best available science" when developing these regulations, and must give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries.



Credit: The Watershed
Company

Current CARL Ordinance 147, 147A, & 147B

- Adopted April 13, 1999, & 147B adopted February 28, 2000
- Section 10 – Geologically Hazardous Areas Regulations
 - Erosion Hazard Areas
 - Section 10(B)(4)(a)

For the purpose of determining lot sizes within erosions and hazard areas, the Administrator shall review available information, analyze necessary geotechnical assessments, and make a decision on a case-by-case basis based on the reports.

e. Buffers

4. Additional Development Standards for Erosion Hazard Areas

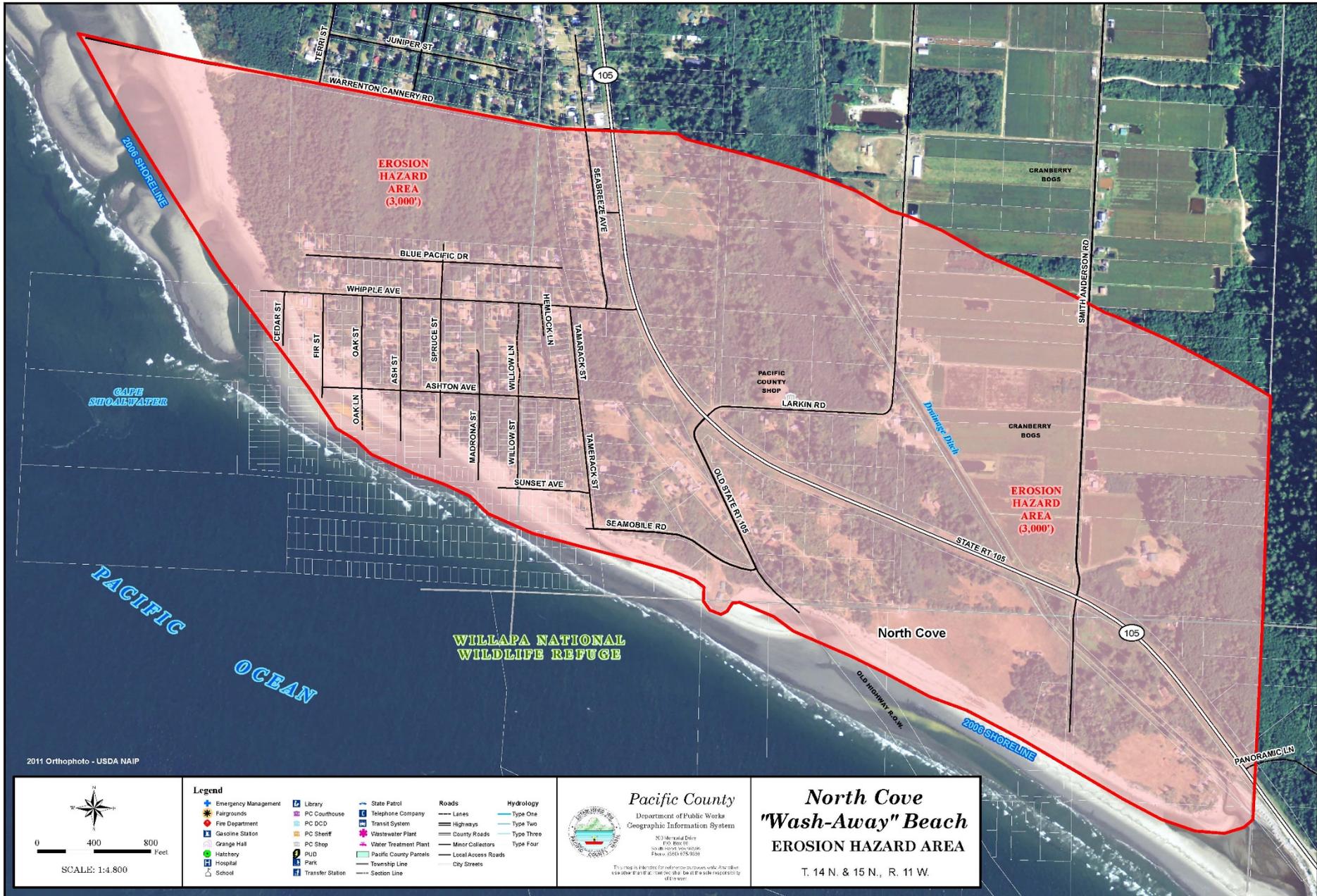
- a. No new structures shall be located on a permanent foundation within an erosion hazard area, unless the foundation is located at a distance landward of the ordinary high water mark that is greater than or equal to the amount of land that is expected to erode within the next thirty (30) years as determined by the Administrator.

(5) To the extent practicable, access shall be in the least sensitive area of the site.

- g. No critical facilities shall be constructed or located within an erosion or landslide hazard area.

4. Additional Development Standards for Erosion Hazard Areas

- a. No new structures shall be located on a permanent foundation within an erosion hazard area, unless the foundation is located at a distance landward of the ordinary high water mark that is greater than or equal to the amount of land that is expected to erode within the next thirty (30) years as determined by the Administrator.
- b. New septic system drainfields in an erosion hazard area shall be located landward of any new structure.



2011 Orthophoto - USDA NAIP



0 400 800 Feet

SCALE: 1:4,800

Legend

- | | | | | |
|---|--|--|---|---|
| <ul style="list-style-type: none"> Emergency Management Fairgrounds Fire Department Gasoline Station Gangue Hall Hatchery Hospital School | <ul style="list-style-type: none"> Library PC Courthouse PC DCD PC Sheriff PC Shop PUD Park Transfer Station | <ul style="list-style-type: none"> State Patrol Telephone Company Transit System Wastewater Plant Water Treatment Plant Pacific County Panels Township Line Section Line | <p>Roads</p> <ul style="list-style-type: none"> Lanes Highways County Roads Minor Collectors Local Access Roads City Streets | <p>Hydrology</p> <ul style="list-style-type: none"> Type One Type Two Type Three Type Four |
|---|--|--|---|---|



Pacific County
Department of Public Works
Geographic Information System

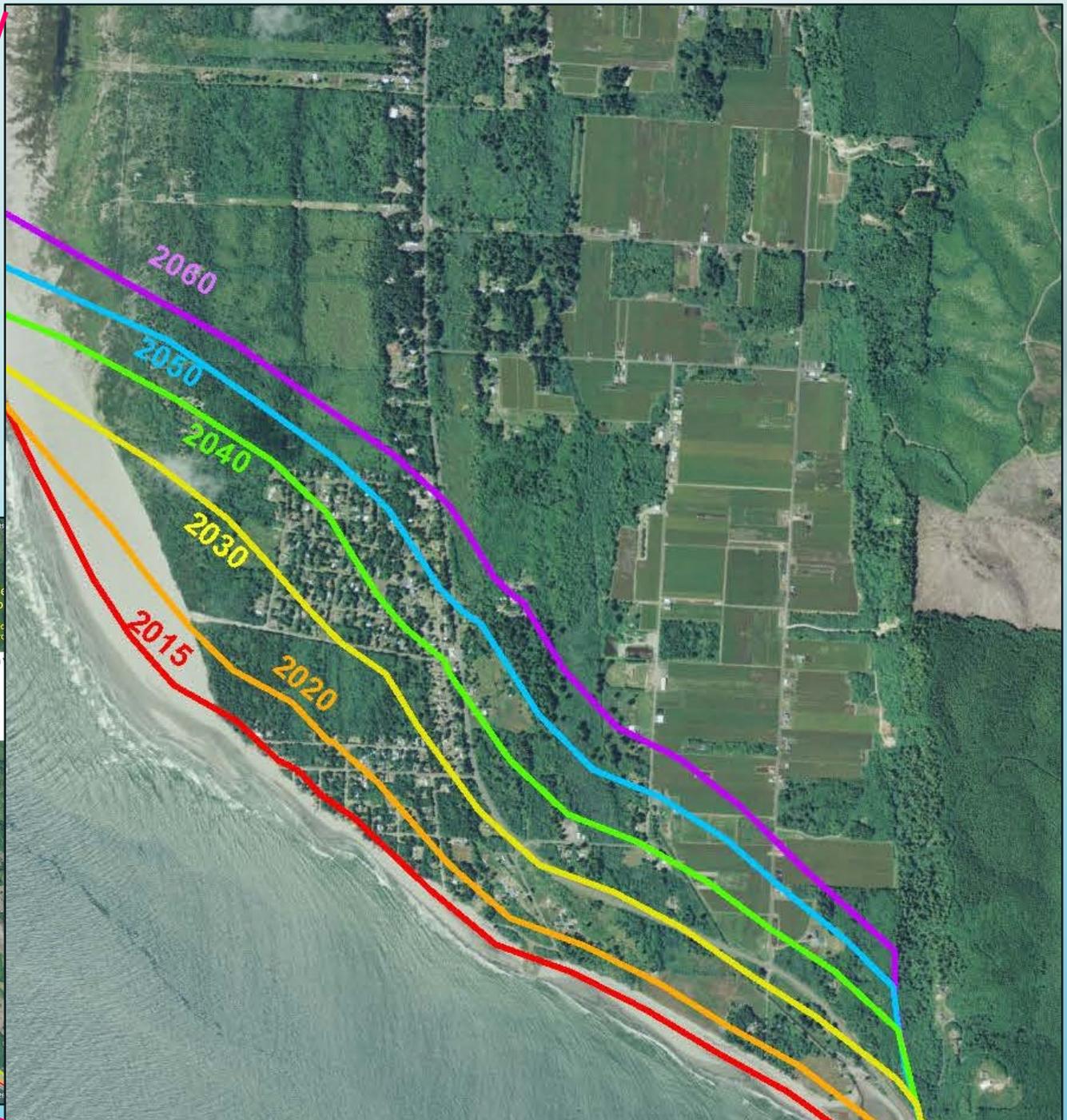
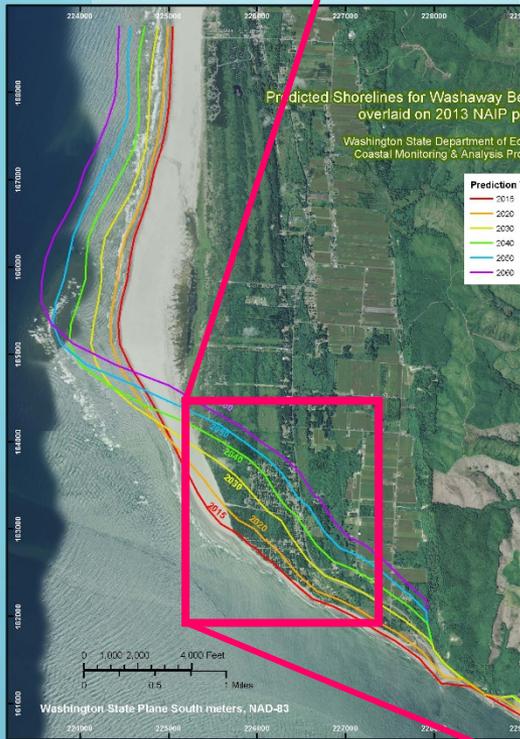
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**North Cove
"Wash-Away" Beach
EROSION HAZARD AREA**

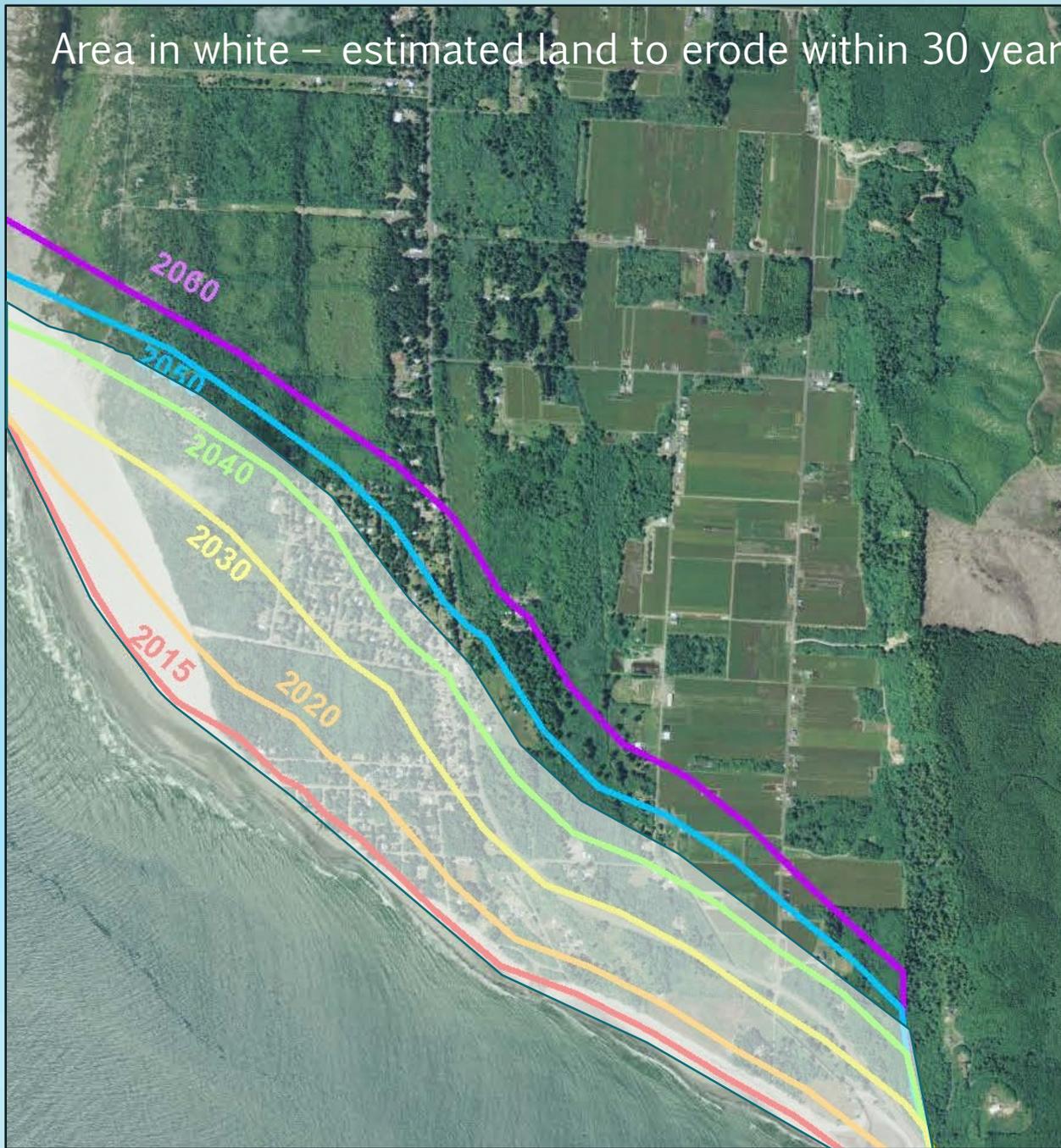
T. 14 N. & 15 N., R. 11 W.

CARL Ordinance Update

- CAO TAC Meetings
- Planning Hearing Draft – March 22nd, 2016
 - Section 8: Geologically Hazardous Areas
 - Development Standards for All Erosion Hazard Areas (Section 8.C.2)
 - Land disturbing activities in erosion hazard areas
 - Timing of Ground Disturbance – May 1st- Oct 31st
 - Erosion and sediment control plan
 - Runoff controlled to prevent erosion
 - Additional Development Standards for Shoreline Erosion Hazard Areas (Section 8.C.3)
 - Setbacks – 30 years
 - Recreational vehicle usage permitted
 - Subdivisions
 - Removal of structures and the decommission of septic tanks and wells– Nuisance Ordinance???



Area in white – estimated land to erode within 30 years



Next Steps

Critical Area & Resource Lands Ordinance

- Public Hearings
 - April 7th, 2016 @ 6 p.m. – South Bend (open for public testimony)
 - May 5th, 2016 @ 6 p.m. – Long Beach (open for public testimony)
 - June 2nd, 2016 @ 6 p.m. – South Bend (closed to public testimony)
- Testimony
 - Oral
 - Written (must be received by 9:00 p.m. on May 5th)
 - E-mail
 - Letter

Nuisance Ordinance

- Amending the Ordinance to include:
 - Clean-up of structures before they reach the beach
 - Responsibility of solid waste violations is shared by property owner AND occupant
- Timeline yet to be determined

Contact Information:

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