



Pacific County
DEPARTMENT OF COMMUNITY DEVELOPMENT

BUILDING • ENVIRONMENTAL HEALTH • PLANNING

DATE: November 3, 2015

TO: Pacific County Planning Commission

FROM: Tim Crose, Planning Director

RE: Public Hearing – Proposed Pacific County Ordinance 177, Procedural

Enclosed with this packet is the draft of proposed Pacific County Procedural No. 177 and suggested Findings of Fact. Proposed Ordinance No. 177 replaces Ordinance No. 164. Due to the large amount of restructuring and formatting to Ordinance 164, a track changes document was not feasible to present when reviewing Ordinance 177. The content changes are highlighted below. The Planning Commission will need to make a final recommendation to the County Commissioners on the proposed Ordinance No. 177.

Content Changes:

- Restructured to be organized by process type (Type I, Type II, Type III, Type IV)
 - Ordinance 164 was organized by each stage of review process (pre-application, counter complete, etc.) which was confusing since not all stages of the review process apply to all process types.
- Added definition section
 - Clarifies terms used in the ordinance. Ordinance 164 did not have a definition section.
- Revised timelines to match RCW
- Reformatted table to summarize types of projects and review process
 - Added clarification to the table in 164 and made it more user friendly.
- Added Administrative variance section
 - This allows for a less formal variance process for applications that require a smaller variance to the regulations.
- Standardized appeal information and structure
 - Rather than detail out each appeal process, the appeal process will be per RCW 36.70C (LUPA)

- Added comp plan review process
 - Specified deadlines for application that affect the Comp Plan or other County ordinance.
- Added third option to conclude planning commission public hearings
 - Allows the commission to issue a final order after taking the application(s) under advisement
- Penalty section added
 - Specifies the penalties for beginning work without a permit
 - Adds that a development permit will not be processed if there are outstanding code violation cases on the same parcel.