

Name Kelly

DPA # 12112833140

Description Rezoning

Project # _____

Department Review	Date Routed	Action	Action Date	Signature	Comments/Notes
Planning P16000219-SEPA DU 14-00000-00118-Reszone	5/6/16				
Roads					
Floodplain					
LADO					
Building					
Health					
Addressing					

App/Tech	50.00	Septic Eval		Zoning		Rezoning	975.00
State B/C		Septic Install		CARL		Special Use	
Building		Septic Repair		Road Appr		Variance	
Plan Check		Design Review		Shoreline		Short Plat	
Mobile		Winter Hold		Floodplain		BLA	
MHT		Well		LADO		Public Notice	
Fire/Life				Wetland Delin		Addressing	
Mechanical		Plan Revision Fee		Cond Use		Revised Site Plan	
Fireworks		Penalty Fee		SEPA	160.00	Copies	

Fees Received

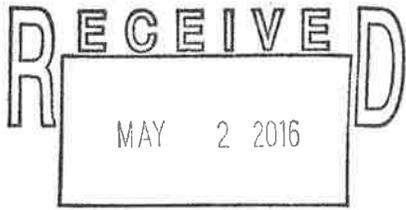
Date Received	Amount
5/6/16	\$210.-
5/6/16	\$975.-

Balance Due _____ Date Issued _____ Issued to _____

Notes:



Development Permit Application
 Pacific County Department of Community Development
 Internet Address: www.co.pacific.wa.us

OFFICE USE ONLY	
PERMIT FEES:	
Issued Date:	_____
Issued By:	_____
	
Dept. of Community Development Pacific County, Long Beach, WA	

PROPERTY OWNER INFORMATION		<input type="checkbox"/> Contact Person
Name:	Colleen S. Kelly, Revocable Trust	
Mailing Address:	26201 Park Ave	
City/State/Zip:	Ocean Park, WA 98640	
Phone:	360-665-5386	Phone:
Email:	japestry@live.com	

APPLICANT INFORMATION		<input checked="" type="checkbox"/> Contact Person
Name:	PAMELA H. WEV	
Mailing Address:	P.O. Box 605	
City/State/Zip:	ILWACO, WA 98624	
Phone:	971-207-5666	Phone:
Email:	pamw@comcast.net	

DESCRIPTION OF WORK

Repeal of property from R2 to R3

JOB SITE INFORMATION AND LOCATION

Job Site Address:	26201 Park Ave. ^{Ocean Park, WA 98640}	Tax Parcel ID No.:	12112833140
Legal Description:	Attached	Township/Range/Section	12 N 1 7W 28
Directions to Site:	N. SR103 to Bay Avenue, left to beach approach. Property on right.		

Legal Description and Tax Parcel Number can be found on your tax statement, the Pacific County web site, address listed above or by calling the Assessor's office at 360-642-9301 or 360-875-9301. **Applications cannot be processed without this information.**

Note: If your property is in a current use program (timber, farm, agricultural, or open space), contact the Assessor before applying, as taxes may be due.

All permits shall be picked up within 30 days of notification by the Department of Community Development that the permit is ready for issuance. Failure to pick up the outstanding permit(s) and pay all outstanding fees within the specified timeframe shall result in the forfeiture of all permit documentation and all application fees paid to date on that project. Any subsequent permitting on the same parcel by the same property owner requires the submittal of new permit application materials and the payment of all new fees at the time of application.

I authorize employees and officials of Pacific County and/or the Flood Control Zone District No. 1 of Pacific County the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

- I have read and examined this development application, as well as the County site-plan checklist and have documented all applicable requirements on the site plan.
- The information provided in this application contains no misstatement of fact.
- I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of the Chapter 18.27 RCW.
- I understand this permit is subject to all other local, state, and federal regulations.

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If Pacific County and/or the Flood Control Zone District No.1 of Pacific County has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Printed Name:	COLLEEN S. KELLY-SMITH TRUSTEE
Authorized Signature:	Colleen S. Kelly-Smith Trustee
Date:	4-28-16

SOUTH BEND OFFICE
 P.O. Box 68
 South Bend, WA 98586
 (360) 875-9356 FAX (360) 875-9304

LONG BEACH OFFICE
 7013 Sandridge Rd.
 Long Beach, WA 98631
 (360) 642-9382 FAX (360) 642-9387

Revised 02/27/2014

SCHEDULE A - SECTION 2

ORDER NO. 815238-RV

DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF WASHINGTON,
COUNTY OF PACIFIC AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: Lot # 216 *R-3 Zone*

Restaurant Shop
PART OF GOVERNMENT LOT 1 IN SECTION 28, TOWNSHIP 12 NORTH, RANGE 11 WEST
OF W.M., PACIFIC COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEGINNING ON THE WEST LINE OF PARK AVENUE IN OCEAN PARK, 637 FEET NORTH
OF THE SOUTH LINE OF SECTION 28;
THENCE NORTH ALONG WEST LINE OF PARK AVENUE 58 FEET TO A POINT 614 FEET
SOUTH OF NORTH LINE OF SAID GOVERNMENT LOT 1;
THENCE WEST PARALLEL WITH THE NORTH LINE OF LOT 1, SECTION 28, 360 FEET,
MORE OR LESS, TO THE ORDINARY HIGH TIDE LINE OF THE PACIFIC OCEAN;
THENCE SOUTHERLY ALONG SAID ORDINARY HIGH TIDE LINE TO A POINT WEST OF
BEGINNING;
THENCE EAST TO BEGINNING.

PARCEL 2: Lot # 138

PART OF GOVERNMENT LOT 1 IN SECTION 28, TOWNSHIP 12 NORTH, RANGE 11 WEST
OF W.M., PACIFIC COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEGINNING ON THE WEST LINE OF PARK AVENUE IN OCEAN PARK, 579 FEET NORTH
OF THE SOUTH LINE OF SECTION 28;
THENCE NORTH ALONG WEST LINE OF PARK AVENUE 58 FEET TO A POINT 672 FEET
SOUTH OF THE NORTH LINE OF SAID GOVERNMENT LOT 1;
THENCE WEST PARALLEL WITH THE NORTH LINE OF LOT 1 OF SECTION 28, 360
FEET, MORE OR LESS TO THE ORDINARY HIGH TIDE LINE OF THE PACIFIC OCEAN;
THENCE SOUTHERLY ALONG SAID ORDINARY HIGH TIDE LINE TO A POINT WEST OF
BEGINNING;
THENCE EAST TO BEGINNING.

PARCEL 3: Lot # 140

BEGINNING AT A POINT IN SAID SECTION 28, TOWNSHIP 12 NORTH, RANGE 11 WEST
OF W.M., PACIFIC COUNTY, WASHINGTON, 306 FEET EAST AND 429 FEET NORTH OF
THE MEANDER CORNER BETWEEN SECTIONS 28 AND 33 OF SAID TOWNSHIP AND
RANGE, SAID POINT BEGIN ON THE INTERSECTION OF THE WEST LINE OF PARK
AVENUE WITH THE NORTH LINE OF BAY AVENUE AS SAID STREETS APPEAR IN THE
PLAT OF OCEAN PARK;

THENCE WEST ALONG THE NORTH LINE OF BAY AVENUE AND WESTERLY
 EXTENSION THEREOF 410 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE NORTH AT RIGHT ANGLES 150 FEET;
 THENCE WESTERLY PARALLEL TO THE NORTH LINE OF BAY AVENUE TO THE
 WASHINGTON STATE PARKS LINE OF CONSERVATION;
 THENCE IN THE SOUTHEASTERLY DIRECTION TO THE NORTH LINE OF BAY
 AVENUE;
 THENCE EAST ALONG THE NORTH LINE OF BAY AVENUE TO THE TRUE POINT OF
 BEGINNING.

SUBJECT TO THE LINES ESTABLISHED IN DECREE ENTERED ON FEBRUARY 21, 1961
 IN SUPERIOR COURT CAUSE 14162, IN PACIFIC COUNTY, WASHINGTON AND TO
 EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD, ALL IN PACIFIC
 COUNTY, WASHINGTON.

ASSESSOR'S TAX PARCEL ID# 121128 140;; 121128 138;; 121128 216

ABBREVIATED LEGAL DESCRIPTION: TL 138, 140 AND 216 IN 28-12-11

****END OF SCHEDULE A****



Re-Zone Application

Pacific County Department of Community Development
Internet Address: www.co.pacific.wa.us

OFFICE USE ONLY

PROJECT/PROPERTY INFORMATION
Tax Parcel ID #: <i>12112833140</i>
Site Address: <i>26201 Park Avenue</i>
OWNER/APPLICANT INFORMATION
Owner: <i>Colleen S Kelly, Rainier 6 Co Trust</i>
Applicant: <i>Colleen S Kelly</i>

This Re-Zone Application shall accompany a completed Development Permit Application, a completed Planning Application, a SEPA Checklist, a Pre-Application Waiver (if applicable), and a completed and accurate to scale Site Plan, and a Zoning, Parcel, and Comprehensive Plan Maps. Provide all of the requested information and answer the questions as thoroughly as possible. Attach supporting information as necessary to support the application.

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED AND WILL BE RETURNED.

Rezoning property from: *R2* to *R3*

Describe the purpose for the re-zone:

Attachment A

What is the Comprehensive Plan Designation: *Shoreline Development*

Explain the merits of the proposed change: (i.e. Does the proposed zone change comply with the Comprehensive Plan? What is the overall benefit to the community and is there a need for additional property to be zoned as proposed? Describe the positive and negative impacts the proposed zoning change could have on the community.)

Attachment B

SOUTH BEND OFFICE
P.O. Box 68
South Bend, WA 98586
(360) 875-9356 FAX (360) 875-9304

LONG BEACH OFFICE
7013 Sandridge Road
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(360) 642-9382 FAX (360) 642-9387

Why is the existing zoning no longer suitable and how will the proposed zoning substantially further the public health, safety, and welfare of the community?

Attachment C

Are the full range of land uses allowed within the proposed zoning district compatible with the surrounding existing and planned uses?

Attachment D

Attach additional sheets as necessary.

Please see Table 2, Existing + Proposed Zone Comparison

Authorized Signature: Colleen S. Kelly-Smith Trustee

Print Name: COLLEEN S. KELLY-SMITH TRUSTEE

Date: 4-28-16

Re-Zone Application Colleen S Kelly Revocable Trust

Attachment A - Describe the purpose of the re-zone:

The subject parcel is one of three parcels owned by Colleen S Kelly Revocable Trust located on the west side of the Long Beach Peninsula, along the coastline on the north side of Bay Avenue and to the west of Park Avenue in Ocean Park, WA. The south two parcels lie immediately north of Bay Avenue and are zoned R3. The subject parcel is adjacent immediately to the north and is zoned R2.

The owner is in negotiations to acquire four parcels in the southeast corner of the property on the northwest corner of Bay Avenue and Park Avenue. This parcel is in the R3 Zone. The subject parcel would constitute 23% of the total area planned for development.

The owner plans to develop the three (and possibly four more) parcels in the near future using Pacific County's Cluster Development Ordinance (Ordinance 162, Section 21 Q). Plans include residential and commercial development appropriate to and consistent with the R3 Zone.

The parcels under the applicant's ownership can be described as:

Table 1

Parcel #	Address	Area	Present Zone
140	26201 Park Avenue	1.18 AC	R2
138	undeveloped	1.18 AC	R3
216	1024 Bay Avenue	1.48 AC	R3
Total		3.84 AC	

Attachment B - Explain the merits of the proposed change:

Compliance with Comp Plan

1. Shoreline Development (Section 2.6.2.4)

The Comprehensive Plan designates these properties "Shoreline Development." This designation generally includes the Pacific Ocean shoreline west of SR 103 between, but not including, Long Beach and Surfside Estates. Section 2.6.2.4 of the Comp Plan (page 2-21) stipulates,

Re-Zone Application of Colleen S Kelly Revocable Trust

The purpose of this designation is to recognize existing residential development related to marine shorelines, or other recreational amenities in rural areas. This designation provides for residential development on parcels that are surrounded by smaller lots and which can physically support it without requiring urban service levels. The shoreline development areas are characterized by activities including, but not limited to, a predominance of one-acre lots with single family residences (seasonal and year-round use) and open space. These areas may have some existing commercial or resort-related land uses. The maximum density is one dwelling unit per acre. Lands are typically too far from the urban area to enable cost-effective provision of public services nor do typical uses require provision of urban services. (Underlining added for emphasis.)

Although the subject properties are located immediately west of the boundary of the Ocean Park Rural Village, they are served by the municipal water system and all other urban amenities of the Village. By zoning the parcels R-3, it is assumed that the County intended for the land to be developed with resort activities.

2. Critical Areas (Section 3)

None of the parcels is anticipated to have sensitive ecological areas. The parcels do not contain wetlands, aquifer recharge areas, or ecologically sensitive habitat for flora or fauna. The density of the development will be contingent on the capacity of the soils for Large On-Site Sewage Disposal Systems. The developable portions of the sites are protected from the ocean by a long western slope to a high dune with stable vegetation.

3. Limited Areas of More Intensive Rural Development (LAMIRD) (2.7.2)

Pursuant to the Washington State Growth Management Act, the Pacific County Comprehensive Plan provides for Limited Areas of More Intensive Rural Development (LAMIRD). There are fourteen such areas designated in Pacific County: five Community Crossroads, eight Rural Activity Centers, and one Urban Village. Among those fourteen, four are located in the vicinity of the proposed rezoning (Klipsan Crossing, Surfside Estates, Nahcotta, and Ocean Park).

These areas are considered more intense than the surrounding countryside. They include historic areas and traditional commercial centers. The designation of the subject parcels as R-3 supports their development in proximity to such LAMIRDs.

As stated above, the subject properties are to the west of Park Avenue which is the western boundary of the Ocean Park Rural Village. It should be noted that the Rural Village designation stipulates that *(it) is not intended to accommodate new, recreationally oriented residential developments or master planned resorts.* (2.6.2.5) Thus the R-3 designation is more appropriate to such uses adjacent to the Rural Village designation.

4. Tourism and Recreation (2.13)

The Comp Plan describes the importance of balancing tourism/recreational development with the maintenance of quality residential development for full-time residents. (Page 2-51) The R 3 Zone allows for a mixture of residential and commercial development consistent with this aim. The Comp Plan notes that *Recreational and tourist activities increasingly comprise a significant portion of the economy of the County. Consequently, this plan recognizes the importance of recreation/tourism in enhancing the vibrancy of the local economy.*

5. Goals and Policies for the Land Use and Rural Element

Policy LU-2.4 states (Page 2-55),

Mixed use areas comprised of high density residential, small scale industries and businesses, and public facilities may be located in rural areas where:

- Historic, unincorporated communities with an existing mix of higher density land uses already exists, and where some new adjacent residential, commercial, and industrial development is expected to continue to occur;*
- Soil conditions are able to handle the cumulative long-term impacts of on-site sewage disposal without adverse impacts to ground and surface waters; and*
- Community water systems are available.*

The proposed rezoning is entirely consistent with these goals.

Overall benefit to the community

The subject property is owned by a long-time resident and business owner in Ocean Park. The cafe and yarn shop that she operates on the site are a magnet for both local residents and visitors. Even though the present building is apart from the core of Ocean Park commercial development, and is not visible from a distance, the businesses operating at this site are popular and profitable. The owner intends to retain ownership of the land while development proceeds and in the long term. The development is not planned for sale to outside interests. The ownership of such a development by a civic-minded member of the community is highly desirable.

By re-zoning the subject parcel, the potential development will include enough area to accommodate circulation (streets, paths, parking) and structures while maintaining important natural areas and view corridors. The addition of 1.18 acres to the overall site will also provide space for adequate setbacks and buffers from surrounding development to ensure privacy for neighboring property owners.

Need for additional property to be rezoned as proposed

The proposed re-zoning would not necessitate the rezoning of any nearby sites.

Positive impacts of the rezone on the community

Businesses in Ocean Park continue to struggle to be profitable. With the exception of a few large businesses, there is constant turnover and an abundance of properties for sale. The small commercial buildings along Bay Avenue are on large lots and do not provide a sense of commercial activity and walkability that is essential to retail sales.

A successful mixed-use development at the western end of Bay Avenue would draw much needed traffic and energy to the heart of Ocean Park. The planned commercial building on the site would be slightly visible from the town center and lend interest to the entire townscape.

Negative impacts of the rezone on the community

There are no negative impacts anticipated from this re-zoning.

Attachment C - Why is the existing zoning no longer suitable and how will the proposed zoning substantially further the public health, safety, and welfare of the community?

The existing zoning is no longer suitable, as the owner would like to develop the parcel in conjunction with her neighboring land. The re-zone would allow for:

- A useful buffer to neighboring properties along the coastline.
- Additional capacity to the waste disposal system.
- Additional space for circulation.
- Additional space for natural amenities.
- A more coordinated development allowing for slightly higher density.

Attachment D - Are the full range of land uses allowed within the proposed zoning district compatible with the surrounding existing and planned uses?

To the south, across Bay Avenue, the land is wholly contained in flood plain, and will not be impacted by the rezoning.

To the east, across Park Avenue is the Ocean Park Rural Village. The R-3 use is compatible with this designation. (See above Attachment B, Compliance with the Comp Plan, #3 in reference to compatibility with the Rural Village designation.)

To the north, the parcel is zoned R-2. Requirements for the ultimate master plan will ensure proper buffers along the entire perimeter of the site. The unusual pattern of parcels along the Pacific shoreline provides challenges to site design. The greater east-west length compared to the shorter north-south length results in a land area that is large, but difficult to master plan. In fact, the inclusion of the proposed rezoned parcel

Re-Zone Application of Colleen S Kelly Revocable Trust

will allow for more flexible setbacks and circulation patterns that provide buffers to the surrounding land uses.

Rezoning Application of Colleen S Kelly Revocable Trust

Table 2 Existing and Proposed Zone Comparisons

Characteristic	General Residential District R-2	Resort District R-3
Intent	... to provide a diversity of residential living arrangements to promote compact areas containing densities which support efficient utilization of present and future public infrastructure while serving as a buffer area between rural residential areas and commercial centers.	... to promote recreation and tourism while ensuring consistency with the Comprehensive Plan. The district functions as a multiple use land use District as it seeks to blend existing and new residential and commercial land uses in existing and new recreational and tourist areas of the County. The Resort District is indicative of many existing and developing areas on the Long Beach Peninsula.
Permitted Uses	Residential/accessory	Residential/accessory/commercial/retail/hotels/motels/condos/recreation
Conditional Uses	Multi-family < 16 units/LOR	MFR > 16 units/LOR Commercial > 5,000 sq ft Motel/hotel/condo > 25 units
Density	SF, MF up to 4 units/LOT	Residential < 16 units/LOR Commercial < 5,000 sq ft Motel/hotel/condo < 25 units
Height	35 feet	Residential = 35 ft Commercial = 50 ft
Setbacks	Residential F 20ft R 10 ft S 5 ft C 10	SFR: F 20 ft R 10 ft S 5 ft C 10 ft MFR: 20 ft from all boundaries
Cluster Development	Allowed	Commercial uses bordering commercial uses: 0 lot line Commercial uses bordering SFR and MFR reflect those zone setbacks. Allowed

U.A.T.T. =
Unknown at This Time

SEPA ENVIRONMENTAL CHECKLIST
UPDATED 2014

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [help]

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [help]

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements -that do not contribute meaningfully to the analysis of the proposal.

A. background [help]

1. Name of proposed project, if applicable: [help]

Re-Zone of parcel

2. Name of applicant: [help]

Colleen S. Kelly Revocable Trust

3. Address and phone number of applicant and contact person: [help]

26201 PARK AVENUE, OCEAN PARK, WA 98640
360-665-5385

CONTACT: PAMELA WEV pamwev@gmail.com 971-207-5666

4. Date checklist prepared: [help]

APRIL 25, 2016

5. Agency requesting checklist: [help]

Pacific County Dept. of Community Development

6. Proposed timing or schedule (including phasing, if applicable): [help]

Unknown at this time (UATT)

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]

Yes, after the Re-Zone, we will proceed with plans to develop the site.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]

A soils analysis has been completed.
After Re-Zone, we will proceed with all necessary environmental studies.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [help]

No

10. List any government approvals or permits that will be needed for your proposal, if known. [help]

UATT

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help]

See Attachment A

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help]

26201 Park Avenue, Ocean Park, WA 98640
Township 12N, Range 77W, Section 28

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth

a. General description of the site [help]

(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other _____

Varied, sloping downer to the west, steeper slopes to the east.

b. What is the steepest slope on the site (approximate percent slope)? [help]

5% down escarpments

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

Medium Sand Type III

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

NO

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

UATT

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

UATT

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

UATT

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

UATT

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

NONE

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

NO

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

UATT

3. Water

a. Surface Water: [\[help\]](#)

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type

and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

The site is bordered by the Pacific Ocean on the west.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

NO

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [help]

UATT

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help]

NO

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help]

NO

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [help]

NO

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [help]

NO

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [help]

UATT

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [help]

UATT

2) Could waste materials enter ground or surface waters? If so, generally describe. [help]

NO

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

UATT

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

UATT

4. Plants [help]

a. Check the types of vegetation found on the site: [help]

- deciduous tree: alder, maple, aspen, other *a few scrub trees*
- evergreen tree: fir, cedar, pine, other *scrub pine throughout the site,*
- shrubs *mehonia, sedge, gorse, grasses* *a few fir trees*
- grass *dune grasses*

- ___ pasture
- ___ crop or grain
- ___ Orchards, vineyards or other permanent crops.
- ___ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ___ water plants: water lily, eelgrass, milfoil, other
- ___ other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [help]

U. A T T

c. List threatened and endangered species known to be on or near the site. [help]

• Bald eagles

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help]

U. A. T. T.

e. List all noxious weeds and invasive species known to be on or near the site.

Goose

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [help]

birds: (hawk), (heron), (eagle), songbirds, other:
 mammals: (deer), (bear), (elk), beaver, other:
 fish: bass, salmon, trout, herring, shellfish, other ocean species

b. List any threatened and endangered species known to be on or near the site. [help]

DFW maps include no species listed near this site.

c. Is the site part of a migration route? If so, explain. [help]

NO

d. Proposed measures to preserve or enhance wildlife, if any: [help]

U A T T

e. List any invasive animal species known to be on or near the site.

NONE

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [help]

U. A. T. T.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help]

NO

c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

Planned architectural design and construction features will be as energy efficient as is feasible.

7. **Environmental health**

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#) *NO*

- 1) Describe any known or possible contamination at the site from present or past uses.
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
- 4) Describe special emergency services that might be required.
- 5) Proposed measures to reduce or control environmental health hazards, if any:

b. **Noise**

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

NONE

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

U. A. T. T.

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

U. A. T. T.

8. **Land and shoreline use**

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

Attachment B

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#) *NO*

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how:

NO

c. Describe any structures on the site. [help]

See Attachment B

d. Will any structures be demolished? If so, what? [help]

YES, all

e. What is the current zoning classification of the site? [help]

R-2

f. What is the current comprehensive plan designation of the site? [help]

General Residential

g. If applicable, what is the current shoreline master program designation of the site? [help]

Shoreline development

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]

NO

i. Approximately how many people would reside or work in the completed project? [help]

U. A. T. T.

j. Approximately how many people would the completed project displace? [help]

NONE

k. Proposed measures to avoid or reduce displacement impacts, if any: [help]

NA

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]

Measures proposed are to be compatible with the zoning envelope.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N.A.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help]

U. A. T. T.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help]

One, middle income

c. Proposed measures to reduce or control housing impacts, if any: [help]

The ultimate project is intended to augment the Peninsula's housing supply.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help]

U. A. T. T.

b. What views in the immediate vicinity would be altered or obstructed? [help]

NONE

c. Proposed measures to reduce or control aesthetic impacts, if any: [help]

U. A. T. T.

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help]

NONE

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]

NO

c. What existing off-site sources of light or glare may affect your proposal? [help]

None

d. Proposed measures to reduce or control light and glare impacts, if any: [help]

NA

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]

The property is adjacent to the Ocean Park beach access point.

b. Would the proposed project displace any existing recreational uses? If so, describe. [help]

NO

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]

U. A. T. T.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [help]

NO

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help]

NO

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help]

NA

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

NA

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help]

Attachment C

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help]

Attachment D

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]

U. A. T. T.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [help]

NO

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help]

NO

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help]

U. A. T. T.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

NO

h. Proposed measures to reduce or control transportation impacts, if any: [help]

U. A. T. T.

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help]

U. A. T. T.

b. Proposed measures to reduce or control direct impacts on public services, if any. [help]

U. A. T. T.

16. Utilities

a. Circle utilities currently available at the site: [help]

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [help]

U. A. T. T.

C. Signature [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Colleen S. Kelly-Smith Trustee

Name of signee COLLEEN S. KELLY-SMITH TRUSTEE

Position and Agency/Organization _____

Date Submitted: _____

D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

We cannot know these factors until we develop the project design.

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

U. A. T. T.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

U. A. T. T.

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

No such impacts are anticipated

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

No adverse impacts to the shoreline are anticipated.

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposal is likely to increase such demands only slightly, as energy efficiency will be a project goal.

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

None are anticipated.

Re-Zone Application of Colleen S. Kelly Revocable Trust SEPA Checklist Addenda

Attachment A

A. Background

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site.

This proposal requests the re-zoning of one of seven parcels owned or under sales contract by the applicant. Six of the parcels are zoned R-3; the seventh is zoned R-2. The proposal is to re-zone the seventh parcel from R-2 to R-3 in order to create a site where all parcels are zoned R-3. The owner intends to develop the site in compliance with R-3 zoning in a phased development which will include commercial, residential, and vacation rental uses.

Attachment B

B. Environmental Elements

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties?

The site of the proposed Re-Zone contains a 720 sq. ft. home with a detached garage. The adjacent parcel, also owned by the applicant is unimproved. The parcel to the south along Bay Avenue has a commercial building occupied by a cafe and yarn shop.

To the north of the site are beachfront residences. To the east, across Park Avenue, are a commercial building housing a restaurant, and a church. Across Bay Avenue to the south is a creek surrounded by unbuildable flood plain. To the west is the beachfront of the Pacific Ocean, including a beach approach access point.

Any future development of the subject site should not impact surrounding properties, except for the slight addition of pedestrian and auto traffic.

Attachment C

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The subject properties are in the northwest quadrant of Bay Avenue and Park Avenue. Until the master plan for future development is complete, we will know proposed access points.

Attachment D

14. Transportation

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe.

Yes, the site is served by Pacific County Transit System's #20 Bus Route, with the nearest stop at Bay Avenue and Vernon Avenue at the center of Ocean Park, approximately .25 miles from the site.

Attachment E

16. Utilities

- a. (Identify) utilities currently available at the site:

Electricity	PUD2 of Pacific County
Water	North Beach Water
Refuse	Peninsula Sanitation Services
Telephone	The site can be served by several landline providers.
Septic System	The site is presently served by an onsite septic system. Future development on the site will either expand or replace the present system.



Land Use Planning Permit Application
 Pacific County Department of Community Development
 Internet Address: www.co.pacific.wa.us

OFFICE USE ONLY

PROJECT/PROPERTY INFORMATION

Tax Parcel ID #: *12112833140*

Project Value: *unknown*

OWNER/APPLICANT INFORMATION

Owner: *Callan S. Keller Kaimoable Trust*

Applicant: *Ronela H. Dew*

Contractor: *NA*

PLANNING INFORMATION - Failure to provide complete information will lead to a rejection of your permit application.

1. List existing improvements, structures, and dimensions: *SFR home 1700 sq. ft., detached garage 1200 sq. ft.*

2. Is the proposed development one phase of a larger project or larger development?

If yes, describe the entire project in detail: *See Attachment A*

3. Is there any surface water body on or in the immediate vicinity of the proposed site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? YES NO *The Pacific Ocean, Rainier Lake, West Lake*

4. Name of water and/or wetlands within which development is proposed: *NONE*

5. Does the property have an existing driveway? YES NO

6. Will fill material be placed near or within a drainage way (ditch, swale, channel, etc.)? YES NO *unknown ATT*

7. Are activities adjacent to unstable soils or slopes? YES NO *unknown ATT*

8. Will activities alter man-made or natural drainage features? YES NO *unknown ATT*

9. Indicate amount of new impervious areas (areas covered by buildings, pavement, concrete, rock, etc.): *unknown ATT*

10. Does the project involve any clearing, filling, grading, paving, surfacing and/or dredging? YES NO

If Yes, answer the following. If No, go to number 11. *unknown ATT*

A. If activities include clearing and grading greater than 5,000 sq. ft. Indicate SF:

B. If activities include new landscaping, yard maintenance, or gardening greater than 7,500 sq. ft. Indicate SF:

C. Will activities involve placing fill materials? YES NO

1. If fill materials exceed 1 foot in depth. Indicate Depth:

2. If fill materials exceed 50 cubic yards. Indicate Cubic Yards:

D. If activities involve earth removal exceeding 2 feet in depth (Excluding foundation excavations). Indicate FT:

E. If activities add more than 10,000 sq. ft. of impervious area (Road projects only). Indicate SF:

F. If activities add 5,000 sq. ft. of impervious area (All other projects). Indicate SF:

11. Has proposed site been flagged/staked? YES NO If No, contact DCD office when flagged/staked.

SOUTH BEND OFFICE

P.O. Box 68

South Bend, WA 98586

(360) 875-9356 FAX (360) 875-9304

LONG BEACH OFFICE

7013 Sandridge Road

Long Beach, WA 98631

(360) 642-9382 FAX (360) 642-9387

Re-Zone Application of Colleen S. Kelly Revocable Trust

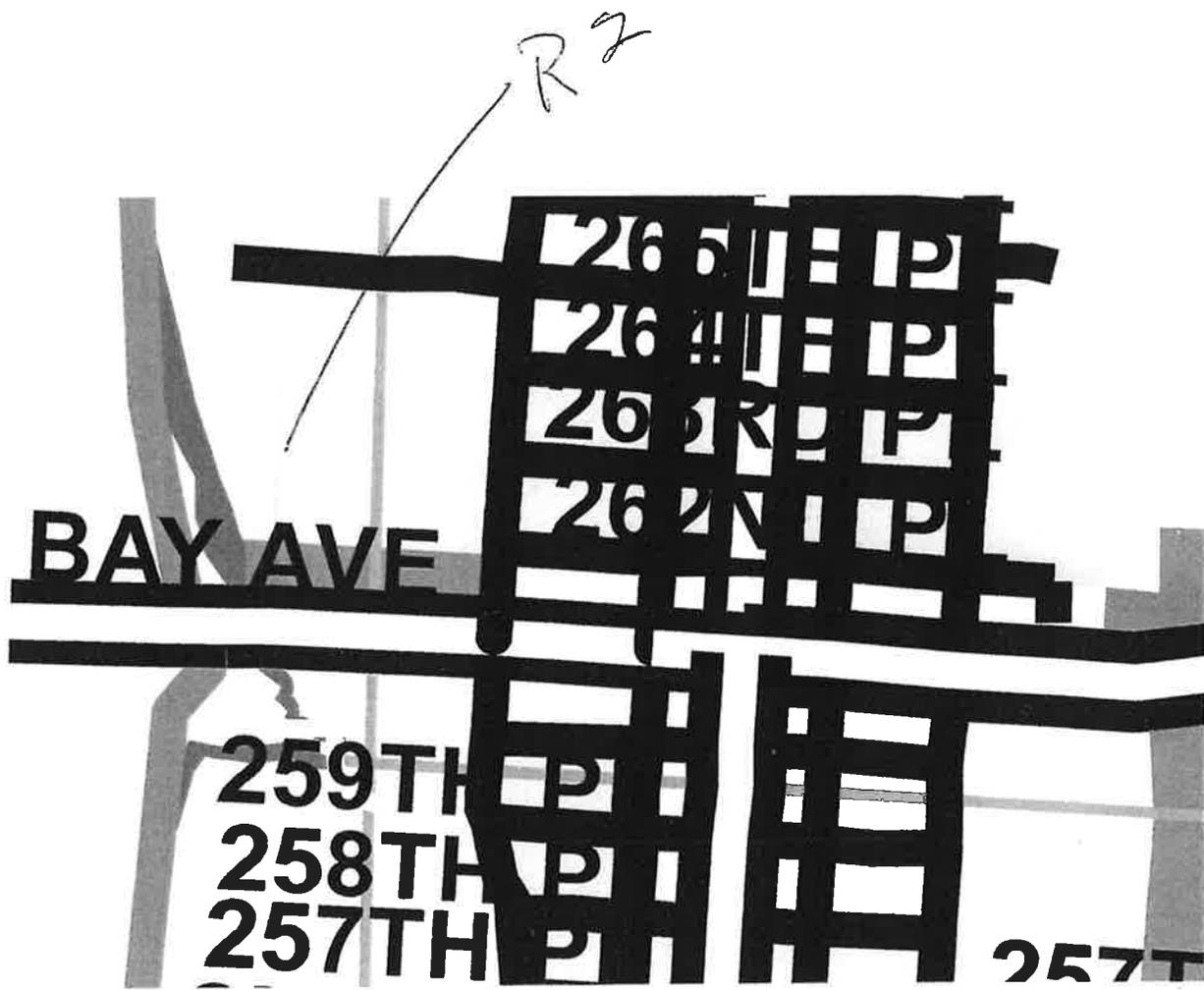
Land Use Planning Permit Application

Attachment A

2. Is the proposed development one phase of a larger project or larger development? If yes, describe the entire project in detail:

The present proposal is the first step in the development of a 5.25 acre site at the west end of Bay Avenue in Ocean Park on the Long Beach Peninsula. The site is north of Bay Avenue between Park Avenue on the east and the Pacific Ocean on the west. The owner plans to create a clustered development of commercial, residential, and vacation rentals within the the R-3 zoning envelope. The owner is in the preliminary stages of soils analysis, economic feasibility studies, and site design. The zone change is necessary in order to proceed with the project.

an



ZONING MAP

(Incorrect identification of Esg/parcel
as CC; Assessor data indicates
it is R-3)

Pacific County Tax Lot Map

FEMA Floodzone

1 inch = 400 feet

Disclaimer

This spatial data is intended for reference purposes only. Any use other than that intended shall be at the sole responsibility of the user. The information appearing on this document was obtained from a variety of sources, as typically identified hereon. The user acknowledges that inconsistencies, errors and omissions may be contained within the data used to prepare this product, and such data may originate from other sources than Pacific County.

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Pacific County Tax Lot Map

Parcel No. 12112833140

1 inch = 300 feet

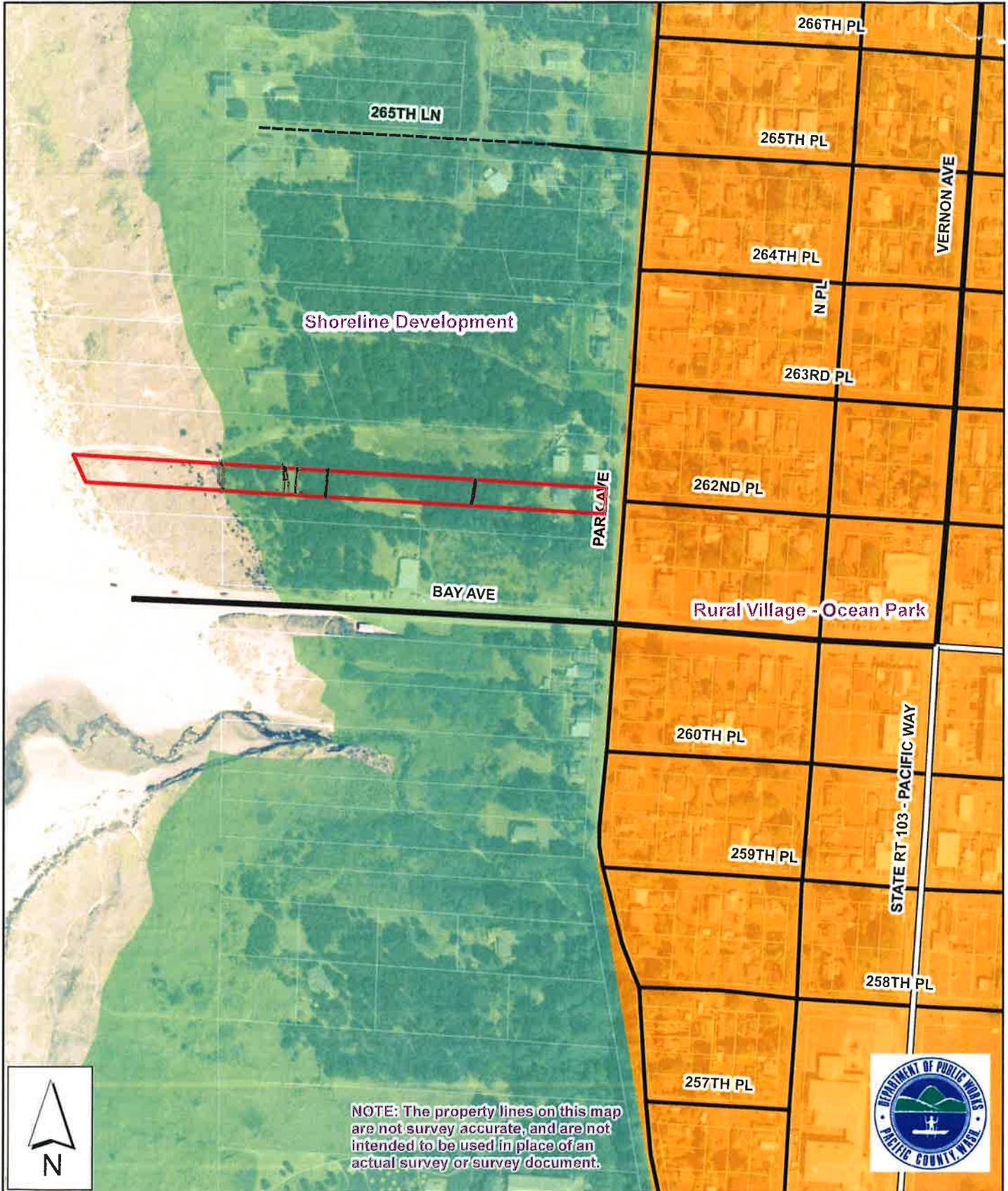
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Pacific County
DEPARTMENT OF COMMUNITY DEVELOPMENT

BUILDING • ENVIRONMENTAL HEALTH • PLANNING

June 21, 2016

Pamela H. Wev
P.O. Box 605
Ilwaco, WA 98624

RE: 06-09-16 pre-app meeting

Dear Ms. Wev:

I would just like to take a moment to thank you for meeting with us regarding your re-zone application #DUB16-00000-00118.

First, I would like to inform you that the Planning Commission will hear your application on August 4th, 2016 in meeting room A at 6:00 PM in the Long Beach office located at 7013 Sandridge Rd., Long Beach WA.

Secondly, as we had discussed at the meeting your application is complete and well detailed though it would be to your benefit to have a conceptual plan to give the Planning Commission that would include design of the structures and use as well as how you had intended to buffer the development from the neighboring properties within the General Residential (R2) to the north of the proposal. I understand from speaking with you that this would be completely conceptual and would in no way be binding.

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