

BEFORE THE BOARD OF PACIFIC COUNTY COMMISSIONERS

RESOLUTION NO. 98-089

A RESOLUTION ADOPTING THE PACIFIC COUNTY COMPREHENSIVE PLAN
AND RESCINDING CONFLICTING RESOLUTIONS AND DOCUMENTS

WHEREAS, the Board of Pacific County Commissioners (Board) passed Resolution 90-123 on October 30, 1990, and thereby agreed to implement the requirements of the Growth Management Act (GMA) as contained in SHB No. 2929 (Washington Laws, 1990 1st Ex. Sess., Ch. 17), subject to adequate funding from the State of Washington;

WHEREAS, Chapter 36.70A RCW requires the County to adopt a Comprehensive Plan that meets specified GMA goals and addresses the mandated GMA elements;

WHEREAS, the Pacific County Planning Commission and Pacific County Department of Community Development have produced a Comprehensive Plan that meets the specified GMA goals and addresses the mandated GMA elements;

WHEREAS, during review of the Comprehensive Plan, the Pacific County Planning Commission completed an extensive public review process that exceeds the requirements of Resolution 96-032, the Pacific County Enhanced Public Participation Strategy;

WHEREAS, the Pacific County Planning Commission compiled a public records of 234 items including studies, documents, and correspondence that was carefully considered during review of the Comprehensive Plan;

WHEREAS, the Pacific County Planning Commission relied upon best available science in specifying Comprehensive Plan content, goals, and policies;

WHEREAS, the Comprehensive Plan has been reviewed by affected State and local agencies and found to be in compliance with the requirements of the GMA;

WHEREAS, the Pacific County Planning Commission completed a thorough SEPA public review process, conducted an extended threshold determination and scoping process, and completed both a Draft Environmental Impact Statement (EIS) and a Final EIS;

WHEREAS, the Board has conducted a closed record hearing to consider the recommendations of the Pacific County Planning Commission along with other public comment pertaining to the Comprehensive Plan;

WHEREAS, a number of pre-existing land use policies and plans that conflict with the goals and policies in the GMA and Comprehensive Plan should be rescinded to avoid conflict or confusion; now therefore,

IT IS HEREBY RESOLVED that the Board of Pacific County Commissioners adopts the 1998 Pacific County Comprehensive Plan as amended, accepts the draft Environmental Impact Statement, adopts the Final Environmental Impact State, adopts the attached findings of fact and conclusions of law, and accepts the attached record compiled by the Pacific County Planning Commission;

IT IS FURTHER RESOLVED that the Board of Pacific County Commissioners rescinds the following conflicting resolutions, plans and/or studies:

North Cove-Grayland Comprehensive Plan	Resolution 84-049
Long Beach Comprehensive Plan	Resolution 89-028
Willapa Bay Water Resources Management Plan	Resolution 91-070
Seaview SubArea Comprehensive Plan	Resolution 95-047
Interim Urban Growth Areas	Resolution 95-081; and

IT IS ALSO FURTHER RESOLVED that the Board of Pacific County Commissioners finds that the 1989 Dunes Management Plan has never been adopted, and is therefore neither in force, nor in conflict with the GMA and/or this Comprehensive Plan.

PASSED by the Board of Pacific County Commissioners in regular sessions at South Bend, Washington, by the following vote, then signed by its membership and attested by its Clerk in authorization of such passage the 13th day of October, 1998:

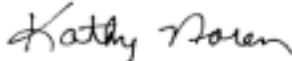
 2 YEA; 1 NAY; 0 ABSTAIN; and 0 ABSENT.

BOARD OF PACIFIC
COUNTY COMMISSIONERS
PACIFIC COUNTY, WASHINGTON

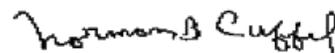


Jon C. Kaino, Jr. – Chairperson

ATTEST:



Clerk of the Board



Norman "Bud" Cuffel - Commissioner



Pat Hamilton – Commissioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW
PACIFIC COUNTY COMPREHENSIVE PLAN AND SEPA DOCUMENTS

FINDINGS OF FACT

- 1) This Comprehensive Plan responds to the environmental concerns raised during the Comprehensive Plan and SEPA public hearing process, while protecting property owners from unconstitutional takings and substantive due process violations.
- 2) The Pacific County Comprehensive Plan has achieved a successful balance of the 13 Growth Management Goals as specified in RCW 36.70A.
- 3) In order to protect the general welfare of the County and to avoid protracted litigation, the County needs to adopt and implement this Comprehensive Plan.
- 4) In order to effectuate this Comprehensive Plan, a number of Pacific County's land use regulations will have to be substantially rewritten. The implementation strategy which is discussed in Section 9 of the Comprehensive Plan prioritizes the importance of various development regulations, i.e., the development regulations which are most in need of modification will be addressed first.
- 5) Pacific County has moved as expeditiously as possible to gather relevant scientific data to improve the County's long-range planning process. The County has relied upon best available science in developing this plan.
- 6) During the last several years, Pacific County has held informal discussions with concerned citizens throughout the County to solicit their input regarding the Growth Management process. These discussions have been in addition to the formal hearing process which has been conducted by the Planning Commission.
- 7) This Comprehensive Plan contains a variety of new policies for the Pacific County Shoreline Master Program. These new policies are necessary because Pacific County's current Shoreline Master Program has not been significantly altered since 1986. When the County begins the process of rewriting the Shoreline Master Program, these new policies will serve as the foundation for modifying the substantive provisions of the Shoreline Master Program.
- 8) The creation of a premium R-1 zoning classification should help to diminish some of the land use conflicts that currently exist.
- 9) Development regulations need to be implemented that will address the negative impacts associated with itinerant lodging.
- 10) The creation of trail corridors within Pacific County may produce a number of negative consequences for adjacent landowners. Consequently, Pacific County needs to be sensitive to the concerns of adjacent landowners and should adopt unified development regulations that will protect their interests.

- 11) The Comprehensive Plan designates the majority of the land (approximately 70%) within Pacific County as resource land. The urban areas of the County constitute less than two percent of the land area of Pacific County. The vast majority of the balance of land within Pacific County is classified as rural.
- 12) The Rural Areas of More Intense Development (RAID) that are identified on the Comprehensive Plan Land Use Map are based on a logical outer boundary analysis. The relevant boundaries on the Land Use Map were drawn to reflect the current extent and type of development within traditional commercial community centers within unincorporated Pacific County.
- 13) Pacific County is projected to grow at a 1.26 percent annual rate over the twenty-year planning period. This rate reflects best available science as documented by the Office of Financial Management (OFM) forecasting division and reflects the medium growth projection for Pacific County.
- 14) There is sufficient developable land within Pacific County to accommodate the growth which is expected within the twenty-year planning period.
- 15) If implemented, the rural land use goals and policies will protect the existing rural character of the land in Pacific County. Urban sprawl will be minimized. Retention of resource lands and natural resource based economic activities will be encouraged. Outdoor recreation and other activities requiring open space will be promoted. Fish and Wildlife and other sensitive habitats will not be adversely impacted by the additional rural development which is contemplated by this Comprehensive Plan.
- 16) The Rural Areas of More Intense Development (RAID) that are included within this Comprehensive Plan are limited to the existing unincorporated commercial centers, and therefore should not adversely affect the rural character of the land.
- 17) Allowing newly created lots to be "clustered" will provide needed flexibility in rural areas, and will enhance housing affordability. Nevertheless, the average size of newly created lots in rural areas must meet the density limitations that have been set for the particular area in question. The record does not contain sufficient information to justify density credits or bonuses at this time.
- 18) This Comprehensive Plan recognizes the current industrial uses that exist in rural areas of the County. These uses in general do not conflict with the rural character of the land, and are very limited in size and scope.
- 19) Allowing home-based occupations in rural areas, via a conditional use process, that will produce wholesale goods without a retail operation will not adversely impact the character of the rural areas.
- 20) By restricting the expansion of sewer and public water utilities to urban growth areas, unnecessary sprawl will be reduced.
- 21) The Urban Growth Areas identified in this Comprehensive Plan that are in the unincorporated portion of the County are contiguous to a city, and are sized appropriately to recognize the cities' population projections and planned infrastructure improvements.

- 22) The implementation of the Pacific County Ordinance No. 145, a procedural ordinance for processing land use applications, has made the permitting process more consistent.
- 23) Pacific County is in substantial compliance with the mandates of RCW 36.70A.060 through the ongoing implementation of Pacific County Ordinance No. 147, Critical Areas and Resource Lands. However, Section 14 of Ordinance No. 147, needs to be rewritten to comply with Chapter 286, Section 5, Washington Laws, 1998. Among other things, the new provisions mandate specific notification requirements when development activity occurs within five hundred feet of resource lands (rather than three hundred feet).
- 24) The implementation of this Comprehensive Plan will encourage development in urban areas by limiting small lot subdivisions in rural areas.
- 25) The implementation of this Comprehensive Plan will reduce the inappropriate conversion of undeveloped land into sprawling low-density development by setting aside a large proportion of the County for agricultural and forestry activities and by limiting small lot subdivisions in rural areas.
- 26) The state highway system within Pacific County will remain the primary means of transportation due to the rural character of the County and the dispersed nature of the population. Population growth anticipated within the next twenty years will not cause any major roadways to fall below acceptable Level of Service (LOS) standards.
- 27) Although the use of private automobiles will constitute the overwhelming method of transportation within Pacific County, the highway system is capable of handling the projected increase in vehicular traffic. With few exceptions, roads are projected to fall into the Level of Service Category A, i.e., primarily free-flowing traffic operations at average travel speeds.
- 28) This Comprehensive Plan recognizes the importance of maintaining affordable housing and encourages a full range of housing options within the urban areas.
- 29) The implementation of this Comprehensive Plan will foster economic development by maintaining viable agricultural and forestry industries.
- 30) The implementation of this Comprehensive Plan will not unfairly burden the property rights of landowners. Although the health, safety, and welfare of the public demand that reasonable restrictions must be placed on the use of property, individuals will retain their full panoply of constitutional protections including due process rights.
- 31) Pacific County Ordinance No. 147, Critical Areas and Resource Lands, and the corresponding language in this Comprehensive Plan, will foster a regulatory structure that will maintain and enhance natural resource-based industries, including productive timber, agricultural, and fishing industries. Continued implementation of Ordinance No. 147 will encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.
- 32) If implemented, the Parks and Recreation segment of this Comprehensive Plan will ensure that public open space is preserved, that recreational opportunities are enhanced, and that park and open space level of service standards will be met.

- 33) The environment protections that are alluded to in this Comprehensive Plan and the regulatory framework that has been put in place by Pacific County Ordinance No. 147, Critical Areas and Resource Lands, will produce ecological benefits. In particular, ongoing monitoring of groundwater will provide a mechanism to monitor water quality trends.
- 34) Interested person were provided an ample opportunity to comment on the proposed Comprehensive Plan and on the Draft and Final Environmental Impact Statement during the public review process.
- 35) This Comprehensive Plan encourages the involvement of citizens in the planning process and provides a mechanism to foster coordination between the County and four incorporated cities within the County. The County has met, or exceeded, the requirements for enhanced public participation as delineated in Pacific County Ordinance No. 145, Board of County Commissioners Resolution 96-032, and WAC 365-195-600.
- 36) If implemented, this Comprehensive Plan will provide the necessary public facilities and services to support Pacific County's expected level of growth.
- 37) This Comprehensive Plan identifies and recognizes the importance of preserving historical and cultural resources in Pacific County.
- 38) If this Comprehensive Plan is implemented, the potential damage that could be caused by a Tsunami likely will be diminished because less growth would be concentrated near the Pacific Ocean.
- 39) If this Comprehensive Plan is implemented, more growth will be directed to the incorporated cities and Rural Areas of More Intense Development (RAID); this concentration of development will make the extension of community sewer systems throughout the UGAs more feasible.
- 40) Although this Comprehensive Plan assumes that more development will occur in the future, the rate of growth should not have a significant effect on groundwater quality or quantity.
- 41) If this Comprehensive Plan is implemented, fewer lots will be subdivided in the beach areas of the County. This reduction in subdivision activity should limit the number of lots used as vacation sites by recreational vehicles.
- 42) If this Comprehensive Plan is implemented, the increased development activity in the incorporated cities and Rural Areas of More Intense Development (RAID) should improve response times for emergency responders.
- 43) For the foreseeable future, the Long Beach Peninsula will continue to grow as a resort area. Nevertheless, the permanent residential population, which does not include tourists/transients, also will increase over time. Transient recreational activities need to be regulated so that permanent residents do not experience deleterious side effects.
- 44) Land use regulations need to be implemented to effectuate this Comprehensive Plan. Such regulations should ensure (1) that the land base for the long-term cultivation of natural resource industries is not significantly degraded, and (2) that land use conflicts are minimized by balancing environmental and developmental priorities.

- 45) The Rural Activity Center for Naselle that was originally proposed encouraged development within a flood plain. The boundary of the Naselle Rural Activity Center was therefore modified to better reflect the areas around Naselle which are developed, and the limited areas that could be developed. The total area of the Naselle Rural Activity Center was expanded slightly to account for the additional housing needs that will be generated as a result of the expansion of the Washington State Naselle Youth Camp and the elimination of housing units for state employees at the Camp.
- 46) The existing enhanced public participation policies within Pacific County will ensure that the public will have an opportunity to provide meaningful comments on proposed development regulations.
- 47) New on-site septic systems that are properly installed and maintained under the requirements of Pacific County Board of Health Ordinance No. 3A will not adversely affect the environment. The requirements of Ordinance No. 3A are sufficient to protect groundwater, surface water, and critical areas and resource lands from contamination by bacteria and viruses of public health importance. Pacific County Board of Health Ordinance No. 3A has been approved by the Washington State Board of Health, and is considered by the Board of Health to be a model for rural communities.
- 48) As a general proposition, nonconforming uses that pose a threat to health, safety, and welfare should be phased out or amortized over time.
- 49) The appeal mechanisms contained within Pacific County ordinances provide sufficient due process to allow interested parties an opportunity to respond at a meaningful time and in a meaningful manner.
- 50) The boundaries of the Urban Growth Area of Seaview recognize the existing pattern of intense development in the Seaview area, and excludes sensitive dunal wetlands, and Agriculture Lands of Long Term Commercial Significance.
- 51) Within the Seaview Urban Growth Area there currently are no significant open space corridors that would be useful for recreation, wildlife habitat, trails, or connection of critical areas.
- 52) Residents who live within the Seaview Urban Growth Area have not indicated that they want Seaview to be annexed by the cities of Ilwaco or Long Beach. Hence, it would be premature to incorporate the urban portion of Seaview as part of the Ilwaco UGA or the Long Beach UGA. The County's ongoing plan amendment process should address the issue of whether Seaview should maintain its separate identity or be annexed by Ilwaco and/or Long Beach.
- 53) Pacific County Ordinance No. 147, Critical Areas and Resource Lands, provides a framework for protecting wetlands which is based on recommendations from the Department of Ecology. The wetland mitigation ratios within the CARL Ordinance are sufficient to prevent net loss of wetlands.
- 54) Pacific County does not have the financial resources to delineate all of its wetlands in the foreseeable future.
- 55) Forest practices activities do not need to be regulated under this Comprehensive Plan because sufficient regulation already exists under Chapter 76.09 RCW and Title 222 WAC. This regulatory framework adequately addresses the impact of forest practices on fisheries habitat. Moreover, overly onerous limitations on forest practices would undercut the productivity of forest land of long-term

commercial significance which the Growth Management Act seeks to protect.

- 56) The Pacific County CARL Ordinance No. 147 and existing hydraulic project approval (HPA) requirements ensure sufficient protection of the fisheries riparian habitat.
- 57) The Ground-Water Flow and Water Quality in the Sand Aquifer of Long Beach Peninsula, Washington, U.S. Geological Survey, 1995, and recent follow-up sampling results show that:
- a) Ground-water flows slowly at a rate that varies from 0.1 feet/day to 0.4 feet/day away from the spine of the Long Beach Peninsula;
 - b) The Long Beach Peninsula groundwater has not been contaminated in any appreciable way; and
 - c) The aquifer under the Long Beach Peninsula experiences a tremendous amount of pollutant dilution each year – on average approximately fifty-eight (58) inches of rainfall is recharged into the aquifer.
- 58) The current level of development on the Long Beach Peninsula does not pose an immediate threat to the aquifer.
- 59) The vulnerability of the aquifer under the Long Beach Peninsula is exacerbated by a high water table but is lessened by a very high recharge rate. At current growth rates, the contamination loading potential on balance will not significantly affect the quality of the aquifer.
- 60) On the Long Beach Peninsula, the absence of waste disposal sites, the limited impact of agricultural activities, the overriding presence of low intensity land uses, and favorable water quality test results from the USGS ground-water study and from recent sampling tests indicate that the contaminant loading potential during the planning period is low.
- 61) The scientific modeling performed by Hong West and on-site septic system treatment literature indicate that septic systems can be placed on sand aquifer lots on the Long Beach Peninsula which are as small as 30,000 square feet without causing appreciable contamination.
- 62) The heightened building standards for Seismic Risk Zone 3 under the Uniform Building Code adequately protect residents of Pacific County from normal seismic hazards. The infrequency of huge seismic events makes additional standards too costly given the life expectancy of buildings.
- 63) The Soil Survey of Grays Harbor County Area, Pacific County, and Wahkiakum County, Washington, 1986, Soil Conservation Service, USDA, delineates soil types that are suitable for agriculture. However it is highly questionable whether a reasonable monetary rate of return can be obtained from farming activities that do not involve aquaculture or cranberry production. Commodity crops are virtually nonexistent in Pacific County.
- 64) The prime farmland in Pacific County which is designated in the Soil Survey of Grays Harbor County Area, Pacific County, and Wahkiakum County, Washington, 1986, Soil Conservation Service, USDA, has severe limitations based on high rates of erosion and excessive water in or on the soil.

- 65) Land devoted to aquaculture and cranberry production constitutes Agricultural Land of Long-term Commercial Significance.
- 66) Designated resource lands (and in particular Forest Land of Long-Term Commercial Significance) constitute an overwhelming percentage of the land and water within Pacific County.
- 67) The Forest Land of Long-term Commercial Significance in Pacific County was originally identified by the Forest Lands Advisory Group (FLAG) committee which was created by the Pacific County Board of Commissioners in 1993 under Resolution 93-066. Forest Land of Long-Term Commercial Significance has been classified in accordance with WAC 365-190-060 and WAC 458-40-530.
- 68) Forest Land of Long-Term Commercial Significance is made up of forest land grades 1, 2, and 3 with a smattering of grades 4 and 6. These lower grades are found in the isolated, higher elevations of the Willapa Hills.
- 69) Less than one percent of the Forest Land of Long-Term Commercial Significance is served by public services or facilities (infrastructure) necessary to convert to other uses. The roads that serve this area are private, graveled, forest management roads.
- 70) Forest Land of Long-Term Commercial Significance is located well outside of any urban and suburban areas and rural settlements.
- 71) Forest Land of Long-Term Commercial Significance typically contains large parcels. Most parcels are thousands of acres and nearly all parcels are over forty (40) acres.
- 72) Current adjacent and nearby land use and settlement patterns are compatible with the Forest Land of Long-Term Commercial Significance. Development pressure surrounding this forest land is not intense.
- 73) Forest Land of Long-Term Commercial Significance has been assessed pursuant to Chapter 84.33 RCW and Chapter 84.34 RCW.
- 74) The mining of limited quantities of beach sand is an activity that is compatible with a wide variety of adjacent land uses. However, additional development regulations need to be implemented to ensure that adjacent landowners are not unreasonably impacted by the mining of beach sand.
- 75) The minimum density and lot area rules for Mineral Land of Long-Term Commercial Significance ensure that the integrity of productive mineral land will not be compromised.
- 76) The minimum lot size of five acres within mineral areas is consistent with the type of mineral land that exists in Pacific County.
- 77) Section 9 of this Comprehensive Plan contains an implementation strategy that meets the requirements delineated in WAC 365-195-805.

- 78) The level of projected development in the County is not large enough to justify the imposition of impact fees at this time. No public entities have indicated that they cannot adequately respond to the anticipated growth.
- 79) This Comprehensive Plan does not contain any provisions for, nor does it prohibit, master planned resorts under RCW 36.70A.360, or major industrial developments under RCW 36.70A.365, because no public comments were received that supported these GMA options. The County should consider the implementation of these options via Comprehensive Plan amendment if appropriate proposals are advanced in the future.
- 80) Given the differences that exist among various communities in Pacific County, the development regulations that effectuate this Comprehensive Plan need to be tailored to the specific needs of particular localities.
- 81) Development regulations that pertain to rural lands that likely could cause significant adverse effects on the surrounding area, e.g., the creation of a golf course, should be reviewed through a conditional use process and SEPA analysis.
- 82) The Agriculture designation on the Comprehensive Plan Land Use Map is not intended to identify all agricultural areas (including aquaculture) within Pacific County. The Agriculture designation only represents a rough approximation of the land area that is currently under cranberry cultivation, or is likely to be converted to cranberry production during the tenure of this plan.
- 83) Specific development regulations pertaining to the use of recreation vehicles (RVs) need to be written to supplant the ambiguous rules that are presently contained within Pacific County Ordinance No. 95, Zoning.
- 84) The Planning Commission record pertaining to the Pacific County Comprehensive Plan and SEPA process consists of over 225 items.
- 85) Pacific County produced three draft and one final Comprehensive Plans for public review; dated April 1997, January 1998, April 1998, and August 1998, respectively.
- 86) Pacific County has complied with procedural and substantive requirements of Pacific County Environmental Review/SEPA Ordinance No. 121 and Chapter 197-11 WAC.
- 87) Notice of expanded SEPA scoping, preliminary threshold determination, public comment periods, public informational meetings and public hearings, were distributed, posted, and published as per the requirements of Pacific County Ordinance No. 121, WAC 197-11, Pacific County Procedural Ordinance No. 145, and as per the County's enhanced public participation Resolution No. 96-032. The Pacific County Planning Commission GMA Comprehensive Plan and SEPA record (attached) details specific public notification actions.
- 88) Pacific County issued an amended preliminary Determination of Significance and non-project environmental impact statement (EIS) scoping notice on June 9, 1997. The Pacific County Planning Commission held public scoping meetings on June 24 and 25, 1997, and issued a final Determination of Significance and final list of issues to be addressed in the non-project EIS on August 14, 1997.

- 89) A Draft non-project EIS (DEIS) analyzing impacts associated with the Proposed Action (adoption of the Comprehensive Plan), and a No-Action alternative, was developed by KCM, Inc. and David Nemens and Associates in April, 1998. The DEIS addresses each of the ten issues identified during the expanded scoping process. The public, state and local agencies, and interested parties were provided a 30-day public comment period on the DEIS.
- 90) The Planning Commission received over 115 comment letters, and a great deal of oral testimony during the Comprehensive Plan and DEIS review process. The Planning Commission and Pacific County staff carefully reviewed and considered all of the public testimony presented before preparing the Final Comprehensive Plan and Final EIS (FEIS). The FEIS and Final Comprehensive Plan were modified in response to the public testimony provided. The FEIS includes a summary of responses to the written and oral testimony provided.
- 91) The EIS that was prepared for this Comprehensive Plan addresses all of the issues identified during the scoping process that took place in the summer of 1997.
- 92) The DEIS and FEIS conclude that for all of the environmental issues identified during scoping, the Proposed Action is of equal or greater benefit to the environment than the No-Action Alternative. Adoption of the Proposed Action will result in few, if any, unavoidable adverse impacts.
- 93) Pacific County distributed approximately 100 DEISs, and 200 draft Pacific County Comprehensive Plans to the public during the review process.
- 94) Planning Commission hearing and workshop notices were mailed to a list of more than 230 individuals and agencies, faxed to area radio stations and newspapers, published in the Chinook Observer and Willapa Harbor Herald newspapers, and were posted in all public libraries and post offices in the County. The details of these public notice efforts are included within the attached record.
- 95) Pacific County issued a "60 day notice of intent to adopt" for each of the draft Comprehensive Plans, providing ample time for the public and state and local agencies to comment on each of the draft plans and SEPA documents.
- 96) The Planning Commission conducted the following meetings, hearings, and workshops during its review of the EIS and Comprehensive Plan:

<u>DATE</u>	<u>MEETING TYPE</u>	<u>MEETING PURPOSE</u>
6/5/97	Regular Meeting	Reviewed SEPA and Comp Plan review schedule
6/24-25/97	Public Hearing/Public SEPA scoping Meetings	Public Information Meetings, received public comment on scope of EIS
7/10/97	Public Hearing	Received Public Testimony regarding scope of DEIS, issuance of final SEPA threshold determination

8/14/97	Continued Public Hearing	Issued DS and identified scope (10 items) of DEIS
1/8/98	Meeting	Received draft January 1998 Comp Plan
2/5&10/98	Workshop	Reviewed draft January 1998 Comp Plan with staff
2/24/98	Workshop with State Agencies	Reviewed January 1998 Draft Comp Plan with representatives of State Agencies
3/12/98	Meeting	Reviewed draft Comp Plan and DEIS status
3/26/98	Workshop	Reviewed preliminary DEIS
4/2/98	Meeting	Discussed DEIS and Comp Plan status
5/7/98	Public Hearing	Received public testimony regarding DEIS and Comprehensive Plan
5/13/98	Public Hearing	Ditto
5/14/98	Public Hearing	Ditto
6/4/98	Public Hearing	Received public testimony regarding Comp Plan
6/10/98	Continued Public Hearings	Deliberated regarding DEIS, preparation of Final EIS, and Comprehensive Plan Reviewed Public Testimony
6/11/98	“ “	
6/15/98	“ “	
6/18/98	“ “	
8/6/98	Public Meeting	Reviewed status of Final EIS and Final August 1998 Comp Plan
8/13/98	Public Hearing	Adopted Final EIS, August 1998 Comprehensive Plan, and Findings of Fact

97) The Board of Pacific County Commissioners compiled the following public record during its review of the Comprehensive Plan and SEPA documents:

- 1) DIES April 1998
- 2) FEIS April 1998, with revisions.
- 3) August 1998 Comprehensive Plan and revisions.
- 4) Notice of Legislative Action and Public Hearing Notice for BOCC hearing scheduled for September 21, 1998.
- 5) Affidavit of Posting Notice of Legislative Action and Public Hearing Notice in Pacific County Libraries, Post Offices, and DCD offices on August 27th and August 28th 1998.
- 6) Affidavit of mailing Notice of Legislative Action and Public Hearing Notice to a list of 275 agencies and interest parties (developed during the GMA process) on August 21, 1998.

- 7) Affidavit of faxing Public Hearing Notice to KKEE and KSWW radio stations, and to the Pacific County Press and South beach Bulletin on August 20, 1998.
 - 8) Affidavit of publication of the Public Hearing Notice in the Chinook Observer and Willapa Harbor Herald on September 2, 1998.
 - 9) Minutes of BOCC August 18, 1998 public meeting receiving the DEIS, FEIS and Comprehensive Plan, and setting the September 21, 1998 public hearing to consider adoption.
 - 10) Staff report to the BOCC including the amendments to the FEIS and Comprehensive Plan recommended by the Planning Commission, Findings of Fact and list of record developed by the Planning Commission.
 - 11) The Planning Commission GMA Comprehensive Plan and SEPA record items No. 1-234.
 - 12) The meeting sign in sheet, minutes and motions regarding recommended adoption of the FEIS and Comprehensive Plan during the August 13, 1998 Planning Commission hearing/meeting.
 - 13) Memo from DCD dated September 4, 1998 detailing tentative changes to the FEIS and Comprehensive Plan as a result of the Planning Commission recommendations, and August 27th and September 1st 1998 BOCC workshops.
 - 14) Sign in sheet, minutes and tape of the BOCC hearing on September 21, 1998 and continued hearings on October 13, 1998.
 - 15) BOCC Resolution No. 98-____ adopting the FEIS, Comprehensive Plan, and associated findings of fact and conclusions of law, and rescinding conflicting land use resolutions and plans.
 - 16) Draft and Final Findings of Fact and Conclusions of Law.
 - 17) Notice of adoption published in the Chinook Observer and Willapa Harbor Herald on 9/23/98, and affidavits of publication.
- 98) Expanding the Ocean Park Rural Village classification to the east could detrimentally impact the shoreline environment on Willapa Bay.
- 99) Additional one acre lots that may be created within the Ocean Park Rural Village classification during the next twenty years will not appreciably impact water quality on the Long Beach Peninsula. Enforcement of Pacific County Ordinance No. 147, Critical Areas and Resource Lands, and Pacific County Flood Control Zone District No. 1 Ordinance No. 1, Land Alteration and Drainage, will ensure that potential water quality impacts related to development within the Ocean Park Rural Village classification are properly addressed.
- 100) The Ocean Park Rural Village classification encompasses the logical outer boundary of development with the Ocean Park area. If a smaller Rural Village area were adopted, it would not accommodate the growth around Ocean Park which is expected during the planning period. The Ocean Park Village RAID contains 580 acres of which approximately 410 acres are developed residential property, developed commercial property, or are rights of way or other publicly owned property. Of the remaining 170 acres, it is estimated that 80 acres are available for residential development, and approximately 90 acres consist of wetlands or other limiting factors. The County Unified Development Ordinances, and particularly the zoning ordinance, should recognize these assumptions and designate land use in the Ocean Park Village in response to both anticipated residential development needs and environmental and physically limiting factors.
- 101) Transportation studies that examine traffic congestion in the beach communities of Pacific County should treat the beach itself as a highway for law enforcement and recreation purposes.

- 102) The Office of Financial Management (OFM) projected population growth for Pacific County tracks population growth in Pacific County during the 1990s. The OFM project population growth for Pacific County reflects the mid range projection, and constitutes best available social science.
- 103) The Board of Pacific County Commissioners has established the attached adoption record, which meets or exceeds the public notification requirements of Pacific County Ordinance No. 145 and Resolution No. 96-032.
- 104) While acknowledging seasonal transient impacts, this Comprehensive Plan does not attempt to solve extreme “peak-load” problems associated with summertime activity on the Long Beach Peninsula. Large infrastructure improvements are not financially feasible during the planning period.
- 105) Some existing lots within Pacific County cross land use boundary lines that are contained within this Comprehensive Plan. For example, many lots in Seaview cross the boundary between the Seaview Urban Growth Area (UGA) and the General Rural designation in the Seaview dunes. For the purpose of new subdivision, each lot that crosses a boundary line needs to be treated as though it were already divided at the relevant boundary line, provided that any new lots thereby created meet all relevant environment and health regulations. The absence of such a rule would undercut the intent of this Comprehensive Plan. In the context of Seaview, a strict application of the five acre minimum lot size for subdivision in the Seaview dunes in large measure would prevent subdivision in the adjacent area that is part of the Seaview UGA. By limiting subdivision in the Seaview UGA, the goal of encouraging growth within UGAs would be frustrated.
- 106) Due to an oversight, the Seaview UGA has been redrawn to exclude existing cranberry bogs located in the Southeastern portion of Seaview. These cranberry bogs are agricultural land of long-term commercial significance. As such, under RCW 36.70A.060(4) this land cannot be placed within the Seaview UGA because the County has not enacted a program authorizing transfer or purchase of development rights.
- 107) The Salmon Creek area of Naselle is more typical of neighborhoods designated as General Rural, then areas designated as Remote Rural. Designating the Salmon Creek area as General Rural recognizes the current land use characteristics and rural infrastructure of the area.
- 108) This Comprehensive Plan is consistent with the County-Wide Planning Policies that Pacific County adopted in Resolution No. 97-107.
- 109) The Port owned properties designated as Rural Industrial lands are characterized by, and intended to promote, a mixture of industrial and commercial operations. The Planning Commission record indicates both a history of, and a desire to further develop, Ports in Pacific County as mixed commercial and industrial centers.

CONCLUSIONS OF LAW

- 1) The Board of Pacific County Commissioners has a legal obligation to enact a Comprehensive Plan that meets the requirements of Chapter 36.70A RCW.
- 2) The Board has met this obligation by enacting Resolution No. 98-____. The 1998 Pacific County Comprehensive Plan as amended and the associated environmental review comply with the goals and requirements of Chapter 36.70A RCW, Chapter 365-195 WAC, Chapter 43.21C RCW, Chapter 197-11 WAC, and Pacific County Ordinance No. 121 (SEPA).

PACIFIC COUNTY, WASHINGTON

COMPREHENSIVE PLAN

OCTOBER 1998

PACIFIC COUNTY BOARD OF COMMISSIONERS

JON KAINO, JR., DISTRICT No. 1

NORMAN "BUD" CUFFEL, DISTRICT No. 2

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PCI

PROULX CONSULTING, INC.

AND

PACIFIC COUNTY DCD

**PACIFIC COUNTY
COMPREHENSIVE PLAN**

OCTOBER 1998

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EXECUTIVE SUMMARY

INTRODUCTION

In the 1980s, unprecedented population growth and suburban sprawl, especially in western Washington, threatened the state's forest and agricultural lands, critical wetlands, and wildlife habitat areas. Traffic congestion and air pollution had become major problems, and many sources of drinking water were at risk of becoming polluted. The Washington State Legislature responded to these trends by enacting the Growth Management Act in 1990.

Until the passage of the Growth Management Act, a unifying theme and coordinated process on managing growth did not exist. In 1990, Pacific County, at the option of their Board of County Commissioners, elected to prepare a comprehensive plan under the Act, and thus began a coordinated approach and process to address growth. The incorporated cities of Ilwaco, Long Beach, Raymond and South Bend were also embodied into the growth management planning process. All municipalities within the County began to update or prepare new comprehensive plans consistent with the Growth Management Act (GMA).

The plan will be available to the public as a reference guide and is intended to notify citizens, the development community, builders, and other government agencies of how the county is directing its energies and resources to manage growth. It seeks to establish a clear intent and policy base which can be used to develop and interpret County regulations.

HISTORY OF PLAN DEVELOPMENT

Traditionally, comprehensive planning has been a process by which a community or geographic area seeks to understand itself, its needs, its problems, and its potential, as well as the forces which will shape it for the next twenty years. On the basis of this understanding, the County prepares a plan containing its vision for the future.

Washington's 1990 Growth Management Act called for a deeper level of analysis than what had typically been used in the comprehensive planning process. The legislature recognized that uncoordinated and unplanned growth poses a threat to the environment, sustainable economic development, and the health, safety and high quality of life enjoyed by Washington residents. In light of this, the GMA requires certain counties to adopt comprehensive plans which comply with new state requirements.

Pacific County's planning process began in 1990 when the Board of County Commissioners, after consultation with the four cities, citizens, and civic leaders, "opted in" to planning under the GMA. In 1992, interested citizen participants from five regional areas of the unincorporated county, and the Pacific County Regional Planning Council (PCRPC) held public workshops to identify the region's vision for the future and the issues which should be addressed in the planning process. Results of those workshops would guide the development of all elements of the plan. The five planning regions (Figure E-1) were:

EXECUTIVE SUMMARY...

- North Cove-Tokeland
- Willapa River Valley
- Bay Center-Nemah
- Naselle River Valley
- Southwest County

The PCRPC then conducted studies to facilitate preparation of a draft plan. A Citizen Advisory Committee from each regional area was appointed by the Board of County Commissioners to provide input to these studies, ensuring relevance to the community's concerns and goals. As the elements were being drafted, the PCRPC developed goals and policies through public meetings, the primary purpose of which were to receive input to the plan and provide the PCRPC with a thorough understanding of citizens' views on the draft goals and policies.

In 1994, the draft Pacific County Comprehensive Plan was completed and submitted to the Washington State Department of Community, Trade and Economic Development (CTED) for review. Through an informal comment process, CTED determined that it lacked completeness and consistency with the GMA. In August 1996, Pacific County retained Proulx Consulting, Inc. (PCI) to revise the plan to address the concerns of CTED. The revision is partially funded by a grant from CTED. The following key points summarize the history of Growth Management in Pacific County.

Pacific County Opts In - 1990

Formed Regional Planning/Pacific Council of Governments

- Formed nine planning subcommittees (4 Cities/5 County Regions).
- Produced a Comprehensive Plan for 4 Cities and County - 1995.
- State rejected plans in 1995-1996 (did not include required elements or meet goals).

County Assumes Lead - 1996

- County started from cities outward (city plans rewritten first).
- County completed SEPA threshold determination in 1997. Issued a determination of significance and notice of scoping (identified ten items to be discussed in the environmental impact statement).
- Retained PCI to assist in writing the Comprehensive Plan and KCM together with David Nemens Associates, Inc. to prepare the DEIS.
- January 1998 - Draft Comprehensive Plan submitted to the State. Began 60 day review period, distributed 200 copies of plan.
- March 1998 - Preliminary Draft EIS completed (Draft EIS completed in April).
- April 1998 - Final Draft Comprehensive Plan completed.
- Final Draft Comprehensive Plan (April 1998) is written in response to GMA mandates and goals, State agency comments, case law (Growth Management Hearings Board decisions), and legislative changes to GMA regarding limited

commercial uses in rural areas. Goals and policies completed by original planning committees.

Status of Seven Required Products

- Public Participation Strategy 1996
- Interim Urban Growth Areas of Incorporated Cities 1996
- County Wide Planning Policies 1997
- Critical Areas and Resource Lands Ordinance 1997
- Four City Plans (justifiable population and UGAs) 1997
- County Comprehensive Plan 1998
- Unified Development Ordinances 1998-2000

WHY PACIFIC COUNTY IS PLANNING

To Implement the Growth Management Act

The Act invests local governments with significant decision-making power. The County has been directed to identify the concerns and goals of the citizens, to prioritize these goals, and to plan for how these goals will be achieved. While the Act requires the County to complete several planning tasks, the planning effort is in the hands of the County. Therefore the county has prepared a comprehensive plan as per state guidelines that establishes a clear intent and policy base which can be used to develop and interpret local regulations.

To Maintain Local Decision Making Power

While the County is experiencing minimal pressures from growth within its boundaries, it has been affected by growth occurring from the more urbanized areas in the state and from other states. An indication of that growth is the increased demand for housing. An increasing number of policy decisions made at the federal, state, and regional level are also influencing the quality of life in the county.

The County believes that the most effective way to maintain local control is to become more actively involved in planning. By preparing a plan with vision for the future of the area, the county is showing that it is informed about the implication of its policy decisions, and able to express community concerns to regional, state, and federal entities. In addition, the Act requires that state agencies must comply with local comprehensive plans and development regulations. Therefore, the comprehensive plan and the development regulations allow the County to assert local control over certain issues with the assurance that state agencies will respect County decisions in a manner which will reinforce the desired character, scale, and identity of the County.

To Promote Desired Changes

The comprehensive plan includes an evaluation of existing infrastructure capacity as compared to current and future demand, and a projection of capacity supply. The County can then establish appropriate policies defining clear direction for future growth and development to ensure that it meets the County's standards. Even though Pacific County is not growing quickly, change is occurring. The County has chosen to take a proactive role in attracting developments to meet the needs of the citizens. Recognition of the type of changes that are occurring and readiness to make decision in light of such changes will allow the County to take advantage of positive opportunities and to address the effects on the quality of life.

To Address Changes in Community Needs

Changes in population, land use patterns, housing, and the economy have occurred over the years. More recently, concerns about environmental quality have also created a change in traditional land use patterns. The comprehensive plan addresses these changes and reflects the concerns of communities throughout the County. An extensive public participation process was undertaken to ensure the vision expressed in the comprehensive plan reflects the needs and desires of the local population. The following issues were identified and provide the basis for planning:

- Determine what public services the County wants to provide and at what level of service;
- Determine how these public services will be financed;
- Anticipate future expenditures;
- Maintain environmental quality;
- Maintain small town quality of life;
- Maintain and improve infrastructure;
- Reduce land use conflicts and haphazard development;
- Retain historic cultural diversity.

VISION STATEMENT

Based on the information received through the public workshops, the following vision statement has been prepared for Pacific County:

Pacific County seeks to maintain and enhance the rural life-style of the planning area by promoting long-term development of agricultural, forest and fisheries resources; by reducing conflicts between residential, commercial, industrial, and farming activities; by conserving economic resources and promoting economic development that is compatible with the area's resources; and by promoting the safety, health and general welfare of all the residents.

CONSISTENCY WITH GROWTH MANAGEMENT GOALS

The County has coordinated its plan with adjacent jurisdictions in order to achieve compatibility and external consistency. Where appropriate, the County has given priority in addressing the following thirteen goals of the Growth Management Act:

Urban Growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

Reduce Sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

Transportation. Encourage efficient multi-modal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

Housing. Encourage the availability of affordable housing to all economic segments of the population of the County, promote a variety of residential densities and housing types, and encourage preservation of existing housing.

Economic Development. Encourage economic development throughout the County that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth, all within the capacities of the County's natural resources, public services, and public facilities.

Property Rights. Promote property rights by not taking private property for public use without just compensation. The property rights of land owners shall be protected from arbitrary and discriminatory actions.

Permits. Process development permit applications in a timely and fair manner to ensure predictability.

Natural Resource Industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural and fisheries industries.

Open Space and Recreation. Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

Environment. Protect the environment and enhance the County's high quality of life, including air, water quality, and the availability of water.

Citizen Participation and Coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

EXECUTIVE SUMMARY...

Public Facilities and Services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

Historic Preservation. Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

LAND USE AND RURAL AREAS

Pacific County's 1994 Draft Comprehensive Plan recognized both Urban Growth Areas (UGAs) of the incorporated cities, and the Community Growth Areas (CGAs) of unincorporated Pacific County. Incorporated cities and their UGAs include Ilwaco, Long Beach, Raymond, and South Bend. CGAs were included in the 1994 draft plan to acknowledge the small, historic community areas throughout the County that provide citizens with infrastructure, public services, and facilities. While these areas have no formal governing mechanisms, the density of housing and mixed land use within the CGAs is typical of an incorporated municipality.

This Comprehensive Plan continues the concept of the CGAs and rural areas established in the 1994 Draft Comprehensive Plan. However, it differs from the earlier plan in that it eliminates the CGA designation and replaces it with the Unincorporated Urban Growth Area, the Rural Village, or the Rural Activity Center designation. In addition, this plan identifies and provides for other existing patterns of land use throughout the rural area. These include industrial, shoreline development, General Rural, and other rural designations. These changes were made in accordance with the 1997 Growth Management Act rural amendments (ESB 6094) which recognize the need to maintain and protect the county's rural character and existing land use patterns.

This Comprehensive Plan also refines the boundaries for all growth areas designated in the 1994 draft plan. The GMA directs that urban growth areas be designated based on population forecasts and available land. Further, it directs that rural lands with more intensive development may include undeveloped lands if limited. At the time the 1994 draft plan was prepared, the County and the incorporated cities had designated large growth areas that included resource lands. Since that time, the growth areas have been revised to accommodate the modest population increases expected in the 20-year planning period, and logical outer boundaries have been determined for the rural areas of more intensive development.

According to the Office of Financial Management (OFM), the total population of Pacific County will increase from 21,100 in 1996 to 27,107 in 2016, which yields an annual rate of 1.26 percent, or 28.5 percent for the entire 20-year period. At this rate, the County will add 6,007 new residents over the next twenty years.

To gain a better understanding of the various regions within the County, and to further allocate OFM population forecasts, land use planning work has been based on the five distinct geographic regions established in the 1994 draft Pacific County Comprehensive Plan. Table E-1 shows the forecast population for the incorporated cities as well as for each Rural Activity Center, Rural Village, and Unincorporated Urban Growth Area within rural Pacific County. It also provides the total land area needed within each designation to accommodate the projected number of new residents, and the vacant, buildable land that is provided. Table E-2 provides an estimate of the total number of new housing units that can be accommodated on all vacant buildable land throughout the rural County.

The Land Use Map prepared for this Comprehensive Plan (Figure E-2) shows each urban growth area and the land uses throughout the remainder of the County. Definitions of the various land use designations are included in Section 2. Within UGAs associated with incorporated cities, County Unified Development Ordinances shall regulate development prior to annexation. However, the County shall consider the policies within the cities' comprehensive plans when developing UDOs for these UGAs.

RESOURCE LANDS AND CRITICAL AREAS

This section of the plan has been prepared to address conservation of critical areas and resource lands. Resource lands include agriculture, aquaculture, forest, and mineral resource activities. Critical areas are defined as one, or a combination of wetlands, critical aquifer recharge, frequently flooded, geologically hazardous, and fish and wildlife conservation areas. The purpose of this element is to carry forward the intent of the Pacific County Critical Areas and Resource Lands Ordinance No. 147. The ordinance provides guidelines for the designation and classification of these lands and establishes regulations for their protection. This Critical Areas and Resource Lands element further discusses classification and identification of such areas.

TRANSPORTATION

The transportation element identifies the types, location and extent of existing and proposed transportation facilities and services within Pacific County (air, water and land including transit systems, pedestrian and bicycle uses). County roads have been classified as either an arterial, major collector, or minor collector. Existing and forecast levels of service (LOS) have been evaluated for the county's major roads. All presently operate at an acceptable LOS A condition. Based on the traffic estimates made for the year 2016, the majority of County roadways will continue to operate at an acceptable LOS A condition. The analysis reflects average annual traffic conditions. While no capacity projects are proposed, the County remains committed to providing the best transportation system within funding capabilities for its citizens, and safety and preservation projects are planned. Transportation improvements planned for the next six years are included in Table E-3.

EXECUTIVE SUMMARY...

CAPITAL IMPROVEMENT PLAN

The Capital Improvement Plan is prepared to prioritize projects and predict fiscal trends based on revenues and expenditures of the county. This enables the County to maintain and improve public facilities and infrastructure to meet established standards. To ensure that the resources are available to provide the needed facilities, the plan will be reviewed on an annual basis. A master list of planned improvements is presented in Table E-3.

**TABLE E-1
POPULATION DISTRIBUTION AND LAND NEEDS**

Location	1996 Population¹	2016 Forecast Population²	Projected New Residents	Land Area Needed³ (Acres)	Vacant Buildable Land⁴ (Acres)
Incorporated Cities					
Ilwaco	864	1,398	534	34	>100
Long Beach	1,400	2,040	640	55	47
Raymond	2,960	3,982	1,022	102	115
South Bend	1,660	2,231	571	57	65
Total Incorporated Cities	6,884	9,651	2,767	248	327
Unincorporated County					
<i>Rural Activity Centers⁵</i>					
Bay Center	275	338	63	26	30
Chinook	588	722	134	56	60
Frances	70	86	16	7	7
Lebam	179	220	41	17	17
Menlo	189	232	43	18	20
Naselle ⁶	588	1,026	438	183	185
Tokeland	72	89	17	8	8
<i>Rural Village⁵</i>					
Ocean Park	827	1,015	188	79	80
<i>Unincorporated UGA⁷</i>					
Seaview	743	912	169	18	20
<i>Other Rural Areas⁸</i>	10,685	12,816	2,131	4,458	9,944
Total Unincorporated County	14,216	17,456	3,240	4,870	10,371
Pacific County Total	21,100	27,107⁹	6,007	5,118	10,698

¹ Source: "April 1 Population of Cities, Towns, and Counties Used for the Allocation of Designated State Revenues, State of Washington", Office of Financial Management, Forecasting Division, June 28, 1996; 1990 Federal Census Block Data projected at 15% growth rate; Pacific County staff.

² Source for incorporated cities: Draft Comprehensive Plans of South Bend, Raymond, Ilwaco, and Long Beach. Source for unincorporated county: Calculated by projecting 1996 population at 22.8% growth rate.

³ Based on average household size of 2.39 persons in unincorporated county areas. For incorporated areas, see individual city comprehensive plans for methodology.

⁴ Vacant, buildable land is land designated for residential development. See Appendix A for land use analyses.

⁵ An overall density of 1 dwelling unit per acre is assumed for new development due to on-site sewage disposal.

⁶ Projected new residents includes 304 persons anticipated to locate in the RAC due to growth at the nearby Naselle Youth Camp. The facility is programmed for expansion within the next ten years and will displace 27 existing dwelling units and add approximately 100 new staff members. See Appendix A for details of population estimates.

⁷ An overall density of 4 dwelling units per acre is assumed for new development.

⁸ Other rural areas include a range of available densities. This estimate is provided only to demonstrate that the county has adequate land capacity to accommodate projected population growth and is based on all growth occurring within the general rural designation with a density of 1 dwelling unit per 5 acres. Total land area is 99,460 acres, assumes 40% is residential, of which 75% is already developed. See Appendix A.

⁹ Source: Official Growth Management Population Projections, Medium Series: 1990-2020, Office of Financial Management, Forecasting Division, December 29, 1995.

**TABLE E-2
POTENTIAL HOUSING UNITS IN
RURAL PACIFIC COUNTY**

Residential Land Use Designation¹	Total Area² (Acres)	Available Land³ (Acres)	Permitted Density	No. of Potential Housing Units
Remote Rural	16,230	1,212	1 unit per 10 acres	121
General Rural	99,460	9,944	1 unit per 5 acres	1,989
Rural Agriculture	7,600	400	1 unit per 5 acres	80
Shoreline Development	1,430	42	1 unit per acre	42
Rural Village	2,560	327	1 unit per acre	327
Rural Activity Center	580	80	1 unit per acre	80
Unincorporated UGA	240	20	4 units per acre	80
Totals	128,100	12,025		2,719

¹ See Land Use Map (Section 2 - Land Use and Rural Areas) for locations of these designations.

² Numbers are rounded.

³ Vacant, available land calculated as: Available Land = (Total Area - Nonresidential - Already Developed). For Remote Rural, General Rural, Rural Agriculture, and Shoreline designations nonresidential assumed to be 60% of total area as follows: 15% roads, 20% critical areas and physically limiting features, and 25% not available for sale during 20 year planning period. For Rural Village, Rural Activity Center, and Seaview designations, see Appendix A. Already developed land is taken from Table 4-8.

PLAN AMENDMENT PROCESS

It is important to review and amend the comprehensive plan on a regular basis. Such review will allow the County to measure progress and clarify inconsistencies that may occur as a result of changes in the community. The process also prepares the County for future updates of the plan. The procedure for implementing and amending the plan is as follows:

- The plan will be reviewed not more than once per year and updated at least every five years.
- Upon initial adoption of the plan, development regulations will be identified by staff for implementation.
- Base-line data will be updated as appropriate when the plan is subsequently reviewed.
- Obstacles or problems which result in under-achievement of goals and policies will be identified when the plan is reviewed, and action will be taken to address identified problems.
- The county will update development ordinances and establish new ones to implement the policies in the plan amendment.

GOALS AND POLICIES

The Pacific County Comprehensive Plan includes the following goals. These goals, as well as the policies found throughout the remainder of the plan are intended to provide guidance for decision-making processes. The goals and policies were initially developed by separate groups of citizens across the various regions of the County, and by the incorporated cities within the County. To reflect the desired direction of the County as a whole, the work of these individual regions and cities have been combined as presented below. Goals and policies only apply to unincorporated areas of the County.

Shoreline Master Program

Goal SMP-1: The County should recognize and protect the functions and values of the shoreline environments of statewide and local significance. For shorelines of state-wide significance (SSWS), protection and management priorities are to:

- a. Recognize and protect the state-wide interest over local interest;
- b. Preserve the natural character of the shoreline;
- c. Provide long-term over short-term benefit;
- d. Protect the resources and ecology of shorelines
- e. Increase public access to publicly owned areas of shorelines; and
- f. Increase recreational opportunities for the public in shoreline areas.

Protecting Pacific County's shoreline environment is of importance to preserving the economic, environmental and cultural resources of our community. The shoreline policies within this plan have been crafted to recognize these unique and valuable shoreline resources and to protect them for the benefit of future generations. These policies are intended to be consistent with the Shoreline Management Act, Chapter 90.58 RCW.

Land Use & Rural Areas

Goal LU-1: Rural areas should take into consideration both human uses and the natural environment, and should maintain the existing rural character of the land. The County should protect the land and water environments required by natural resource-based economic activities, fish and wildlife habitats, rural lifestyles, outdoor recreation, and other open space.

Goal LU-2: Rural areas should generally be developed at low levels of intensity so that demands will not be created for high levels of public services and facilities. County requirements for housing in rural areas should encourage residential development that is compatible with farming, forestry, aquaculture, open space, outdoor recreation, rural service levels, and generally with the rural character. Existing areas of more intense development should be acknowledged and

EXECUTIVE SUMMARY...

maintained.

- Goal LU-3: The County's designated Urban Growth Areas should cumulatively provide the area and densities sufficient to permit the urban growth that is projected to occur in the County over the succeeding 20 years.
- Goal LU-4: A Comprehensive Plan should be maintained for each urban growth area attached to an incorporated city. For urban growth areas around unincorporated centers, and for RAIDs, the policy framework for urban growth should be embodied either in this Comprehensive Plan or in an optional County Sub-Area Plan.
- Goal LU-5: The County's designated Urban Growth Areas and RAID's should concentrate medium and higher-intensity residential, commercial, and industrial development in urban growth areas in a way that ensures livability and preservation of environmental quality, open space retention, varied and affordable housing, high quality urban services at the least cost, and orderly transition of land from the County to a city.
- Goal LU-6: The County should review annexations and incorporations to ensure consistency with this Comprehensive Plan, and to evaluate impacts on County land use, traffic circulation, public services and facilities, and the integrity and continuity of service areas and boundaries.
- Goal LU-7: The County should establish an effective system to promote participation by individuals and groups in the land use planning and decision making process.
- Goal LU-8: The County should encourage public health, safety, and general welfare without unduly jeopardizing the rights of the individual, through use of a system of coordinated plans that direct the County's physical development and provide the framework for a variety of implementing mechanisms.
- Goal LU-9: The County should implement a Comprehensive Plan that promotes certainty, but is adaptable to changing conditions.

Resource Lands & Critical Areas

- Goal R-1: Agricultural land of long-term commercial significance should be preserved in order to encourage an adequate land base for long-term farm use.
- Goal R-2: Areas devoted to the process of growing, farming, or cultivating shellfish, kelp, eelgrass, herring, and smelt should be protected and preserved in order to promote an adequate resource base for long-term use.

- Goal R-3: Forest land of long-term commercial significance should be conserved in order to maintain a viable forestry industry for long-term economic use while protecting environmental values.
- Goal R-4: Forest land of long-term commercial significance should accommodate public recreation.
- Goal R-5: Mineral resource land of long-term commercial significance should be allowed to be used by extraction industries, while minimizing conflicts between other land uses and general environmental concerns.
- Goal R-6: Wetlands should be protected because they provide important functions which add to the quality of life in Pacific County.
- Goal R-7: Areas demonstrated to be critical aquifers and/or which play a crucial role in recharging our groundwater supplies should be carefully monitored and regulations developed to protect potable water sources.
- Goal R-8: Frequently flooded areas of Pacific County that are known to be vital to maintaining the integrity of natural drainage systems should be protected by adopting regulations to prevent potential alterations and obstructions to those areas.
- Goal R-9: Appropriate measures should be provided to either avoid or mitigate significant risks to public and private property and to public health and safety that are posed by geologic hazard areas.
- Goal R-10: Fish and wildlife habitat areas should be protected as an important natural resource for Pacific County.

Housing

- Goal H-1: Enough housing should be available to meet the housing needs of the existing and projected population, including rental and purchase opportunities for all income levels.
- Goal H-2: New development should further the County's goal to maintain the rural quality of life for County residents.
- Goal H-3: The provision of housing in a wide range of costs, with emphasis on housing units for low- and moderate-income households, should be encouraged.

EXECUTIVE SUMMARY...

- Goal H-4: The provision of housing for the special needs populations in the County should be encouraged.
- Goal H-5: The structural integrity of the existing housing stock should be preserved to the extent practicable.
- Goal H-6: Affordable single and multi-family housing should be provided in urbanizing areas.

Transportation

- Goal T-1: The transportation system should complement the land use and rural areas element of the Pacific County Comprehensive Plan.
- Goal T-2: The transportation system should be coordinated with neighboring cities and other transportation providers.
- Goal T-3: The transportation system should promote safe and efficient access to land while maintaining the integrity of the arterial roadway system and limiting environmental impacts.
- Goal T-4: The transportation system should provide mobility for all citizens regardless of age, handicap, or income.
- Goal T-5: The transportation system should enhance the health, safety, and welfare of Pacific County citizens.
- Goal T-6: The costs of transportation improvements associated with new development should be within the County's funding capacity and equitably assigned to the developer and County.

Capital Facilities

- Goal CF-1: Public involvement should be solicited and encouraged in public facilities planning.
- Goal CF-2: When designing and locating public facilities, public entities and utility providers should provide mitigation to prevent adverse impacts on the environment and other public facilities.
- Goal CF-3: The costs of proposed County-owned capital facilities should be within the County's funding capacity, and be equitably distributed between facility users and

the County in general.

- Goal CF-4: Public facilities and services should be provided commensurate with planned development intensities without unduly impacting current service levels.
- Goal CF-5: Public facilities and services should be provided at reasonable costs, consistent with the County's Comprehensive Plan, capital budget, and six year transportation program.
- Goal CF-6: Sewer systems should be provided in rural areas only to correct public health problems.
- Goal CF-7: New County owned drinking water systems should be provided in rural areas only to correct public health problems.
- Goal CF-8: Capital facilities should be designed to include mitigation to protect surface and ground water quality and habitat, to prevent chronic flooding from stormwater, to maintain natural stream hydrology, and to protect aquatic resources in areas experiencing flood control problems.
- Goal CF-9: The County should coordinate planning of parks, trails, and preserves with other local governments within the County so as to serve all residents of the County.
- Goal CF-10: New County government buildings should be located to provide convenient access to residents. County government buildings should be designed for efficient and frugal use of public monies.
- Goal CF-11: The impact of new school facilities on roads and neighboring uses should be assessed before construction begins.
- Goal CF-12: The County should not provide landfill services.
- Goal CF-13: A recycling program should exist with the goal of reducing or recycling the County's waste stream as defined in the 1994 Pacific County Solid Waste Management Plan Update, and subsequent amendments.

Utilities

- Goal U-1: Necessary energy and communication facilities/services should be available to support current and future development.
- Goal U-2: Negative impacts associated with the siting, development, and operation of utility services and facilities on adjacent properties and the natural environment should

EXECUTIVE SUMMARY...

be minimized.

Essential Public Facilities

Goal PF-1: Appropriately located lands for essential public services should be identified before development or redevelopment of essential public services occurs.

TABLE E-3
MASTER LIST OF CAPITAL IMPROVEMENT PROJECTS

Project Date	Project Name	Estimated Cost	Source of Funds
Water & Sewer System Projects			
	None Identified	\$0	
Refuse and Recycling Projects			
1998	Household Hazardous Waste Facility	\$150,000	GF, DOE
Total Refuse and Recycling Projects		\$ 150,000	
Stormwater System Projects			
1998	SR 101 Ditch-Sandridge to Holman	\$18,300	SC, WSDOT
1998	Pioneer Road Vicinity Improvements	\$57,500	SC
1998	I Lane Basin Improvements	\$77,750	SC, FEMA
1998	Sand Road Basin Berm Repair	\$40,000	SC, FCAAP
1999	WPA Ditch Extension and Improvements	\$145,000	SC
1999	Holman Road Approach Improvements	\$2,500	SC
2000	Loomis Lake Control Structure/Channel	\$390,000	SC
2000	South Main Channel Improvements	\$42,000	SC
2000	Skating Lake Control Structure	\$90,000	SC
2001	Klipsan Beach Basin Improvements	\$316,000	SC, CRF
2001	South Main Pump Station	\$591,635	SC, FEMA
2001	M Place Basin Improvements	\$632,000	SC, CRF
2002	Joe Johns Ocean Outfall	\$426,000	SC
2002	Seaview Storm Drain Improvements	\$817,300	SC, CRF
2003	South Surfside Outfall Extension	\$56,000	SC
2003	N Place/Ocean Park Basin Improvements	\$480,000	SC, CRF
2003	East Main Lakes Restoration	\$350,000	SC, Grant
Total Stormwater System Projects		\$ 4,531,985	
Transportation Projects			
1998	Gamage Bridge	\$ 514,000	CRF, BROS
1998	Ulrich Road	\$ 20,000	CRF
1998	Oysterville Road/SR 103	\$ 910,000	CRF, STP, RAP, DOT
1998	Bay Center Road	\$ 363,000	CRF, STP
1998	227 th (Klipsan Beach Road)	\$ 289,000	CRF, RAP
1998	Lily Wheaton Road	\$ 224,000	CRF, RAP
1998	Willapa Road	\$ 230,000	CRF, RAP

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	Project Name	Estimated Cost	Source of Funds
Transportation Projects (Continued)			
1998	Peninsula Corridor Improvements Pre-Design	\$ 50,000	CRF, STP
1998	Sandridge Road Outfall	\$ 70,000	CRF
1998	221 st Place	\$ 2,000	CRF
1998	Crane Place	\$ 2,000	CRF
1998	219 th Street	\$ 2,000	CRF
1998	225 th Place	\$ 2,000	CRF
1998	N Place	\$ 2,000	CRF
1998	J Place	\$ 15,000	CRF
1998	Park Avenue	\$ 22,000	CRF
1998	G Street	\$ 96,000	CRF
1998	311 th Street	\$ 4,000	CRF
1998	Knappton Road (Boat Launch)	\$ 20,000	CRF
1998	Oregon Street	\$ 24,000	CRF
1998	Ilwaco Cemetery Road	\$ 12,000	CRF
1998	G Street	\$ 96,000	CRF
1998	Miscellaneous Safety Enhancement Projects	\$ 166,000	CRF
1998	Miscellaneous Culvert Replacement	\$ 195,000	CRF
1999	Golf Course Road	\$ 267,000	CRF, STP
1999	60 th Street	\$ 255,000	CRF, P&T
1999	V Place/68 th Street	\$ 295,000	CRF, RAP
1999	67 th /68 th Street Extension to V Place	\$ 395,000	CRF
1999	N Street/295 th Street	\$ 330,000	CRF, STP
1999	Williams Creek Bridge	\$ 381,000	CRF, BROS
1999	270 th Street	\$ 50,000	CRF
1999	I Street	\$ 240,000	CRF, RAP
1999	Salmon Creek Road	\$ 40,000	CRF
1999	Elkhorn Road	\$ 110,000	CRF
1999	I Street	\$ 245,000	CRF, CAPP
2000	Bay Center Dike Road	\$ 567,000	CRF, RAP
2000	Valley Street	\$ 25,000	CRF
2000	Holman Road	\$ 10,000	CRF
2000	Second Street, Bay Center	\$ 25,000	CRF
2000	113 th Street	\$ 22,000	CRF
2000	Menlo-South Fork Road	\$ 36,000	CRF
2000	Niawakiakum Bridge	\$ 300,000	CRF, BROS

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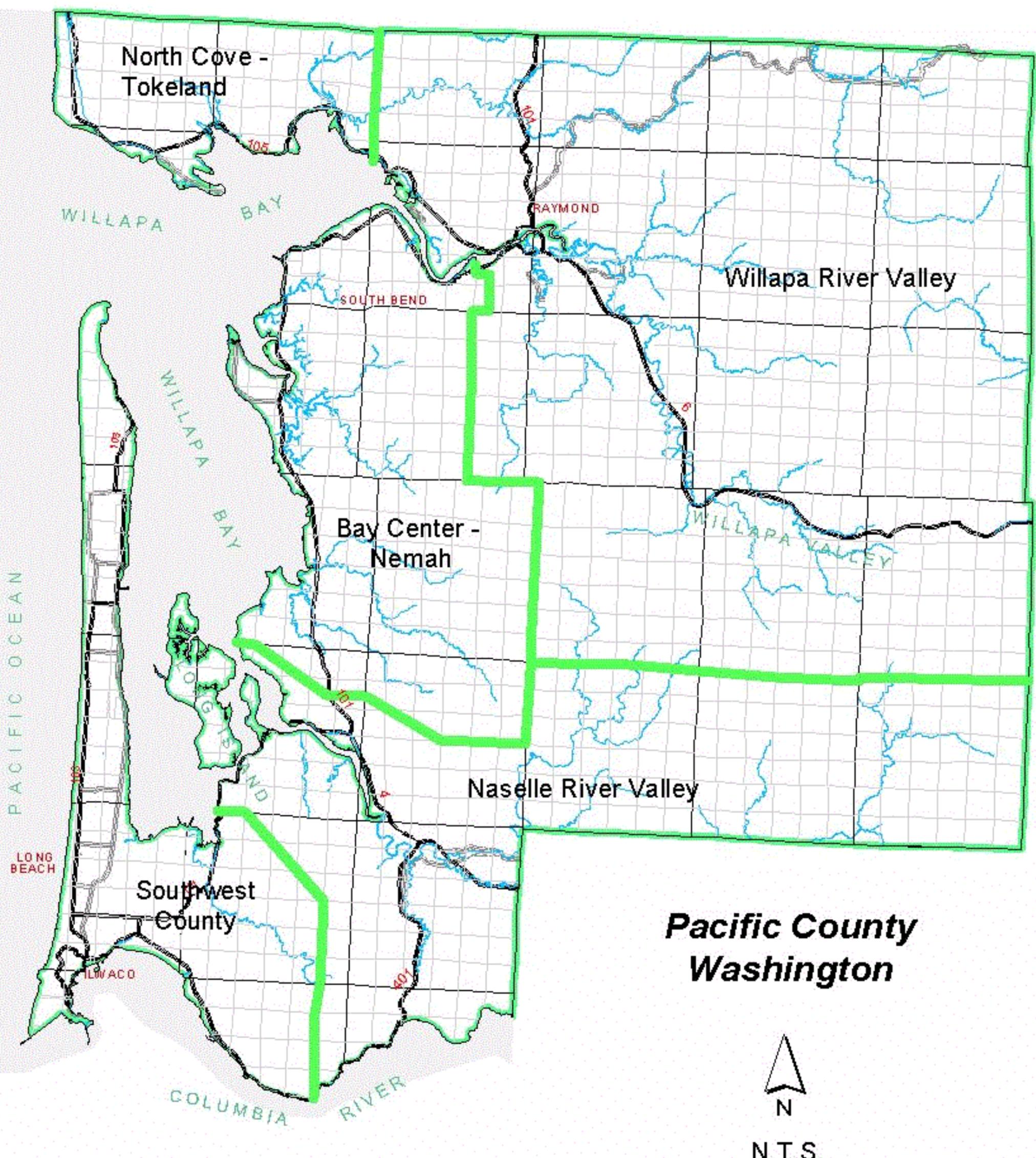
Project Date	Project Name	Estimated Cost	Source of Funds
Transportation Projects (Continued)			
2000	Davis Creek Bridge	\$ 432,000	CRF, BROS
2000	U Street	\$ 137,000	CRF
2000	Willows Road	\$ 75,000	CRF
2000	274 th Place	\$ 21,000	CRF
2000	Camp One Road	\$ 96,000	CRF
2000	Upper Naselle Road	\$ 255,000	CRF, STP
2000	Smith Creek Road	\$ 205,000	CRF
2000	Butte Creek Road	\$ 305,000	CRF
2001	Sandridge Road	\$ 505,000	CRF, RAP
2001	North Nemah Bridge	\$ 544,000	CRF, BROS
2001	Smith Anderson Bridge	\$ 74,000	CRF, BROS
2001	Monohan Landing Road Thompson Slide	\$ 258,000	CRF, RAP
2001	South Valley Road	\$ 300,000	CRF, RAP
2001	Smith Creek Road	\$ 310,000	CRF, RAP
2001	Raymond-South Bend Road	\$ 91,000	CRF, RAP
2001	Sandridge Road	\$ 385,000	CRF, RAP
2002	Huber Creek Bridge	\$ 382,000	CRF, BROS
2002	Falls River Bridge	\$ 677,000	CRF, BROS
2002	SR 101/Sandridge Road Channelization	\$ 285,000	CRF, STP
2002	Menlo-Rue Creek Road	\$ 660,000	CRF, CAPP
2002	Gould Bridge	\$ 200,000	CRF, BROS
2002	Fern Creek Bridge	\$ 222,000	CRF, BROS
2002	South Nemah Bridge	\$ 502,000	CRF, BROS
2002	Surfside Bridge	\$ 405,000	CRF, BROS
2002	North Nemah Road	\$ 111,000	CRF, RAP
2003	Butte Creek Bridge	\$ 195,000	CRF, BROS
2003	Smith Creek Road Slide Reconstruction	\$ 400,000	FHWA
2003	Sandridge Road	\$ 355,000	CRF, RAP
2003	Sandridge Road	\$ 355,000	CRF, RAP
2003	Heckard Road	\$ 130,000	CRF, CAPP
Total Transportation Projects		\$15,699,000	
Building Projects			
1998	DCD South County Modular Facility	\$185,000	GO
1998	Courthouse Annex Improvements	\$150,000	GO

EXECUTIVE SUMMARY...

Project Date	Project Name	Estimated Cost	Source of Funds
Building Projects (Continued)			
1998	Adult Detention/Correction Improvements	\$230,000	GO
1998	Courthouse UST Replacement	\$70,000	GO
1999	South County Law & Justice Facility	\$2,760,000	GO
1999	South County Maintenance Facility	\$2,500,000	GO, CRF
1999	North County Maintenance/Public Works Facility	\$3,205,000	GO
Total Building Projects		\$8,765,000	
Parks and Recreation Projects			
1998	Naselle Boat Launch, Phase I and II	\$110,000	ALEA,GF
1999	Naselle Boat Launch, Phase III	\$400,000	ALEA,GF
1999	Bush Park Land Acquisition	\$25,000	GF
1999	Chinook Park Rest Area, Phase I	\$160,000	S,GF
1999	Bruceport Park Restroom Improvements	\$90,000	GF
2000	Bush Park Improvements	\$150,000	GF
2000	Chinook Park Rest Area, Phase II	\$205,000	S,GF
Total Parks & Recreation Projects		\$1,140,000	

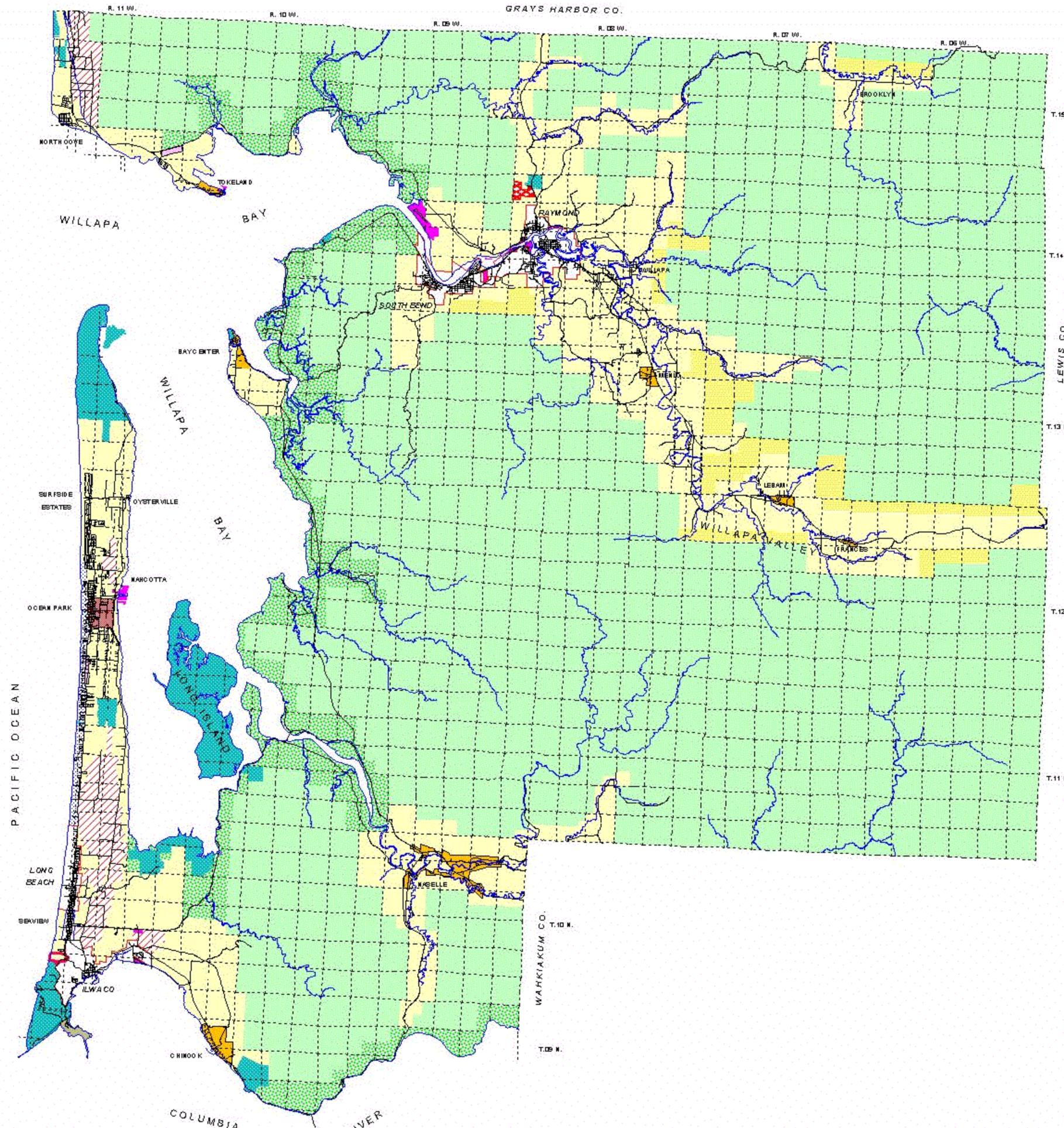
Funding Source Legend:

ALEA	Aquatic Lands Enhancement Account	NCRD	North County Recreational District
BROS	Bridge Replacement Off System	P&T	Paths and Trails Fund
CCWF	Centennial Clean Water Fund	PWTF	Public Works Trust Fund
CDBG	Community Development Block Grant	RAP	Rural Arterial Preservation
CRF	County Road Fund	RB	Revenue Bond
CZMF	Coastal Zone Management Fund	S	State Grant
DOE	Ecology Coordinated Prevention Grant	STP	Surface Transportation Program
FCAAP	Flood Control Account Program	TIA	Transportation Improvement Account
SC	Flood Control Zone District No. 1 Service Charge	U	Unknown
FEMA	Federal Emergency Management Agency	DOT	Washington State Department of Transportation
GF	County General Fund	GO	General Obligation Bonds



Comprehensive Plan Pacific County, Washington

LAND USE MAP



LEGEND:

- Rural Lands**
 - Remote Rural
 - General Rural
 - Rural Agricultural
 - Shoreline Development
 - Rural Village
 - Rural Activity Center
 - Community Crossroad
 - Industrial
 - Public Preserve
 - Military Reservation
- Resource Lands**
 - Forest of Long Term Significance
 - Transitional Forest
- Urban Growth Areas**
 - Incorporated
 - Unincorporated
 - Annexed to City of Raymond as per Raymond Ordinance 1509 (Not in UGA--Municipal Use)
 - County Designation: General Rural (Annexed to City of Ilwaco as per Ilwaco Ordinance 613)

Pacific Co. DPW
Geographic
Information
Systems

The property lines on this map are intended for referencing land use only.
Plotted 9-25-98

Pacific County
Comprehensive Plan
Adopted October 13, 1998

Figure E-2

SECTION 1 INTRODUCTION

1.1 PURPOSE

In the 1980s, unprecedented population growth and suburban sprawl, especially in western Washington, were believed to potentially threaten the state's forest and agricultural lands, critical wetlands, and wildlife habitat areas. Traffic congestion and air pollution had become major problems, and many sources of drinking water were at risk of becoming polluted. The Washington State Legislature responded to these trends by enacting the Growth Management Act (GMA) in 1990, and mandating that certain cities and counties prepare comprehensive plans.

A comprehensive plan is an official document adopted by local government as a guide to making decisions about future physical development. It indicates, in a general way, how residents feel about their community. Until the passage of the GMA, a unifying theme and coordinated process on managing growth did not exist. In 1990, Pacific County, at the option of their Board of County Commissioners, elected to prepare a Comprehensive Plan under the Act, and thus began a coordinated approach and process to address growth.

The plan has three major purposes:

1. to catalog existing conditions within Pacific County's unincorporated areas;
2. to assess needs and evaluate alternatives for meeting those needs; and
3. to provide goals and policies as official direction for Pacific County.

The analyses of existing conditions, issues, facilities, population projections, and other factors within this plan will aid Pacific County officials, and the County Commissioners in their decision making role. It will help with long-term planning efforts and in the coordination of these efforts with other nearby jurisdictions. Such coordinated planning will enable more efficient use of public funds and human resources. The plan is also intended to maintain reasonable continuity in future decision-making as turnover occurs within the County's legislative body. However, the plan must be periodically reviewed and updated to reflect technological, social, economic and political changes that may invalidate certain plans and policies.

The plan will be available to the public as a reference guide and is intended to notify citizens, the development community, builders, and other government agencies of how the county is directing its energies and resources to manage its growth. It seeks to establish a clear intent and policy base which can be used to develop and interpret municipal regulations.

SECTION 1...

This document will also help Pacific County in its attempts to secure funding for development and capital improvement projects. Outside funding sources must be presented with a clear picture of existing conditions, needs, and goals. This document will provide this information as well as details on how individual projects fit into and support the county's overall vision for its future.

1.2 AUTHORITY TO PLAN

With Pacific County's decision to plan under the GMA, the County embraced the growth management planning process. The County adopts this Comprehensive Plan under the authority of the Washington State Growth Management Act, RCW 36.70A. The Planning Commission Act provides the authority for and the procedures to be followed in guiding and regulating the physical development of the County.

The Comprehensive Plan is a legally-recognized document which provides the framework for making land use and other planning and policy decisions. However, it is fundamentally a policy document. The policies are required by the GMA to be implemented through the use of such regulatory tools as zoning and subdivision ordinances, as well as other innovative techniques. These regulations must be developed and maintained in accordance with the goals and policies of this Comprehensive Plan.

1.3 HISTORY OF PLAN DEVELOPMENT

Traditionally, comprehensive planning has been a process by which a community or geographic area seeks to understand itself, its needs, its problems, and its potential, as well as the forces which will shape it for the next twenty years. On the basis of this understanding, the County prepares a plan containing its vision for the future.

Washington's 1990 Growth Management Act called for a deeper level of analysis than what had typically been used in the comprehensive planning process. The legislature recognized that uncoordinated and unplanned growth poses a threat to the environment, sustainable economic development, and the health, safety and high quality of life enjoyed by Washington residents. In light of this, the GMA requires certain counties to adopt comprehensive plans which comply with new state requirements.

Pacific County's planning process began in 1990 when the Board of County Commissioners, after consultation with the four cities, citizens, and civic leaders, "opted in" to planning under the GMA. In 1992, interested citizen participants from five regional areas of the unincorporated county, and the Pacific County Regional Planning Council (PCRPC) held public workshops to identify the region's vision for the future and the issues which should be addressed in the

planning process. Results of those workshops would guide the development of all elements of the plan. The five planning regions were:

- North Cove-Tokeland
- Willapa River Valley
- Bay Center-Nemah
- Naselle River Valley
- Southwest County

Studies were then conducted by the PCRPC to facilitate preparation of a draft plan. A Citizen Advisory Committee from each regional area was appointed by the Board of County Commissioners to provide input to these studies, ensuring relevance to the Communities' concerns and goals. As the elements were being drafted, the PCRPC developed goals and policies through public meetings, the primary purpose of which was to receive input to the plan and provide the PCRPC with a thorough understanding of citizens' views on the draft goals and policies.

In 1994, the draft Pacific County Comprehensive Plan was completed and submitted to the Washington State Department of Community, Trade and Economic Development (CTED) for review. Through an informal comment process, CTED determined that it lacked completeness and consistency with the GMA. In August 1996, Pacific County retained Proulx Consulting, Inc. to revise the plan to address the concerns of CTED.

1.4 PACIFIC COUNTY'S VISION FOR THE FUTURE

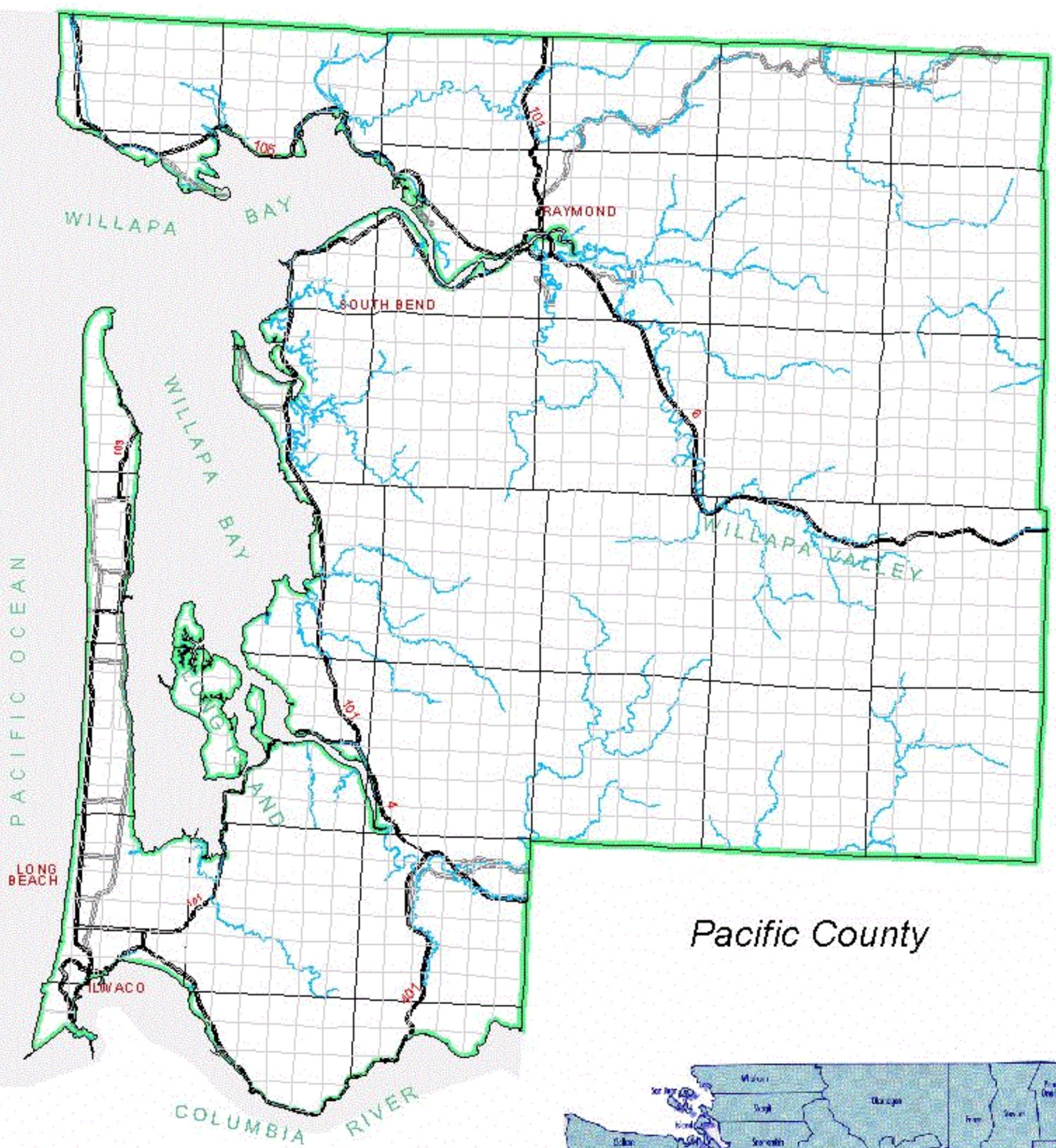
Based on the information received through public workshops, the following vision statement has been prepared for Pacific County:

Pacific County seeks to maintain and enhance a rural life-style by promoting long-term development of commercially viable agricultural, forest and fisheries resources; by reducing conflicts between residential, commercial, industrial, and farming activities; by conserving economic resources and promoting economic development that is compatible with the area's resources; and by promoting the safety, health and general welfare of all the residents.

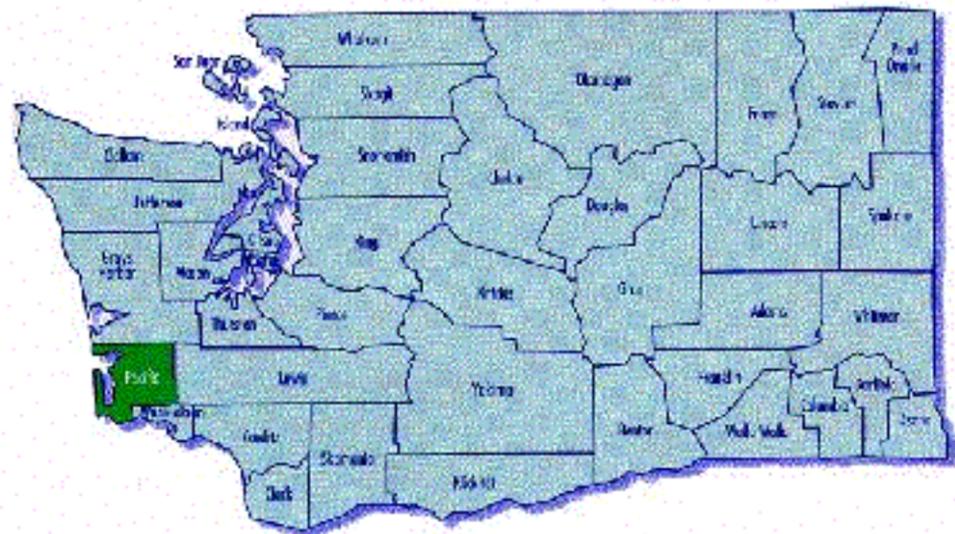
1.5 PLANNING AREA

As illustrated in Figure 1-1, Pacific County is located in southwest Washington. The County is approximately 930 square miles in area and is bordered by the Pacific Ocean to the west, and by the Columbia River to the south. Grays Harbor, Lewis, and Wahkiakum Counties are to the north, east, and southeast, respectively. The County surrounds pristine Willapa Bay, which is separated from the Pacific Ocean by the Long Beach Peninsula. The peninsula is a sand spit, approximately three miles wide, jutting 28 miles north from the mouth of the Columbia River.

The topography in much of Pacific County is hilly and steep with elevations ranging from sea level to 2,600 feet. The majority of the County is situated within the Willapa Basin. This area is dominated by the rugged Willapa Hills to the east, and the Willapa Bay estuary to the west.



Pacific County



Washington State



Location Map

Pacific County
Comprehensive Plan

Date: 4-16-98

Figure 1 - 1

SECTION 1...

Willapa Bay hosts tremendous wildlife as it is surrounded by marsh, grassland, and dense forest. To the northwest is the dynamic Cape Shoalwater, the west coast's most active erosion area. The Pacific Ocean and the Willapa Bay salt water estuary surround the cape on three sides. The eastern portion of the County is predominately vast commercial timber lands with small residential and farming communities in the lower portion of the river valleys.

Pacific County's climate is strongly influenced by the Pacific Ocean and by the Willapa Hills. The climate is generally moderate with cool, dry summers and mild, wet, and cloudy winters. Mean monthly temperatures vary from 40 degrees Fahrenheit in January to 60 degrees Fahrenheit in July. Wind velocities of 50 to 70 miles per hour are not uncommon during winter storms. The rainy season begins in the fall, reaches a peak in winter, and declines in spring. Average annual rainfall in the beach areas ranges from 65 to 75 inches. Near the foothills, annual precipitation ranges from 80 to 90 inches and reaches a high of 100 inches in the Willapa Hills. The majority of precipitation normally occurs between November and February.

Pacific County is primarily rural in nature. As of 1996, approximately 589,650 acres are in unincorporated Pacific County. The remaining 7,430 acres are divided among the four incorporated cities and the associated UGAs of Ilwaco, Long Beach, Raymond, and South Bend. The Long Beach Peninsula and the North Cove area are the only places in Pacific County that have conventional zoning with comprehensive plans adopted in 1989 and 1984, respectively. Major landowners in the unincorporated county include the Washington State Department of Natural Resources, Weyerhaeuser Corporation, and other private timber companies.

The economy of Pacific County is greatly influenced by the timber industry as over 70 percent of the land area is forested (Washington State Department of Natural Resources). The other principal sources of income are aquaculture and farming. These industries include commercial fisheries, oysters, cranberries, pasture, hay, dairy and cattle. In addition, tourism plays an important role in the coastal areas.

The 1996 population of Pacific County was estimated by the Office of Financial Management (OFM) to be 21,100 with 67 percent of these people residing in the unincorporated areas. The overall population has grown 10.5 percent since 1990 and is expected to continue to grow. For the period 1996 through 2016, the OFM predicts growth to increase by approximately 28.5 percent. This is equivalent to approximately 1.26 percent per year. At this rate, the County will add 6,007 new residents over the next 20 years.

1.6 RELATIONSHIP TO OTHER PLANS

1.6.1 Role of the Comprehensive Plan

The Pacific County Comprehensive Plan provides a legally recognized framework for making decisions about land use in Pacific County. Pacific County's Comprehensive Plan directs the County's future physical growth through several mechanisms. It provides guidance for development regulations, such as the zoning ordinance, and for other County wide plans such as solid waste, sewer, or capital facilities. Such plans must include the public facilities needed to accommodate the population growth anticipated in the comprehensive plan. They also must ensure that levels of service adopted within the plan can be maintained.

The comprehensive plan will also be useful when reviewing development applications and inter-local agreements or various County programs. Inter-local agreements are voluntary agreements entered into for various purposes, such as to coordinate policies of mutual interest, the use of shared facilities, and the accomplishment of mutual goals. County programs may be developed to fulfill the goals and policies of this Comprehensive Plan.

1.6.2 Growth Management Act Requirements

The GMA requires Washington's fastest growing counties, the cities within them, and other jurisdictions opting in to the process to plan extensively in accordance with the following goals:

- **Urban Growth.** Encourage development in urban growth areas where adequate public facilities and services exist or can be provided in an efficient manner.
- **Sprawl.** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
- **Transportation.** Encourage efficient multi-modal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
- **Housing.** Encourage the availability of affordable housing to all economic segments of the population of the County, promote a variety of residential densities and housing types, and encourage preservation of existing housing.
- **Economic Development.** Encourage economic development throughout the County that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this County, especially for unemployed and for disadvantaged persons, and encourage growth, all within the capacities of the County's natural resources, public services, and public facilities.

SECTION 1...

- **Property Rights.** Private property shall not be taken for public use without just compensation having been made. The property rights of land owners shall be protected from arbitrary and discriminatory actions.
- **Permits.** Permit applications for development should be processed in a timely and fair manner to ensure predictability.
- **Natural Resource Industries.** Maintain and enhance natural resource-based industries, including productive timber, agricultural and fisheries industries.
- **Open Space and Recreation.** Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.
- **Environment.** Protect the environment and enhance the County's high quality of life, including air, water quality, and the availability of water.
- **Citizen Participation and Coordination.** Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
- **Public Facilities and Services.** Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
- **Historic Preservation.** Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.

1.6.3 County-Wide Planning Policies

Growth management planning is a cooperative process which must occur between the County and cities. The County is a regional government within its boundary, and cities are primary providers of urban services within the designated urban growth areas. In order to effectively balance land use, infrastructure, and finance throughout a region, the GMA requires that an overall vision for growth, plus general County-wide planning policies to implement this vision be established via a collaborative process between the County and city representatives. It is intended that the County-wide policies will serve as a framework for the development of each jurisdiction's comprehensive plan, ensuring consistency between city and County plans, and compliance with the requirements of the GMA.

At a minimum, the GMA requires the county-wide planning policies to address:

- Implementation of RCW 36.70A.110 (urban growth areas);
- Promotion of contiguous and orderly development and provision of urban services;
- Siting of public capital facilities;
- Transportation facilities and strategies;
- Affordable housing;
- Joint county and city planning within urban growth areas;
- County-wide economic development and employment; and
- Analysis of fiscal impact.

1.6.4 Comprehensive Plans of Incorporated Cities

This Comprehensive Plan serves as the plan for the unincorporated areas within the urban growth boundaries of incorporated cities. However, during development of Uniform Development Ordinances, the County should consult with the cities and incorporate city land use policies and standards into County UGA UDOs wherever practicable. The city comprehensive plans are integral parts of this comprehensive plan, although they appear in separate documents. City comprehensive plans have been developed by the cities of Ilwaco, Long Beach, Raymond, and South Bend, with the cooperation of the county. The goal of such cooperation is to achieve compatibility along jurisdictional boundaries and also to give more stability to planning and zoning as County lands are annexed into the cities.

1.6.5 Shoreline Master Program

RCW 36.70A.480 states that goals and policies of a shoreline master program for a County shall be considered an element of the County's Comprehensive Plan. The Pacific County Shoreline Master Program (SMP) was prepared in 1975. While this plan was updated in 1986, the SMP needs substantial revision. To set the parameters of this process, the County adopts the following shoreline goals and policies:

Goal SMP-1: The County should recognize and protect the functions and values of the shoreline environments of statewide and local significance. For shorelines of state-wide significance (SSWS), protection and management priorities are to:

- a. **Recognize and protect the state-wide interest over local interest;**
- b. **Preserve the natural character of the shoreline;**
- c. **Provide long-term over short-term benefit;**
- d. **Protect the resources and ecology of shorelines;**
- e. **Increase public access to publicly owned areas of shorelines; and**
- f. **Increase recreational opportunities for the public in shoreline areas.**

Protecting Pacific County's shoreline environment is of importance to preserving the economic, environmental and cultural resources of our community. The shoreline policies that follow have been crafted to recognize these unique and valuable shoreline resources and to protect them for the benefit of future generations. These policies are intended to be consistent with the Shoreline Management Act, Chapter 90.58 RCW.

Policy SMP-1.1: General Shoreline Use

1. Maintain areas within the shoreline jurisdiction with unique attributes for specific long-term uses, including agricultural, commercial, industrial, residential, recreational and open space uses.
2. Ensure that proposed shoreline uses are distributed, located and developed in a manner that will maintain or improve the health, safety and welfare of the public when such uses occupy shoreline areas.
3. Ensure that activities and facilities are located on the shorelines in such a manner as to retain or improve the quality of the environment.
4. Ensure that proposed shoreline uses do not infringe upon the rights of others or upon the rights of private ownership.
5. Minimize the adverse impacts of shoreline uses and activities on the environment during all phases of development (e.g. design, construction, management and use).

Policy SMP-1.2: Economic Development

1. Ensure healthy, orderly economic growth by allowing those economic activities which will be an asset to the local economy, and for which the adverse effects on the quality of the shoreline and surrounding environment can be mitigated.
2. Protect current economic activity (e.g. shipping, marinas, agriculture, etc.) that is consistent with the policies of the SMP.
3. Develop, as an economic asset, the recreation industry along shorelines in a manner that will enhance public enjoyment.

4. Ensure that any economic activity taking place along the shorelines operates without causing irreparable harm to the quality of the site's environment or adjacent shorelands.
5. Protect current agricultural land uses of long-term commercial significance and provide for development of new agricultural uses for which adverse environmental effects can be mitigated.

Policy SMP-1.3: Circulation

1. Provide safe, reasonable, and adequate circulation systems to shorelines where routes will minimize adverse effects on unique or fragile shoreline features and existing ecological systems, while contributing to the functional and visual enhancement of the shoreline.
2. Within the shoreline jurisdiction, locate land circulation systems which are not shoreline dependent as far from the land-water interface as practicable to reduce interference with either natural shoreline resources or other appropriate shoreline uses.

Policy SMP-1.4: Conservation

1. Develop and implement management practices that will ensure a sustained yield of renewable resources of the shorelines while preserving, protecting, enhancing and restoring unique and nonrenewable shoreline resources, environments, or features.
2. Reclaim and restore areas which are biologically and aesthetically degraded to the greatest extent feasible.
3. Preserve scenic vistas, aesthetics, and vital estuarine areas for fisheries and wildlife protection.

Policy SMP-1.5: Public Access

1. Ensure that developments, uses, and activities on or near the shoreline do not impair or detract from the public's access to the water. Where practicable, public access to the shoreline should be enhanced.

2. Design public access projects such that they provide for public safety and minimize potential impacts to private property and individual privacy.

Policy SMP-1.6: Recreation

1. Optimize recreational opportunities now and in the future in shoreline areas.
2. Encourage federal, state and local governments to acquire additional shoreline properties in Pacific County for public recreational uses.

Policy SMP-1.7: Historic/Cultural/Scientific/Educational

1. Identify, protect, preserve, and restore important archaeological, historical, and cultural sites located in shorelands.
2. Encourage educational projects and programs that foster a greater appreciation of the importance of shoreline management, maritime activities, environmental conservation, and maritime history.
3. Prevent public or private uses and activities from destroying or damaging any site having historic, cultural, scientific or educational value without appropriate analysis and mitigation.

Policy SMP-1.8: Wetlands

1. Preserve and protect wetlands to prevent their continued loss and degradation.
2. Identify wetland areas and boundaries according to established identification and delineation procedures.
3. Provide adequate mitigation for disturbance of wetlands and buffers in the shoreline environment.
4. Maintain a wetland buffer zone of adequate width between a wetland and adjacent development to protect the functions and values of the wetland.

5. Base the width of the established buffer zone upon the functions and values of the wetland.
6. Wetlands which are impacted by activities of a temporary nature should be restored upon project completion.
7. Give preference to in-kind and on-site replacement of wetland functions and values. Where in-kind and/or on-site replacement is not feasible or practical due to the characteristics of the existing wetland or property, mitigation of equal or greater ecological value should be provided off site.
8. Require an applicant to monitor mitigation plans, and to take corrective action if necessary, in order to ensure long-term success of mitigation projects.
9. Develop standards and procedures for wetland banking allowing for approval of wetland mitigation banks on a case by case basis until such standards and procedures are adopted.

Policy SMP-1.9: Utilities

1. Require utilities to utilize existing transportation and utility sites, rights-of-way and corridors whenever practicable, rather than creating new corridors in the shoreline environment. Joint use of rights-of-way and corridors in shoreline areas should be encouraged.
2. Locate utility facilities and corridors so as to protect scenic views. Whenever practicable, such facilities should be placed underground or alongside or under bridges.
3. Design utility facilities and rights-of-way to preserve the natural landscape and to minimize conflicts with present and planned land uses.
4. Prohibit solid waste disposal activities and facilities in certain sensitive shoreline areas.
5. Ensure that utilities that are necessary to serve shoreline uses are properly installed so as to protect the shoreline environment and water from contamination.

6. Locate and design utility facilities in a manner which preserves the natural landscape and shoreline ecology, and minimizes conflicts with present and planned land uses.

Policy SMP-1.10: Beach Erosion

1. Encourage the design and use of naturally regenerating systems and/or constructed engineering solutions for prevention and control of beach erosion where:
 - a. The length and configuration of the beach will accommodate such systems; and
 - b. Such protection is a reasonable solution to the needs of the specific site.

Policy SMP-1.11: Vegetation Management

1. Stress prevention of aquatic weed problems. Where active removal or destruction is necessary, it should be the minimum necessary to allow water-dependent activities to continue. Control activities should minimize negative impacts to native plant communities, and include appropriate disposal of weed materials.
2. Invasive, noxious weeds causing irreparable damage to the shoreline environment should be removed with all due diligence.

Policy SMP-1.12: Water Quality

1. Locate, design, construct, and maintain shoreline uses and activities to minimize adverse impacts to water quality and fish and wildlife resources.
2. Minimize or mitigate for impacts from agricultural activities such as animal feeding operations, feed lot wastes, retention and storage ponds, manure storage, use of fertilizers and pesticides and other like activities by implementing best management practices.

Policy SMP-1.13: Urban Environment

1. Prioritize the preservation or expansion of existing high-intensity commercial or industrial waterfront centers over the creation of new high intensity industrial or commercial sites.

2. Site industrial or urban development in areas without severe biophysical limitations.
3. Prioritize “water-dependent”, “water-related” and “water-enjoyment” uses over other waterfront uses.
4. Ensure that developments within the Urban environment are compatible with uses and activities in adjacent (including aquatic) environments.

Policy SMP-1.14: Rural Environment

1. Protect areas with a high capability of supporting agricultural or forestry uses from incompatible development.
2. Encourage public and private recreational facilities which are compatible with agriculture and forestry industry.
3. Discourage urban density development.
4. Promote low-density residential development.
5. Allow mineral extraction with sufficient buffers.
6. Require development within the Rural environment to be compatible with uses and activities in adjacent (including aquatic) environments.

Policy SMP-1.15: Conservancy Environment

1. Prohibit or restrict activities and uses which would substantially degrade or permanently deplete the physical or biological resources of the area.
2. Restrict new development to that which is compatible with the natural or biological limitations of the land and water.
3. Prohibit activities or uses which would strip the shoreline of vegetative cover, cause substantial erosion or sedimentation, or adversely affect wildlife or aquatic life.

4. Encourage agricultural and recreational activities which will not be detrimental to the natural shoreline character.
5. Allow single family residential development as a principal use in the Conservancy environment.
6. Ensure that developments within the Conservancy environment are compatible with uses and activities in adjacent (including aquatic) environments.

Policy SMP-1.16: Natural Environment

1. Restrict or prohibit uses or developments which would significantly degrade the natural value or alter the natural character of the shoreline area.
2. Permit access for scientific, historical, educational and low-intensity recreational purposes, provided that no significant adverse impact on the area will result.
3. Ensure that uses and activities permitted in locations adjacent to shorelines designated Natural are compatible and will not compromise the integrity of the natural environment.
4. Ensure that developments within the Natural environment are compatible with uses and activities in adjacent (including aquatic) environments.
5. Prohibit commercial and industrial uses other than low-intensity agricultural practices, low-intensity mineral extraction, and commercial forestry.
6. Prioritize preservation of resources over public access, recreation and development whenever a conflict exists.

Policy SMP-1.17: Aquatic Environment

1. Prohibit structures which are not water-dependent and uses which will substantially degrade the existing character of the area.

2. Ensure that developments within the Aquatic environment are compatible with the adjoining upland environment.
3. Encourage diverse public access opportunities to water bodies that are compatible with the existing shoreline environment.

Policy SMP-1.18: Agriculture

1. Protect agricultural land of long-term commercial significance from incompatible and preemptive patterns of development.
2. Prohibit the creation of new agricultural land by the diking, draining or filling of tidelands and wetlands.
3. Protect the productivity of the land base by using best management practices to control soil erosion.
4. Maintain a vegetative buffer between agricultural lands and water bodies or wetlands.
5. Encourage areas with high aquacultural use potential to develop aquacultural uses.

Policy SMP-1.19: Boating

1. Locate and design boating facilities so that their structures and operations will be compatible with the area affected.
2. Discourage the use of floating homes and houseboats. They should be allowed only in limited circumstances where their negative environmental impacts can be substantially avoided.

Policy SMP-1.20: Commercial Development

1. Encourage new commercial development on shorelines to locate in those areas with existing, consistent commercial and/or industrial uses and in a manner that will minimize sprawl and the inefficient use of shoreline areas.

2. Encourage commercial development to utilize existing transportation corridors and to minimize the number of ingress/egress points. Ingress/egress should be designed to minimize potential conflicts with, and impact on, regular corridor traffic.

Policy SMP-1.21: Flood Hazard

1. Restrict or prohibit development uses in flood plains which will be dangerous to health, safety or property during flood events.
2. Require enhanced construction standards in areas that are vulnerable to flooding.

Policy SMP-1.22: Forest Practices

1. Promote timber harvesting practices that do not degrade existing water quality, quantity and fish habitat, and that avoid adverse impacts to upland wildlife habitat.
2. Discourage logging on shorelines with slopes of such grade and/or soil type that would likely cause severe sediment runoff, unless adequate mitigation and/or restoration and erosion control can be accomplished.
3. Locate skid road and fire trails to minimize the disturbance to shoreline resources.

Policy SMP-1.23: Industrial

1. Restrict new industrial lands from being sited on sensitive and ecologically valuable shorelines.
2. Encourage new industrial development to provide physical and/or visual access to shorelines.
3. Encourage Industrial and Commercial Development within incorporated Urban Growth Areas, rural Areas of More Intense Development, and on existing Port owned and/or operated parcels.

Policy SMP-1.24: Mining

1. Protect water bodies from sources of pollution, including but not limited to, sedimentation and siltation, chemical and petrochemical use, and spillage and storage/disposal of mining wastes and spoils.
2. Minimize the disruption caused by mining activities so that the natural shoreline systems can function.
3. Minimize adverse visual and noise impacts of mining on surrounding shoreline areas.
4. Return closed mining sites to as near a natural state as feasible upon closure.

Policy SMP-1.25: Recreational Development

1. Locate and design shoreline recreational developments to reflect population characteristics, density and special activity demands.
2. Design recreational developments to minimize adverse impacts on the environment.
3. Encourage a variety of compatible recreational experiences and activities to satisfy diverse recreational needs.
4. Encourage the linkage of shoreline parks, recreation areas, and public access points with linear systems, such as hiking paths, bicycle paths, easements and/or scenic drives.
5. Locate and design recreational developments to preserve, enhance, or create scenic views and vistas.
6. Locate, design and maintain trails and pathways to protect bank stability.

Policy SMP-1.26: Residential Development

1. Permit residential development where there are adequate provisions for utilities, circulation and access.

2. Design and locate residential development to preserve existing shoreline vegetation, to control erosion, and to protect water quality.
3. Encourage new residential development along the shoreline to cluster dwelling units in order to preserve natural features and minimize physical impacts.
4. Locate residential development so as not to cause significant adverse impacts to forestry, agricultural, or recreational uses.
5. Allow protection of single family residences and appurtenant structures against damage or loss due to shoreline erosion.

Policy SMP-1.27: Transportation Facilities

1. Locate roads to fit the topographical characteristics of the shoreline such that minimum alteration of natural conditions results. New transportation facilities should be located and designed to minimize the need for shoreline protection measures and to minimize the need to modify the natural drainage systems. The number of waterway crossings should be limited as much as practicable.
2. Encourage trail and bicycle paths along shorelines where they are compatible with the natural character and ecology of the shoreline.
3. Encourage joint use of transportation corridors within shoreline jurisdiction for utilities and other forms of transportation.

Policy SMP-1.28: Shoreline Modification

1. Allow location, design, and construction of riprap and other bank stabilization measures primarily to prevent damage to existing development or to protect the health, safety and welfare of Pacific County residents.
2. New development requiring extensive shoreline stabilization should be discouraged.
3. Locate and design new development to prevent or minimize the need for shoreline stabilization measures and flood protection works.

4. Encourage development of an integrated erosion control strategy that balances structural and non-structural solutions to reduce shoreline damage in an environmentally sensitive manner.

Policy SMP-1.29: Dike and Levy

1. Allow location, design, construction, and maintenance or removal of dikes and levies so that they will not cause significant damage to adjacent properties or valuable resources.

Policy SMP-1.30: Dredging

1. Site and regulate dredging and dredge material disposal in a manner which minimizes adverse effects on natural resources.
2. Ensure that dredging operations are planned and conducted in a manner that will minimize interference with navigation and that will lessen adverse impacts to other shoreline uses.

Policy SMP-1.31: Landfill

1. Allow landfills waterward of OHWM only when necessary to facilitate water-dependent and/or public access uses which are consistent with the master program.
2. Design and locate shoreline fills to minimize damage to existing ecological systems.
3. Design the perimeter of landfills to avoid or minimize erosion and sedimentation impacts. Encourage natural appearing and self-sustaining control methods over structural methods.

Policy SMP-1.32: Pier, Dock, Float, and Buoy

1. Design piers, docks, floats and mooring buoys to cause minimum interference with navigable waters and the public's use of the shoreline.
2. Site and design piers, floats, and docks to minimize possible adverse environment impacts.

Policy SMP-1.33: Ocean Dunes

1. Recognize the value of dunes in protecting inland areas from damaging inundation caused by a combination of high tides and storms, from the harmful effects of windblown sand, and from flooding losses.
2. Recognize the importance of dunes in providing open space that has economic, aesthetic and ecological value.
3. Promote a system of dune management that provides access across the dune to the beach in a manner that minimizes disruption of the dune land and natural vegetation.
4. Limit modification of the dunes and vegetation to comply with state and federal law, and to the minimum extent necessary to protect views and property values.
5. Recognize the importance of protecting the 100' protective strip eastward of the surveyed vegetation line.
6. Recognize that accretions have increased the value and amount of open space, and that the dune is, in places, wider than necessary to protect the upland development.
7. Acknowledge that all information is not available to determine the future of dunal accretion and/or erosion activity, and commit to amending land use policies that respond to refinements in technical research.
8. Maintain existing beach access roads, parking areas and sanitary facilities. Recognize that the ocean beach is a state corridor in transportation planning activities and studies.

Policy SMP-1.34: Salmon Habitat

1. Lessen impacts of uses, activities, structures, and landfills in salmon habitat, to the maximum extent possible. Significant unavoidable impacts should be mitigated by creating in-kind replacement habitat or other equal benefit where feasible.

2. Minimize the discharge of silt into waterways during in-water and/or upland construction.

Policy SMP-1.35: Parking

1. Locate and design parking facilities to minimize adverse impacts including those related to stormwater runoff and water quality.

Policy SMP-1.36: Signage

1. Design signs such that they do not block or otherwise interfere with visual access to the water or shorelands.
2. Require that signs in the shoreline environment be linked to the operation of existing uses and attached to said uses.

Policy SMP-1.37: Utilities

1. Require utilities to utilize existing transportation and utility sites, rights-of-way and corridors whenever possible, rather than creating new corridors in the shoreline environment. Joint use of rights-of-way and corridors in shoreline areas should be encouraged.

Policy SMP-1.38: Clearing and Grading

1. Regulate clearing and grading activities in shoreline areas.
2. Avoid negative environmental and shoreline impacts of clearing and grading wherever possible through site planning, construction timing, bank stabilization, and the use of erosion and damage control methods.
3. Design clearing and grading activities with the objective of maintaining natural diversity in vegetation species, age, and cover density.

Policy SMP-1.39: Geological Hazard Area

1. Minimize or mitigate development on unstable or moderately unstable slopes.

2. Avoid clearing vegetation on and within edges of bluffs. Retention of a natural buffer should be encouraged.
3. Design and construct structures in a manner that provides structural integrity and safety for their useful life.
4. Allow sufficient lot depth within new subdivisions such that bulkheading or other structural stabilization is not necessary.

Policy SMP-1.40: Saltwater Habitat

1. Protect critical saltwater habitats, including critical rearing and nursery areas for valuable recreational and commercial species. Protect habitat for ecologically important marine plants, fish and animals.
2. Ensure that developments within or adjacent to critical saltwater habitats do not directly or indirectly change the composition of the beach and bottom substrate. Habitat enhancement and restoration projects may change beach or bottom substrate when appropriate to restore or enhance habitats.
3. Design and construct activities and structures that affect critical saltwater habitats to minimize adverse environmental impacts.

SECTION 2 LAND USE & RURAL AREAS ELEMENT

2.1 INTRODUCTION AND BACKGROUND

The land use and rural areas element has been prepared in accordance with the Growth Management Act (GMA) to address land uses in unincorporated Pacific County over the next 20 years. It serves as both the Land Use and Rural Areas elements of the Comprehensive Plan as they are defined by the State Growth Management Act. This element of the Comprehensive Plan identifies the different kinds of land uses allowed. Further, in addressing land uses such as commercial, industrial, residential and natural resource, the proposed general distribution, general location and extent of the use are defined. This element also includes population densities, building intensities and estimates of future population growth.

2.1.1 Major Land Use Considerations

The simple allocation of available land among competing uses is rarely the sole factor in the land use decision making process. Even within the land use plan other variables significantly influence future land use patterns: population projections, wetlands and floodplains, agricultural and forest lands, etc. These factors all influence the type and intensity of the future development in unincorporated Pacific County. Planning for the type and intensity of development within unincorporated areas will make good use of public funds, maximize economic benefit, and protect the environment and quality of place that Pacific County residents treasure.

The challenge of the Comprehensive Plan is to set forth a course for Pacific County that will preserve its rural character while allowing for growth. This growth must be sensitive to the environment with provisions for protecting groundwater and surface waters, while providing the services and employment base necessary for Pacific County to continue to be a wonderful place to live.

2.1.2 Previous Comprehensive Plans

- Pacific County's 1994 Draft Comprehensive Plan recognized both Urban Growth Areas (UGAs) of the incorporated cities, and the Community Growth Areas (CGAs) of unincorporated Pacific County. Incorporated cities and their UGAs include Ilwaco, Long Beach, Raymond, and South Bend. CGAs were included in the 1994 draft plan to acknowledge the small community areas throughout the county that provide citizens with infrastructure, public services, and facilities. While these areas have no formal governing mechanisms, the density of housing and mixed land use within the CGAs is typical of an incorporated municipality.

This Comprehensive Plan replaces the concept of the CGAs established in the 1994 Draft Comprehensive Plan. This plan differs from the earlier plan in that it eliminates the CGA designation and replaces it with the un-incorporated urban growth area and the rural areas of

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more intense development (RAID) designation. In addition, this plan identifies and provides for other existing patterns of land use throughout the rural area. These include industrial, shoreline development, General Rural, and other rural designations. These changes were made in accordance with the 1997 Growth Management Act rural amendments (ESB 6094) which recognize the need to maintain and protect the county's rural character and existing land use patterns.

This Comprehensive Plan also refines the boundaries for all growth areas designated in the 1994 draft plan. The GMA directs that urban growth areas be designated based on population forecasts and available land. Further, it directs that rural lands with more intensive development may include undeveloped lands if limited. At the time the 1994 draft plan was prepared, the County and the incorporated cities had designated large growth areas that included resource lands. Since that time, the growth areas have been revised to such a size that accommodates the modest population increases expected in the 20-year planning period, and logical outer boundaries have been determined for the rural areas of more intensive development.

Finally, this Comprehensive Plan differs from the 1994 draft plan in that a detailed Land Use Map is provided for unincorporated areas. In addition, accompanying land use designations are defined. This plan refers to the city plans for land use designations within the incorporated cities and their corresponding UGAs.

2.2 RELATIONSHIP OF LAND USE & RURAL AREAS ELEMENT TO OTHER PLANS

2.2.1 Growth Management Act Requirements

RCW 36.70A.070 establishes requirements for completing a land use element. The land use element must:

- Designate the proposed general distribution and general location and extent of uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open space, public utilities, public facilities, and other land uses.
- Include population densities, building intensities, and estimates of future population growth.
- Provide for the protection of the quality and quantity of groundwater used for public water supplies.
- Where applicable, review drainage, flooding, and stormwater runoff in the area and provide guidance for corrective actions to avoid or mitigate those discharges that pollute waters of the state, including Willapa Bay or waters entering Willapa Bay.

This section also serves as the rural areas element of the plan. RCW 36.70A.070 establishes the following requirements for completing a rural areas element:

- Establish patterns of rural densities and uses, considering local circumstances, that permit rural development, forestry, and agriculture.
- Provide for a variety of rural densities, uses, essential public facilities, and rural governmental services.
- Establish measures that apply to rural development that protect the rural character of the area including: containing or otherwise controlling rural development, assuring visual compatibility with surrounding rural area, reducing the inappropriate conversion into low density development, protecting critical areas, surface and ground water, and protecting against resource land conflicts.
- Allow for limited areas of more intensive rural development consisting of the infill, development or redevelopment of existing commercial, industrial, residential, or mixed-use areas; the intensification of development or new development of small-scale recreational tourist uses; and the intensification of development or new development of isolated cottage industries and small-scale businesses.
- Adopt measures to minimize and contain areas of more intensive rural development by establishing logical outer boundaries which: preserve the character of existing natural neighborhoods and communities; provide physical boundaries such as bodies of water, roads, and land forms; prevent abnormal or irregular boundaries; and allow for provision of public facilities and public services in a manner that does not permit low-density sprawl.

2.2.2 County-Wide Planning Policies

In addition to meeting requirements of the GMA, the land use and rural areas element should be consistent with Pacific County's adopted County-Wide Planning Policies. The policies address land use as follows:

Policy #1, Establishing Urban Growth Areas.

- The County, in consultation with the incorporated cities, should designate urban growth areas.
- All cities should be included within an urban growth area and the ability of a community to provide urban services should be considered in determining the growth area boundary.

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- The designated urban growth areas should adequately accommodate the projected growth and development for the next 20 years.
- Publicly owned greenbelts and open space areas within urban growth areas should be preserved.
- Fully contained communities may be located outside of urban growth areas.
- Interim urban growth areas should approximately follow current municipal boundaries.
- The County should review urban growth areas every five years and the comprehensive plan should be revised accordingly.

Policy #2, Promoting Contiguous and Orderly Development and Providing Urban Services

- Developments within urban growth areas should be contiguous, orderly, and coordinated between the County and municipalities.
- The incorporated cities should have input in setting urban growth boundaries and how urban services will be provided so that concurrency requirements are met.
- Urban growth should be located primarily in areas already characterized by urban growth that have public facilities and services, and second in areas already characterized by urban growth that will be provided urban type services by public or private sources.

Policy #5, Joint County and Municipality Planning.

- The County and relevant municipality may provide for joint jurisdictional planning when desired.
- When joint planning occurs, it should determine and resolve issues including subdivision of property adjacent to a city, service level standards, coordination of boundary changes, coordination of capital improvements, jurisdictional responsibility.
- Joint planning may be desired for contemplated changes in boundaries, when development, capital improvements, or regulations will have significant impacts across boundaries, or when determining how public facilities and services should be provided.
- Annexation of territory beyond a municipality's urban growth area is prohibited.
- Unincorporated areas that are already urbanized are encouraged to annex or incorporate.

Policy #6, Economic Development and Employment.

- The county should ensure that there is an adequate supply of land suitable for commercial and industrial development.

Policy #7, Siting County-wide and Statewide Public Capital Facilities.

- The County should inventory existing public capital facilities and identify facilities that need to be expanded or constructed.
- Public facilities and services should be planned to maximize efficiency and cost effectiveness.
- The County should site capital facilities in a manner that is consistent with the comprehensive plan.
- When siting state and local public facilities, the County should consider land use compatibility, economic and environmental impacts, and public need.

2.2.3 Comprehensive Plans of Incorporated Cities

This Comprehensive Plan serves as the plan for the unincorporated areas within the urban growth boundaries of incorporated cities. However, during development of Uniform Development Ordinances, the County should consult with the cities and incorporate city land use policies and standards into County UGA UDOs wherever practicable. The city comprehensive plans are integral parts of this comprehensive plan, although they appear in separate documents. City comprehensive plans have been developed by the cities of Ilwaco, Long Beach, Raymond, and South Bend, with the cooperation of the county. The goal of such cooperation is to achieve compatibility along jurisdictional boundaries and also to give more stability to planning and zoning as County lands are annexed into the cities.

2.3 MAJOR ISSUES

Pacific County encompasses a diverse geographic region and existing land uses vary from the densely populated ocean shores to the remote inland timber areas. The County hosts several historic community centers and commercial districts as well as waterfront properties and remote farmlands. A major issue facing the County is the need to acknowledge the special characteristics and lifestyle preferences of each region, and provide areas for future development and economic growth that maintain the current land use patterns. This land use and rural areas element has been developed with special attention given to preserving the diverse rural

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characteristics of the county. At the same time, goals, policies, and development standards must be established that provide uniform guidance for permitting agencies and the citizenry.

While necessary to acknowledge and maintain the various rural land uses, it is vital that Pacific County's resource lands, wildlife, and unique environmental beauty be protected. Boundaries of the more intense rural developments must be adequately defined, and buffers must be provided to protect resource lands and the remote rural areas. In addition, as community centers continue to grow, there may be a need for water and sewer services to protect both the public health and critical areas.

2.4 LAND USE INVENTORY

2.4.1 Physical Description of the County

Pacific County is a predominantly rural county located in the southwest corner of Washington State. Encompassing approximately 597,080 acres, the County includes a wide variety of natural resources, including productive forest lands, cranberry and other agricultural lands, a large bay with tidal flats suited to shellfish operations, wildlife refuges and ocean dunes. The bulk of the county is forested, with much of that land under the control of a few timber companies. It is rugged land, mostly inaccessible except by logging road, and unlikely to develop within the timeframe covered by this comprehensive plan.

The population of the County is focused in two areas. These are Raymond/South Bend on the Willapa River, and Long Beach/Seaview/Ilwaco on the Pacific Ocean and the Columbia River. The remaining population is situated in coastal regions, in the Naselle and Willapa River Valleys, and in the Smith Creek Valley (Brooklyn).

State highways and local roads provide access throughout the County. State Route 101 is the primary highway in the county, traveling from Grays Harbor County in the north, through the cities of Raymond and South Bend, then south along the east shore of Willapa Bay to Seaview, Long Beach and Ilwaco. SR 101 continues south along the north shore of the Columbia River through Chinook to Megler, where it crosses the Columbia River into Astoria, Oregon. State Route 6 travels east out of Raymond through the Willapa River Valley. It passes through the communities of Menlo, Lebam and Frances before leaving the county heading east to Chehalis. State Route 4 runs along the northern edge of the Columbia River, then travels east through Naselle and into Wahkiakum County before terminating in Kelso.

From its Pacific Ocean border on the west, across the Willapa Hills, to its Lewis County border on the east, Pacific County's unincorporated area is vast and diverse. Its geographic features and land uses change as one travels from dunes and lowland areas, to forest and farmlands. To gain a better understanding of the various regions within the county, and to recognize the different land

use patterns and lifestyles, land use planning work has been based on five distinct geographic regions (Figure 2-1). These regions were identified during the development of the 1994 Draft Comprehensive Plan and reflect the diverse characteristics of different parts of the county. The history and character of these areas are described below.

2.4.2 Willapa Valley

Location and History

The Willapa Valley planning area is located in the northeast portion of the county. It is the largest planning area and includes the incorporated cities of Raymond and South Bend. South Bend is the county seat and the location of many of Pacific County's administrative buildings. Willapa Valley is also the location of the historic residential and commercial centers of Menlo, Lebam and Frances (rural activity centers), the rural community of Brooklyn, and the East Raymond commercial center (community crossroad). The North River and the Willapa River (including the South Fork of the Willapa) are the largest watersheds in the region.

The area was first settled in 1852 by Samuel Woodard who took a donation land claim of 640 acres. For many years, this location was known as Woodard's Landing and served as the port for the large boats that came in from Portland to discharge cargo and mail. When logging began in the 1870s, the area began to grow. The name was changed to Willapa in 1884. The numerous waterways throughout the planning area were the only means of transportation for mail and cargo and were essential to development.

The community of Willapa was the hub of the Willapa Valley. Boats came in three times a week to discharge cargo, mail, and passengers, and two large warehouses held supplies for the valley. Sidewalks were constructed along the main streets and roads were planked where needed. As Willapa boomed, houses sprung up everywhere, and by 1887 the community provided hotels, drug stores, a real estate office, and a barbershop. By 1900, the business center of the planning area had moved to South Bend and Raymond. Today, the historic mixed-use districts of Menlo, Lebam, Frances, and Brooklyn still provide residents with a pleasant place to live.

Existing Land Use

Typical land uses in the unincorporated area of the Willapa River Valley include managed forest areas, dairy farms, and cattle ranches. Agricultural products are primarily dairy, stock, and hay. Agricultural uses are limited to areas having suitable soils for crops or pasture, and level land with slopes typically less than ten percent. Forest areas are generally located on the steeper slopes. There is a wide range of residential land use in the Willapa River Valley. These include the high density urban growth areas of Raymond and South Bend, the smaller mixed use cores around Willapa, Menlo, Frances, and Lebam, and the large family farms and rural residences within farming and timber lands.

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Residential densities in these areas vary greatly: Raymond and South Bend support urban densities typical of small cities; Willapa and Menlo are more suburban in nature, with densities as high as four to six units per acre focused around one or two main roads; Frances and Lebam are sparser, with densities on the order of one to four units per acre, centered on SR 6. Between these communities are rural residences and large family farms, supporting densities less than one unit per acre. Generally, residential uses follow the floor of the Willapa Valley where relatively level areas and some utilities (Willapa Valley Water District) are available.

Commercial uses are generally small. Though some scattered commercial uses exist, the majority is located in what used to be the retail centers of Willapa, Menlo, and Lebam. Commercial uses range from retail stores to cottage industries and include meat processing, retail stores, autobody and diesel mechanic, upholstery shops, computer repair, shake mill, hair dressers, porcelain dolls, ceramics, construction, day care, nursing home, and credit bureau.

There are numerous public facilities and recreational activities in the planning area. Public facilities include the Department of Natural Resource facility in Menlo, the Pacific County Fairgrounds, the Lebam Fire Station, the Lebam and Menlo Post Offices, P.U.D. substations, and Willapa Valley schools at Lebam, Menlo and Old Willapa. The existing recreational facilities and activities in the planning area include the Willapa Boat Launch, Smith Creek Boat Launch, and Falls Creek Salmon Hatchery managed by the U.S. Fish & Wildlife, the Washington State Willie Keil's Grave Park, and the Department of Natural Resources Frances Park.

2.4.3 Grayland, North Cove, Tokeland

Location and History

This planning area is located in the northwest corner of the county. It is bordered by Grays Harbor County to the north, the Pacific Ocean to the west, and Willapa Bay to the south. It includes the mixed-use rural activity center of Tokeland, and the North Cove and Tokeland Road community crossroads. The coastal area contains ocean dunes and agricultural areas (cranberry farming), but inland areas are predominantly forest lands.

The Grayland beach area saw its first homestead in 1880 with cranberry production introduced in the early 1900s. The Grayland area extends from the Pacific County border, south approximately eight miles, to the town of North Cove. North Cove is a resort community located south of Grayland, along SR 105. The original site of North Cove was a sandy peninsula known as Cape Shoalwater (established 1884). The peninsula was once the site of a town, lifesaving station and lighthouse. Severe beach erosion that occurred over the course of a century erased the original site in the 1960s. The name North Cove is now applied to the surrounding community of

Figure 2-1
Land Use Planning Regions

Please Refer to Land
Use Planning Regions
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cranberry farms, resort businesses, and beach homes, which crowd the landscape from Grayland to Tokeland.

Tokeland is a bay community on Toke Point peninsula located south of the junction of SR 105 and the Tokeland Road. The town was named after an Indian chief who lived there when the first white settlers entered the bay circa 1858. The community was a popular ocean resort from 1890 to 1940 and still has a resort atmosphere with its rustic hotel. Today the area functions primarily as the home to a small crabbing and fishing fleet providing a cannery and port facility.

Existing Land Use

Land uses identified in the planning area include forest and agricultural land, residential, commercial, and recreation. Timber grown in the area contributes to the northwest's regional economy and provides employment opportunities. Although many residents are employed outside the immediate area, there are numerous timber supported families in residence.

Agricultural lands lying between the coastal sand dunes and the Willapa Hills are used for cranberry farming. This is the primary activity that lead to development of the area, and today, the farms are part of a nationwide cooperative that has brought stability and expanded markets for individual farmers.

Residential land use in the area varies greatly. In the North Cove and Grayland areas, homes are predominantly located in dunal areas on the west side of SR 105, while agricultural uses are located in bog areas east of SR 105. Residential densities vary from scattered single-family residences with land areas greater than one acre in size, to the beach plats where densities range from one to six units per acre. Residential homes consist of older, conventional type construction, and modular or mobile homes. In addition, the beach plat areas support a high proportion of seasonal residents occupying trailers.

There is a small commercial area in North Cove, which provides a gas station, general store, laundromat and fire station. A second commercial area is located at the intersection of SR 105 and the Tokeland Road. This commercial crossroad is adjacent to the Shoalwater Bay Indian Reservation and the tribe's casino and ancillary development. The area also provides a small motel. Recreation areas include the Grayland Beach State Park and several beach approach roads.

The Tokeland rural activity center provides single-family and multi-family housing. Densities in the area are typically two to four units per acre, with some areas reaching as high as six to eight units per acre. All of these uses are near Tokeland Road, the arterial accessing the peninsula. Commercial activity in the area includes a sound recording studio, nursery, gas station, RV park, gift shops, retail stores, restaurants, motor repair, electronic repair, and banking. Existing industrial activities in the planning area are Nelson Crab Inc., Tokeland Oyster Company, and the

Tokeland Marina.

This North Cove, Grayland, Tokeland area is a bedroom community to a larger commercial center located in Grays Harbor County. Aberdeen offers a full spectrum of commercial services for a large region that includes all of north Pacific County.

2.4.4 Bay Center, Nemah

Location and History

The Bay Center and Nemah planning area is located on the eastern shore of Willapa Bay. It includes the rural activity center of Bay Center, and the historic farming community of Nemah. Bay Center is on a peninsula (the tip is called Goose Point) which extends into the geographic center of Willapa Bay. The community is home to several oyster seed hatcheries, a finfish and shellfish industry, and cattle ranches. The Nemah watershed is primarily an undeveloped region characterized by farmlands and low-lying forestlands, which form a significant wetland fringe along Willapa Bay.

White settlers first came to Bay Center in 1853, but the area was the site of an Indian encampment and trading ground before and after this date. With a booming oyster and farming industry, the beach front of the peninsula was crowded with homes by 1873. The settlement was called "Palix" meaning slough covered with trees, but this name was later changed to Bay Center when a post office was established in 1876. The Nemah area has historically been a farming and logging community that developed near the mouth, delta, and the three Nemah rivers (North, Middle and South Forks). White settlers first arrived in the 1890s, but as with Bay Center, the area had previously been the site of an Indian village. Access to the area was by water until the Ocean Beach Highway was constructed in the 1920s. Today, SR 101 travels through the area.

Existing Land Use

The Nemah area is sparsely developed and has considerable timber resource lands. Residential homes in the Nemah area are predominantly older, conventional type structures or mobiles homes located on large lots along the North Nemah Road. Other land uses include farming (cattle/hay), and scattered residential dwellings. A small restaurant and convenience store is located at the intersection of SR 101 and the North Nemah Road.

Bay Center has traditionally been a residential and commercial community, with natural resource based industries, cattle ranching, and hay production. Residential homes in Bay Center are predominantly older conventional type homes on smaller lots, with densities of four to six units per acre. Some new lots have recently been platted in the area and are one-half to one acre in size. The Public Utility District No. 2 provides water in the area. Commercial land uses include a neighborhood retail store, restaurant, tavern, gas station, and activities at the Bay Center port dock. Industrial activities include fish processing, port activities, Shoalwater Bay Oysters, Ekone

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Oyster Co., Nisbet Oyster Co., Bay Center Mariculture, Micro Light Nutritional Products (light industrial), Intertidal Resources, and Neptune Boats.

Public facilities in the planning area include a post office, Port of Willapa Harbor boat launch, and the Bay Center Fire Station. Existing recreational facilities and open space areas include the Bruceport and Bush County Parks, the Niawiakum River conservation area (Department of Natural Resources), the Bone River conservation area (Nature Conservancy), and several beach access points.

2.4.5 Naselle River Valley

Location and History

The Naselle River Valley planning area is located in southeast Pacific County and includes the South and Main Forks of the Naselle River, portions of Salmon Creek, and the rural activity center of Naselle. The easternmost region of the planning area includes the higher watershed areas of the Grays River, which drain into adjacent Wahkiakum County. The region has historically been used for farming and timber production.

Existing Land Use

Typical land uses in the Naselle River Valley include forest lands, dairy farms, commercial, and residential. The forest areas are predominantly located on the steeper slopes with farming and residential areas located along the river valley. Development in the region is focused around the rural activity center of Naselle, situated at the intersection of SR 401 and SR 4. This intersection is the location of the Naselle High School, and commercial land uses extend east along SR 4, and south along SR 401. Residential land use densities in the rural activity center are approximately one unit per acre with some denser areas, including multi-family units. Commercial and public uses include banking, grocery and liquor stores, restaurants, health care, hotels, RV parks, nurseries, mini-storage facility, general retail, post office, library, parks, and open space. Existing industrial uses in the area include a gravel mine, oil company station, electrical substation, DOT truck shop, and county truck storage. A state operated juvenile facility, the Naselle Youth Camp, is located northwest of Naselle along SR 4.

2.4.6 Southwest County

Location and History

The Southwest County planning area is located in the southern coastal area of the county. It includes the incorporated cities and related UGAs of Ilwaco and Long Beach, the UGA of unincorporated Seaview, the rural village of Ocean Park, the rural activity center of Chinook, the community crossroads of Surfside and Klipsan, and the historic Long Beach Peninsula communities of Oysterville, and Nahcotta. The peninsula communities are mostly rural residential, with a large seasonal population.

While first inhabited by native Americans, Captain Robert Gray landed at the ancient Indian village of Chinook on the north shore of the Columbia River in 1792. Lewis and Clark camped in the same area while leading their famous expedition and first saw the Pacific Ocean from Cape Disappointment, located on the southwest tip of the county. The first county seat was located at Pacific City on Cape Disappointment. In 1852, the Federal Government set aside 640 acres on the cape (including Pacific City) for a military reservation. The occupants of the town were ordered to vacate and the activities of the County government were then transferred to Chinook.

With an abundance of oysters, Oysterville located at the north end of the Long Beach Peninsula, was established in 1854. As the demand for oysters boomed in conjunction with the gold rush days of San Francisco, so too did the town of Oysterville, and the County seat was again relocated to this community. Near the turn of the century, growth within the county was focused more toward inland timber areas and the county seat was relocated to South Bend in 1893. The Long Beach Peninsula grew in popularity as a seaside resort. It remains as such today and tourists and local residents visit both the Fort Columbia military reservation and the historic town of Oysterville.

Existing Land Use

The Southwest County planning area includes a region of diverse land uses. At the south end of the Long Beach Peninsula are the incorporated cities of Ilwaco and Long Beach. Traveling north, the unincorporated areas of the peninsula include six communities, and substantial rural residential, commercial and agricultural lands. South of the peninsula are several rural residential areas, forest lands, and Fort Columbia, the historic military base. There are also state and regional parks throughout the planning area.

Residential land uses in the planning area are predominantly located on the west side of the Long Beach Peninsula. The community of Surfside is at the north end of the peninsula. This residential area has a large percentage of seasonal residences with densities of four to six units per acre. Some of the lots in this area contain trailers or mobile homes and there is a substantial inventory of available lots for residential development. Traveling south along Vernon Avenue, residential areas continue to Ocean Park. West of SR 103 are one acre ocean front lots designated as shoreline development. East of SR 103, lot sizes are slightly larger.

The rural village of Ocean Park encompasses several subdivisions that are already developed or are committed to development by virtue of existing infrastructure or small lot sizes. Ocean Park has a well-developed retail center and distinct neighborhoods surrounding it. Commercial uses in the area include retail stores, taverns, gas stations, restaurants, and gift shops. Public facilities include a post office, fire station, library, parks, and a school.

Between Ocean Park and Long Beach, residential development is mostly rural or seasonal in nature, with the majority of homes on smaller lots. Densities are four to six units per acre west

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of SR 103 with slightly larger lots east of the highway. On the east side of the peninsula development is more sparse. The community of Oysterville includes historic homes on larger lots. South of Oysterville, residential development occurs on larger lots, ranging from one to five or more acres per unit. Large lots continue south to Long Beach with the exception of the Nahcotta area where densities are approximately four units per acre.

The rural activity center of Chinook is located on Baker Bay, south of the peninsula. Residential densities in Chinook are approximately two to four units per acre close to the community center, but decrease as you travel north or south. There are also several RV parks in Chinook. Commercial uses are generally rural in nature and include retail stores, taverns, gas stations, restaurants, gift shops and marina activities. There are several public facilities including a post office, fire station, and other facilities. Recreational land use in the planning area includes Leadbetter Point State Park, Fort Columbia Military Base, the dunal region of the peninsula and miscellaneous park and beach access areas.

2.5 FINAL URBAN GROWTH AREAS

2.5.1 GMA Requirements for Urban Growth Areas

The purpose of the Washington State Growth Management Act is to encourage jurisdictions to manage growth. In order to achieve that purpose, GMA specifies several goals to be used to guide the development of comprehensive plans and development regulations (RCW 36.70A.020). The following points summarize the GMA requirements (RCW 36.70A.110):

- For each city or town within its borders, the County must designate an urban growth area, within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature.

An urban growth area may include territory outside of a city or town only if the territory already is characterized by urban growth whether or not the urban growth area includes a city, or is adjacent to territory already characterized by urban growth or is a designated new fully-contained community under RCW 36.70A.350.

- The urban growth areas in the county must be sufficient to permit the urban growth that is projected to occur in the county over the next 20 years.
- Urban growth areas must permit urban densities and may include greenbelt and open spaces.
- Urban growth should be located first in areas already characterized by urban growth that have existing public facility and service capacities to serve such development, and second in areas already characterized by urban growth that will be served by a combination of both existing

public facilities and services and any additional public facilities and services that are provided by either public or private sources. Additional urban growth should be located in the remaining portions of urban growth areas.

- At least every ten years, the County must reevaluate the Final Urban Growth Areas and the densities permitted within them (RCW 36.70A.130(3)).

2.5.2 Urban Growth Areas of Incorporated Cities

There are four incorporated cities within Pacific County. In accordance with the adopted County-Wide Planning Policies, each of these municipalities has prepared a comprehensive plan for growth management that designates an urban growth area. Land area needs, land use designations, capital facility, and other GMA required elements for these UGAs may be found in the following plans:

1. City of Ilwaco;
2. City of Long Beach;
3. City of Raymond; and
4. City of South Bend.

2.5.3 Urban Growth Area of Unincorporated Seaview

The urban growth area of Seaview is located on the Long Beach Peninsula, within unincorporated Pacific County. It is situated between the UGAs of Ilwaco and Long Beach, both of which are incorporated cities. Seaview is predominantly residential, with commercial and light industrial uses adjacent to the highway. It is an established, historic community that has public facilities and service capacities capable of serving new development. The area is served by the Seaview Sewer District and receives water from the City of Long Beach. Other urban services include but are not limited to fire, police protection, public transit services, and other public utilities.

This community is identified as a UGA for two reasons. Most importantly, commercial uses and residential densities consistent with urban development already characterize it. Densities vary from one to seven units per acre with an average density of four units per acre. The area does not include large areas currently characterized by rural uses, nor does it include resource lands or extensive critical areas. In addition, it has been designated as a UGA because it is crucial to the character and significance of the area that Seaview preserve its ability to grow and serve the Long Beach Peninsula.

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The Seaview UGA encompasses an area approximately 240 acres in size. It is bordered to the north and south by the urban growth boundaries of Long Beach and Ilwaco respectively. Its western boundary is the dunal area of the Pacific Ocean. To the east, the boundary delineates the built environment and follows major access roads. While further land use inventory work is needed, current land uses within the Seaview UGA are approximated as shown in Table 2-1. The 1996 population of Seaview is approximately 740 residents, though this number increases significantly during the summer tourist season. Population forecasts and total land area needs are addressed in Section 2.9. Appendix A provides a site map of the Seaview UGA and assumptions used in identifying land use.

TABLE 2-1
LAND USE IN UNINCORPORATED SEAVIEW UGA

Area (Acres)					
Total	Residential ¹	Commercial/ Industrial ²	Roads ³	Other ⁴	Vacant Buildable Land ⁵
240	80	70	35	35	20

¹ Residential land area based on 1996 population of 743 people, household size of 2.39 people, and average density of 4 dwelling units/acre.

² Approximately 30 percent of total area assumed to be in commercial/industrial use.

³ Approximately 15 percent of land area used for roads and right of way.

⁴ Other land includes critical areas, property that will not be for sale within the 20-year planning period, and other land generally not available for development.

⁵ Vacant, buildable land calculated as difference between total land area, and land area considered in use or unavailable.

2.5.4 Seaview UGA/Rural Subdivision

The Seaview area contains long, narrow, linear lots that cross the Seaview UGA/General Rural lands boundary. Due to this occurrence, existing ocean front lots in the Seaview area are subject to both the four unit per acre density designation within the UGA, and to the one unit per five acre density designation west of the UGA. To provide clarity to Seaview ocean front property owners regarding density requirements, the following restrictions shall apply for newly subdivided lots:

- Within the Seaview UGA (East of 200' west of the 1889 line) 4 units/acre
- In the General Rural land west of the Seaview UGA (west of 200' west of the 1889 line) 1 unit/5 acres

Note: Those ocean front lots which straddle the General Rural/Urban Growth Area boundary to the west of Seaview, which run continuously to the Pacific Ocean, and which are in existence upon the effective date of this plan shall be entitled to be subdivided at a density of 4 units/acre

within the Seaview UGA and 1 unit/5 acres in the General Rural designation west of the Seaview UGA. For those lots which do not contain a minimum of five acres westward of 200' west of the 1889 line, the property may be subdivided once at the point 200' west of the 1889 and a density of 4 units/acre east of 200' west of the 1889 line.

2.6 LAND USE DESIGNATIONS

2.6.1 Overview

The GMA requires that the County “designate the proposed general distribution and general location and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, general aviation airports, public utilities, public facilities, and other land uses” (RCW 36.70A.070(1)). Population densities, building intensities and estimates of future population growth must also be included. This section of the Land Use and Rural Areas Element describes each of the land use designations depicted on the Land Use Map (Figure 2-2). Each land use designation includes a statement of purpose and a description of characteristics typifying lands developed under each designation. The total land area within each of the designations is provided in Table 2-2.

For parcels that cross land use designation boundaries, subdivision along boundary lines shall not be prohibited by UDO so long as the subdivision meets environmental and public health requirements.

2.6.2 Rural Area Designations

The purposes of rural areas are to:

- Support the rural aspects of Pacific County.
- Protect areas with environmental constraints and preserve and buffer natural resource areas of agriculture, forestry, aquaculture, mineral deposits and fish and wildlife habitats from encroachment by or irreversible conversion to more intense uses.
- Allow low intensity residential uses which do not require a high level of public services and facilities.
- Allow limited areas of more intensive rural development including the infill, development or redevelopment of existing areas; the intensification of existing or development of new small scale recreation or tourist uses; and the intensification of existing or development of new isolated non-residential development, cottage industries, and small-scale businesses. Public services may be provided to these areas.

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Rural areas are characterized by low density residential dwellings, concentrated mixed use areas, isolated commercial and industrial uses, farms, forest, mining areas, outdoor recreation and other open space activities. Commercial uses are generally small in scale. They may provide convenience services to the rural neighborhood, but are not principally designed to serve the rural population. Industrial uses will generally be those that are related to or dependent on natural resources such as agriculture, aquaculture, aquifer supply, timber or minerals. Home-base occupations and industries are allowed throughout the rural area provided they do not adversely affect the surrounding residential uses.

Rural area residential densities will commonly average one dwelling unit per five acres. There are also areas with lower densities, one dwelling unit per ten or forty acres, and areas with higher densities, one or more dwelling units per acre. The latter are typically resort-residential areas adjacent to water bodies or urban growth areas. Areas of two or four units per acre are located only in those locations where this density already exists.

**TABLE 2-2
EXISTING LAND USE**

Land Use Designation	Total Acres¹	Percentage of Total Area
Rural Land		
Remote Rural	16,230	2.7
General Rural	99,460	16.7
Rural Agriculture	7,600	1.3
Shoreline Development	1,430	0.2
Rural Village	580	0.1
Rural Activity Center	2,560	0.4
Community Crossroad	200	> 0.1
Industrial	390	> 0.1
Public Preserve	12,670	2.1
Military Reservation	210	> 0.1
Resource Land		
Forest LTCS	412,150	69.0
Transitional Forest	35,740	6.0
Urban Areas		
City of Ilwaco	1,820	0.3
City of Long Beach	980	0.2
City of Raymond	3,030	0.5
City of Raymond (not in UGA)	190	> 0.1
City of South Bend	1,600	0.3
Unincorporated Seaview	240	> 0.1
Total Land Area	597,080	

¹ Numbers are rounded.

2.6.2.1 Remote Rural - One Unit Per Ten Acres

The purpose of this designation is to maintain the rural aspects of the County, and to buffer environmentally sensitive areas and resource management areas from incompatible activities. The primary land uses in the Remote Rural areas include, but are not limited to, resource-oriented activities (farming, forestry, mineral extraction), open space, and residential. The maximum density is one dwelling unit per ten acres. These areas have moderate potential for farming or forestry management and are typically adjacent to long-term resource lands. Lands are typically too far from the urban area to enable cost-effective provision of public services this time.

Figure 2-2
Land Use Map

Please refer to Land Use
Map on Page 50 of this
document.

2.6.2.2 General Rural - One Unit Per Five Acres

The purpose of this designation is to maintain the rural aspects of the county and to provide buffering or transitions between existing rural developments and areas of higher or lower densities. The General Rural areas are characterized by activities including, but not limited to, small-scale farms and forestry activities, dispersed single-family homes, and open space. The maximum density is one dwelling unit per five acres. 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.

2.6.2.3 Rural Agriculture - One Unit Per Five Acres to One Unit per Ten Acres

The purpose of this designation is to recognize the historic areas dedicated to cranberry rearing and production, and areas of potential future cranberry expansion, and to provide appropriate buffering from surrounding incompatible rural land uses. These areas are generally depicted as those represented as Agricultural in the 1989 Long Beach Comprehensive Plan Map and in the 1984 North Cove-Grayland Comprehensive Plan Map, herein modified and incorporated as Figure 2-2, Land Use Map. This designation should be considered representational in manner, and shall serve as a subset of the Rural Lands category. Lot size, permitted uses, and general zoning for the Rural Agriculture land use designation shall be determined after an analysis of existing land uses, the capability of soils to contain on-site sewage disposal systems, and the location of, expansion needs for, and buffer requirements of the cranberry industry.

2.6.2.4 Rural Shoreline Development - One Unit Per Acre

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 existing 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. This Comprehensive Plan designates the Pacific Ocean shoreline west of SR 103, north of the City of Long Beach, and South of Surfside Estates as Rural Shoreline Development.

2.6.2.5 Rural Village - Mixed Use, New Residential One Unit Per Acre

The purpose of this designation is to recognize the historic, unincorporated communities that are characterized by urban type densities, are self sufficient villages offering a full range of consumer goods and services, and which may offer some urban services such as community water and fire protection. The rural village typically does not offer sewer treatment services. This designation provides for the infill, development, or redevelopment of lands within the rural village boundary. The rural village is generally a compact, self-sufficient town that functions as a small urban

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center and provides housing, convenience goods, and services to residents in and around the area. The rural village is characterized by activities including, but not limited to, single family residences, small-scale industries and businesses in a compact core, public facilities such as post offices, schools, and fire departments, and open space. Densities are limited by the capacity of area soils to support on-site sewage disposal. Industry and businesses do not necessarily provide services to neighboring residents but do provide job opportunities for rural residents. In addition, the rural village provides services to the traveling public.

It is intended that these areas continue to be a mixture of land uses including residential, commercial, and industrial. New residential development will be allowed at a density of one dwelling unit per acre provided the land can physically support it without requiring sewer or water services if not currently available. The rural village will also accommodate needed commercial and light industrial uses, but only after a site specific review process to determine and address potential impacts. This type of designation is not intended to accommodate new, recreationally oriented residential developments or master planned resorts.

The unincorporated, rural village to which this designation applies is:

- Ocean Park.

2.6.2.6 Rural Activity Center - Mixed Use, New Residential One Unit Per Acre

The purpose of this designation is to recognize the historic, unincorporated communities that are characterized by urban type densities and which may offer some urban services such as community water, limited commercial uses, and fire protection. Rural activity centers are generally not self-sufficient. This designation provides for the infill, development, or redevelopment of lands within the rural activity center boundary. The rural activities centers are generally small, compact, isolated rural centers that primarily exist to provide housing, convenience goods, and services to residents in and around the area. The rural activity centers are characterized by activities including, but not limited to, single family residences, small-scale industries and businesses, public facilities such as post offices, schools, and fire departments, and open space. Industry and businesses do not necessarily provide services to neighboring residents but do provide job opportunities for rural residents. In addition, the rural activity centers provide services to the traveling public.

It is intended that these areas continue to be a mixture of land uses including residential, commercial, and industrial. New residential development will be allowed at a density of one dwelling unit per acre provided the land can physically support it without requiring sewer or water services if not currently available. The rural activities centers will also accommodate needed commercial and light industrial uses, but only after a site specific review process to determine and address potential impacts. This type of designation is not intended to accommodate new, recreationally oriented residential developments or master planned resorts.

The unincorporated, rural activity centers to which this designation applies are:

- Bay Center;
- Chinook;
- Frances;
- Lebam;
- Menlo;
- Naselle; and
- Tokeland.

2.6.2.7 Community Crossroad - Commercial

The purpose of this designation is to recognize the existing commercial centers located along state highways or county arterials that provide nearby residents, local vehicular traffic, and the traveling public with everyday convenience shopping goods and services. This designation provides for the infill, development, or redevelopment of lands within the community crossroad boundary. Community crossroads are generally small, compact, isolated commercial centers characterized by small-scale industries and businesses. Uses include, but are not limited to, restaurants, feed stores, garden supplies, greenhouse and plant nurseries, lumber sales, groceries and drug stores, gas stations, hotels and other small-scale businesses, including residences in conjunction with such businesses. Community crossroad areas maintain a high degree of compatibility with surrounding residential areas through the use of small buildings, small overall area devoted to commercial use, and design and layout which screens residential areas from lights, storage and parking areas.

The community crossroad areas to which this designation applies are:

- Klipsan Crossing;
- Lindgren Road;
- East Raymond;
- Surfside Estates; and
- Tokeland Road.

It is intended that commercial uses serving a given area should be clustered together in small planned centers or around existing single businesses to avoid the development of commercial strips or many small businesses strung out along arterial roads. The community crossroad designation allows for new commercial uses, but only after a site specific review process to determine and address potential impacts. This type of designation is not intended to accommodate new, recreationally oriented residential developments or industrial sites.

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2.6.2.8 Industrial

The purpose of this designation is to recognize areas where industrial activities are located and to provide controls for such activities that protect nearby land uses. This designation provides for existing industrial users, as well as for the intensification of development, or new development of small-scale industries. It is not intended that these industries be principally designed to serve the existing and projected rural population and nonresidential uses, but they do provide job opportunities for rural residents. Industrial activities include, but are not limited to, research, manufacturing, processing, fabrication, wholesaling and storage of products, and associated offices. Typical uses include building materials storage, boat building and repair, contract construction service shops and storage yards, laboratories, wholesale business and storage, automobile business and storage, feed and fuel storage, warehouses, locally distributed utilities, log storage, saw and lumber mills, rock crushing, welding and sheet metal shops, parking lots, laundries, machinery and transportation sales, service and repair, saw and filing shops, emergency fire and police facilities, recycling accessory drop boxes, community recycling centers and processing plants.

The industrial areas are generally small, compact, isolated centers. Industrial users, while not required, are often those that are related to or dependent on natural resources such as agriculture, aquaculture, aquifer supply, timber or minerals, and industrial lands are often located near natural resources. Major industrial areas in Pacific County include those operated by the Ports of Willapa, Chinook, and Peninsula. These are primarily located near water bodies. This land use designation also applies to the Skinville Cutoff. While often related to natural resources, the area to be designated industrial should itself have minimal potential for natural resource utilization. Industrial land should be capable of supporting industrial development with minimal environmental constraints. Particularly important is the ability to support intensive use without significant adverse effects on surface or ground water.

It is intended that areas currently designated as industrial receive designation for continued development as industrial lands. Enough land should be available in an industrial designation so that expansion of individual industrial establishments may be accommodated, or so that several establishments may be served in one contiguous area. At the same time, buffer areas must be provided to separate industrial uses from any adjacent non-industrial areas. Few residential or commercial uses should exist on lands considered for designation as industrial.

2.6.2.9 Public Preserve

The purpose of this designation is to identify and protect unique and outstanding examples of publicly owned areas pertaining to recreation, fish and wildlife habitat conservation, or unique geologic features. This land use designation also acknowledges the ongoing responsibility of the county, state and federal government to protect critical areas and other valued resources on lands within this designation. These lands are owned by a federal, state or local governmental entity and are maintained as closely as possible to their natural state.

2.6.2.10 Military Reservation

The purpose of this designation is to recognize military reservations and their associated missions within the County. This designation includes the Fort Canby Coast Guard Station located on the Long Beach Peninsula. The lands are owned by the federal government.

2.6.3 Resource Area Designations

2.6.3.1 Agriculture

The purpose of this designation is to:

- Conserve agricultural lands of long-term commercial significance used for the production of crops, livestock or other agricultural products;
- Conserve aquaculture lands of long-term commercial significance used for marine life raising, research and labs, and harvesting of seafood;
- Discourage residential encroachment and other incompatible development from long-term agricultural and aquaculture lands of long-term commercial significance; and
- Encourage the continued viability of agriculture and aquaculture;
- Protect the shellfish and fishing industries.

This designation includes lands meeting the definition for agricultural and aquaculture lands of long-term commercial significance as defined in Section 3, Critical Areas and Resource Lands, of this Comprehensive Plan. The criteria for locating agriculture and aquaculture lands of long-term commercial significance are based on the Washington State Department of Community, Trade and Economic Development's (CTED) guidelines for the classification and designation of resource lands, as well as existing County policies, and an analysis of local conditions.

2.6.3.2 Forest Land of Long Term Commercial Significance

The purpose of this designation is to:

- Conserve forest lands of long-term commercial significance;
- Maintain and enhance resource-based industries;
- Discourage residential encroachment and other incompatible development from long-term forest lands; and

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- Promote and protect forestry and its dependent community through the enhancement, protection and perpetuation of the ability of private and public landowners to grow and harvest timber.

This designation includes lands meeting the definition for forest lands of long-term commercial significance as defined in Section 3, Critical Areas and Resource Lands, of this Comprehensive Plan. Existing designated forest lands include much of Pacific County's mainland areas. Within designated Forest Land of Long Term Commercial Significance, residential densities are limited to one unit per 40 acres. The criteria for locating Forest Land of Long-Term Commercial Significance are based on the CTED guidelines for the classification and designation of resource lands, and an analysis of local conditions.

2.6.3.3 Transitional Forest - Lot Size Determined by Setbacks

The purpose of this designation is to protect transitional forest areas, primarily located adjacent to rural shoreline property. This designation provides for residential development on parcels in accordance with the protection standards of this subsection and Section 6 of the Critical Areas and Resource Lands Ordinance No. 147. Small-scale farms and forestry activities, dispersed single-family homes and open space characterize the transitional forest areas. The minimum lot size is generally five acres but setback requirements may dictate larger parcels. Lands are typically too far from the urban area to enable cost-effective provision of public services at this time. Protection Standards are as follows:

Density and Lot Area

- a. The minimum area for subdivisions of transitional forest lands is twenty-five (25) acres. The minimum area for short subdivisions or other parcel segregations is ten (10) acres.
- b. Parcels created on average must be five (5) acres.
- c. Each parcel created must comply with State and Pacific County Board of Health rules for wells and on-site sewage disposal systems.

Setbacks

All residential, commercial, or industrial structures within transitional forest land shall maintain a minimum setback of two hundred (200) feet from the ordinary high water mark of Willapa Bay, and all adjacent property boundaries.

2.6.4 Urban Growth Area Designations Around Cities

The county should develop UDOs governing land use within UGAs around cities after consulting with the cities to solicit their input. It is the intent that these areas ultimately be annexed by the cities, and to provide for an orderly transition, it is essential that the governing agencies involved

promote a unified vision for the future.

Land use designations are provided in the following plans:

1. City of Ilwaco;
2. City of Long Beach;
3. City of Raymond; and
4. City of South Bend

2.6.5 Urban Growth Area Designation of Unincorporated Seaview

Land within the Seaview urban growth area has been designated as mixed use. The purpose of this designation is to encourage growth within the area that will enhance the tax base and employment opportunities. It will also serve to encourage residential development within the area and reduce pressures on rural areas while facilitating the most economical provision of public services to new development.

2.6.6 Land Use Decision Making

In making land use decisions, one of the county government's ongoing challenges is to balance the various special interests of the community within the context of protecting the health, safety and welfare of the community at large. Therefore, an issue of particular concern is how to take into account the variety of community interests as the policies are being developed. In making land use decisions, the three general guidelines presented below should be used. The goals and policies in Section 2.15 provide further guidance in determining the appropriate land use designations for lands in rural areas.

Citizen Preference Identified Through Public Process

Desires of the citizenry for certain types of land uses over others should be an important consideration in making land use decisions. Citizen preference is important, for example, when deciding to give weight to one factor over another, or in deciding among conflicting factors.

Impacts on Economy, Employment and Tax Base

A variety of factors associated with these impacts should be considered when making land use designation decisions. For example, a county-wide balance should be maintained between residential and industrial/commercial/agricultural/forestry areas in order to enhance and provide diversity to the County's tax base and employment opportunities.

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Easy to Identify Boundaries

The boundaries of land use designations should follow easily identified features on the land, such as the existing built environment, utility corridors or observable terrain changes. When areas with severe limitations for development (e.g. soils, geology, flooding) do not coincide with such identifiable landmarks, the boundaries should be drawn with land capability in mind.

2.7 RURAL AREAS OF MORE INTENSIVE DEVELOPMENT

2.7.1 GMA Provisions for More Intensive Development

As previously mentioned, the purpose of the Washington State Growth Management Act is to encourage jurisdictions to manage growth. In order to achieve that purpose, the GMA has established provisions for limited areas of more intensive development within rural areas. RCW 36.70A.070 provides for the following limited areas:

- The infill, development or redevelopment of existing commercial, industrial, residential, or mixed-use areas, whether characterized as shoreline development, villages, hamlets, rural activity centers, or crossroads developments.
- The intensification of development on lots containing, or new development of, small-scale recreational tourist uses, including commercial facilities to serve those recreational or tourist uses, that rely on a rural location and setting, but that do not include new residential development.
- The intensification of development on lots containing isolated non-residential uses or new development of isolated cottage industries and isolated small-scale businesses that are not principally designed to serve the existing and projected rural population and nonresidential uses, but do provide job opportunities for rural residents.

The GMA further provides that the County shall adopt measures to minimize and contain the existing areas of more intensive rural development. It is intended that lands included in such existing areas or uses shall not extend beyond the logical outer boundary of the existing area or use, thereby allowing a new pattern of low-density sprawl.

2.7.2 Rural Areas of More Intensive Development in Pacific County

Through the land use inventory and planning process, Pacific County has identified several existing, rural land use patterns that are considered more intense than the surrounding countryside. These historic areas, identified in Section 2.4 Land Use Inventory, have been designated as a rural village, a rural activity center, or a community crossroad and are summarized in Table 2-3 below. Both the rural village and the rural activity center are mixed

use, residential areas. The difference between these two designations is that small-scale business and industry are present in the rural activity center, while the rural village provides a more intense level of business activity such that a self-sufficient community exists. The community crossroad may provide some residential use but is primarily an existing commercial center. A complete discussion of the County’s land use designations and permitted uses is provided in Section 2.6.

**TABLE 2-3
RURAL AREAS OF MORE INTENSIVE DEVELOPMENT**

Location	Area (Acres)
Community Crossroad	
Klipsan Crossing	71
Lindgren Road	22
East Raymond	7
Surfside Estates	9
Tokeland Road	91
Rural Activity Centers	
Bay Center	265
Chinook	540
Frances	60
Lebam	160
Menlo	190
Naselle	1180
Tokeland	165
Rural Village	
Ocean Park	580

Logical outer boundaries have been established for each of these areas. In general, the boundaries of community crossroad areas have been established to delineate the built environment. It is assumed that infill and redevelopment within the area will accommodate future growth through the 20-year planning period. Boundaries for the rural activity centers and the rural village also delineate the built environment, but include limited undeveloped land. An analysis of land needs has been completed for each of these mixed-use areas and the findings are summarized in Table 2-4. Appendix A provides site maps and a discussion of assumptions used in identifying land use requirements.

2.8 POPULATION AND DEMOGRAPHIC TRENDS

2.8.1 Recent Population Trends

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The total 1996 population of Pacific County is 21,100. As shown in Table 2-5, this has increased from 18,882 in 1990, demonstrating an average growth rate within the county of slightly less than two percent per year. The 1996 population of the county's unincorporated areas is 14,216. This represents 67.4 percent of the total Pacific County population, leaving 32.6 percent of the population within the four incorporated cities. In 1990, the population within the incorporated cities was 34.6 percent representing a slight trend towards unincorporated growth exceeding incorporated growth. An exception to this is the recent growth trend experienced on the Long Beach Peninsula where in-city populations have been increasing.

**TABLE 2-4
LAND USE IN RURAL ACTIVITY CENTERS AND THE RURAL VILLAGE**

Location	Land Use (Acres)						
	Total	Residential ¹	Comm./ Industrial ²	Roads ³	Public ⁴	Other ⁵	Vacant Land ⁶
Rural Activity Centers							
Bay Center	265	115	25	40	31	24	30
Chinook	540	185	54	106	5	130	60
Frances	60	30	6	11	0	6	7
Lebam	160	75	8	30	4	26	17
Menlo	190	80	18	37	17	18	20
Naselle	1180	245	120	175	40	415	185
Tokeland	165	30	35	30	17	45	8
Rural Village							
Ocean Park	580	170	145	90	5	90	80

¹ Residential shows 1996 land area. Calculations based on 1996 population, average household size of 2.39 people, and density of 1 dwelling unit/acre. Exceptions are Chinook assumes 1 dwelling unit/0.75 acre and Ocean Park assumes 2 dwelling units/acre.

² Commercial/industrial land area based on percentage of total, with 1996 value equal to 2016 value.

³ Roads area based on percentage of total, with 1996 value equal to 2016 value.

⁴ Public land includes schools, parks, public buildings, etc. Land area shown is 1996 value. Assumed to be constant through year 2016.

⁵ Other land includes critical areas, property that will not be for sale within the 20 year planning period, and other land generally not available for development. Land area based on percentage of total, with 1996 value equal to 2016 value.

⁶ Vacant, buildable land represents land area for residential development through year 2016.

A further breakdown of population in unincorporated areas of the County is provided in Table 2-6. These breakdowns are provided for the seven rural activity centers, as well as for the communities of Ocean Park and Seaview, which have been designated as a rural village and an urban growth area respectively.

These community population distributions are based on the 1990 Federal Census block data, discussions with county staff, and field reconnaissance work conducted in 1996. To obtain 1996 population figures, the 1990 data was projected ahead at a 15 percent growth rate as established by the County-wide population summary provided by the Washington State Office of Financial Management (OFM). These projections are often referred to as "population distributions" because they split up the projected population growth, distributing it among the four cities in the County and the Rural Areas of More Intense Development.

**TABLE 2-5
RECENT POPULATION TRENDS**

Location	Population ¹						
	1990	1991	1992	1993	1994	1995	1996
Pacific County	18,882	19,200	19,400	19,800	20,300	20,800	21,100
Unincorporated County	12,356	12,679	12,875	13,180	13,600	14,035	14,216
Incorporated Cities:	6,526	6,521	6,525	6,620	6,700	6,765	6,884
Ilwaco	838	856	880	890	870	875	864
Long Beach	1,236	1,230	1,250	1,290	1,360	1,365	1,400
Raymond	2,901	2,890	2,850	2,870	2,885	2,905	2,960
South Bend	1,551	1,545	1,545	1,570	1,585	1,620	1,660

¹ Source: "April 1 Population of Cities, Towns, and Counties Used for the Allocation of Designated State Revenues, State of Washington", Office of Financial Management, Forecasting Division, June 28, 1996.

2.8.2 Demographic Characteristics

Household Size

According to the 1990 U.S. Census, the average household size in Pacific County was 2.39 persons and there were 7,896 occupied households. The total number of households in the County was 12,404. This includes both occupied and vacant homes and reflects the large number of seasonal residences within the County.

Income Characteristics

The 1990 U.S. Census reported that Pacific County's median household income was \$20,029, its median family income was \$25,244, and per capita income was \$10,952.

2.9 POPULATION FORECASTS

2.9.1 Office of Financial Management Projections

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One of the essential components of the growth management strategy is accommodating anticipated growth. The Office of Financial Management (OFM) has projected population growth for Pacific County for the next twenty years, and the GMA requires the County to plan to accommodate this forecast. According to the OFM, the total population of Pacific County will increase from 21,100 in 1996 to 27,107 in 2016, which yields an annual rate of 1.26 percent, or 28.5 percent for the entire 20-year period. At this rate, the County will add 6,007 new residents over the next twenty years. These forecasts reflect the medium series of population projections provided by the OFM.

**TABLE 2-6
1996 POPULATION DISTRIBUTION**

Location	1996 Population¹
Incorporated Cities	6,884
Unincorporated County ²	
<i>Rural Activity Centers</i>	
Bay Center	275
Chinook	588
Frances	70
Lebam	179
Menlo	189
Naselle	588
Tokeland	72
<i>Rural Village</i>	
Ocean Park	827
<i>Unincorporated UGA</i>	
Seaview	743
Other Rural Areas	10,685
Total Unincorporated County	14,216
Pacific County Total	21,100

¹ Source: "April 1 Population of Cities, Towns, and Counties Used for the Allocation of Designated State Revenues, State of Washington", Office of Financial Management, Forecasting Division, June 28, 1996.

² Estimated population distribution.

In recent years, building starts in rural, unincorporated areas have outpaced growth in the cities. However, the County-wide growth strategy directs urban style growth to the incorporated cities and their corresponding urban growth areas. Because of this policy, and the intent to direct growth to areas where urban services are readily available, it is anticipated that the incorporated areas will accommodate a slightly higher percentage of the new residents. Table 2-7 shows the forecast population for the year 2016, for both incorporated and unincorporated areas of Pacific

County.

2.9.2 Projected Land Need

Many factors will influence the amount of land Pacific County will need to provide to accommodate growth through the year 2016. The most important of these factors are the rate of growth and the density of future residential development. For the purposes of this element the County is planning for an annual growth rate of approximately 1.3 percent for the next 20 years. As has been shown, this will increase the County's population from 21,100 in 1996, to 27,107 in 2016, adding a total of 6,007 new residents. The incorporated cities and corresponding UGAs of Ilwaco, Long Beach, Raymond and South Bend are projected to accommodate approximately 2,767 new residents. The rural activity centers of Bay Center, Chinook, Frances, Lebam, Menlo, Naselle, and Tokeland, together with the Ocean Park Rural Village and the Seaview UGA, will accommodate 1,109 new residents. The other rural areas of the county will accommodate the remaining 2,131 new residents.

**TABLE 2-7
PROJECTED POPULATION DISTRIBUTION**

Location	1996 Population ¹	2016 Forecast		
		Projected New Residents ²	Total Population ³	% of Total County Population
Incorporated Cities	6,884	2,767	9,651	35.6
Unincorporated County				
<i>Rural Activity Centers</i>				
Bay Center	275	63	338	1.3
Chinook	588	134	722	2.7
Frances	70	16	86	0.3
Lebam	179	41	220	0.8
Menlo	189	43	232	0.9
Naselle ⁴	588	438	1,026	3.8
Tokeland	72	17	89	0.3
<i>Rural Village</i>				
Ocean Park	827	188	1,015	3.7
<i>Unincorporated UGA</i>				
Seaview	743	169	912	3.4
<i>Other Rural Areas</i>	10,685	2,131	12,816	47.2
Total Unincorporated County	14,216	3,240	17,456 ⁵	64.4
Pacific County Total	21,100	6,007	27,107 ⁶	100.0

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- ¹ Source: "April 1 Population of Cities, Towns, and Counties Used for the Allocation of Designated State Revenues, State of Washington", Office of Financial Management, Forecasting Division, June 28, 1996; 1990 Federal Census Block Data projected at 15% growth rate; Pacific County staff.
- ² Calculated by subtracting 1996 allocated population from 2016 forecast population.
- ³ Source for incorporated cities: Draft Comprehensive Plans of South Bend, Raymond, Ilwaco, and Long Beach. Source for unincorporated county: Calculated by projecting 1996 population at 22.8% growth rate.
- ⁴ Projected new residents include 304 persons anticipated to locate in the RAC due to growth at the nearby Naselle Youth Camp. The facility is programmed for expansion within the next ten years displacing 27 existing dwelling units and adding approximately 100 new staff members. See Appendix A for details of population estimates.
- ⁵ Source: Calculated as difference between total County population and estimated population of incorporated cities.
- ⁶ Source: Official Growth Management Population Projections, Medium Series: 1990-2020, Office of Financial Management, Forecasting Division, December 29, 1995.

Table 2-8 provides a summary of the additional residential land that will be needed throughout Pacific County to accommodate population growth through the year 2016. The comprehensive plans of the incorporated cities provide more than the 248 acres of vacant, developable land shown as needed in Table 2-8. For an itemization of land area by use type, and for complete methodologies within these urban growth areas, the reader is referred to the individual city comprehensive plans. The additional residential land area needed in unincorporated areas of the county has also been provided. The areas of more intense development, rural activity centers, rural village, and unincorporated urban growth area, provide approximately 427 acres of vacant, developable land for residential use. This is more than the 411 acres calculated as being needed. Other rural areas provide more than the 4,458 acres calculated as needed to accommodate the remainder of the population growth (see Appendix A).

2.10 MEASURES GOVERNING RURAL DEVELOPMENT

2.10.1 Rural Development

Rural development, as defined by the GMA, refers to development outside the urban growth area and outside agricultural, forest, and mineral resource lands. Rural development can consist of a variety of uses and residential densities, including clustered residential development, at levels that are consistent with the preservation of rural character and the requirements of the rural element. Pacific County is predominantly rural and includes a wide variety of densities, uses, and natural resources. To maintain a balance between growth, lifestyle preferences, economic development, and protection of these resources and the environment, the County has established measures to govern rural development. It is the intent that the existing rural character of the diverse regions of the county described in the land use inventory of this element be protected by the measures described below.

2.10.2 Containing Rural Development

Preservation of Pacific County's open space and low density rural areas is a high priority, and proper planning which will preserve the area's rural character is essential. As permitted densities increase, so should the guidelines and safeguards applied by the County to ensure that rural

development does not result in unaffordable, and nonfunctional sprawl. The County’s land use designations and accompanying map provide for a variety of rural land uses. These are primarily low-density rural residential and resource land designations. However, the County has acknowledged and provided for several types of existing, higher density residential and commercial development within the rural areas. These are the rural activity center and rural village mixed use lands, the community crossroad commercial center, and the shoreline development areas (residential one dwelling unit per acre). Areas with these designations are existing land uses as defined by RCW 36.70A.070. Several measures have been taken to contain these limited areas of more intensive development.

**TABLE 2-8
RESIDENTIAL LAND NEEDS**

Location	Projected New Residents¹	Land Area Needed² (Acres)	Vacant Buildable Land (Acres)
Incorporated Cities³			
Ilwaco	534	34	548 ⁴
Long Beach	640	55	47
Raymond	1,022	102	115
South Bend	571	57	65
Total Incorporated Cities	2,767	248	327
Unincorporated County			
<i>Rural Activity Centers⁵</i>			
Bay Center	63	26	30
Chinook	134	56	60
Frances	16	7	7
Lebam	41	17	17
Menlo	43	18	20
Naselle	438	183	185
Tokeland	17	8	8
<i>Rural Village⁵</i>			
Ocean Park	188	79	80
<i>Unincorporated UGA⁶</i>			
Seaview	169	18	20
<i>Other Rural Areas⁷</i>			
Total Unincorporated County	3,240	4,870	10,331
Pacific County Total	6,007	5,118	10,658

¹ New residents calculated as the difference between projected population in year 2016 and 1996 population. See Table 2-7 for unincorporated county, for incorporated data see individual city comprehensive plans.

² Based on average household size of 2.39 persons in unincorporated county areas.

³ Land needs of incorporated cities and their corresponding urban growth areas are provided only to demonstrate that the county has adequate land capacity to accommodate projected population growth. Land needs are based

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on an average household size of 2.5 persons and a density of 4 units per acre for Raymond and South Bend, Long Beach and Ilwaco based on average household size of 2.0 persons and an average density of 5.8 and 8 units per acre, respectively. For complete methodology and total area by land use type in these UGAs the reader is referred to the individual city comprehensive plans.

⁴ Based on Ilwaco draft Comprehensive Plan, August 1994, and 1998 annexations (Gross Land Available).

⁵ An overall density of 1 dwelling unit per acre is assumed for new development for on-site sewage disposal.

⁶ An overall density of 4 dwelling units per acre is assumed for new development.

⁷ Other rural areas include a range of available densities. This estimate is provided only to demonstrate that the county has adequate land capacity to accommodate projected population growth and is based on all growth occurring within the general rural designation with density of 1 dwelling unit per 5 acres. Total land area is 99,360 acres, assumes 40% is residential, of which approximately 75% is already developed. See Appendix A.

Logical Outer Boundaries

The primary method of containing these higher density development patterns is through the establishment of logical outer boundaries and preparation of the land use map. Any deviation from the boundaries shown on the adopted land use map will require an amendment to this comprehensive plan. Logical outer boundaries were established first by delineating the area of existing development. This was accomplished through site reconnaissance and review of County assessor maps. Next, estimates of buildable land were developed, taking into account current residential land use, tracts of land dedicated to public use, topography, and critical areas. In controlling rural development, it is essential that residential areas provide adequate buildable land area to meet projected land use needs. Population forecasts were then developed to estimate the number of building sites needed over the planning period (Section 2.9 Population Forecasts). The outer boundaries were then adjusted to better match these projections, and to coincide with physical features such as bodies of water, streets, and landforms. Adjustments were also made to avoid irregular boundaries, providing a block of land rather than ribbons that could potentially house strips of development. Final logical outer boundaries include some undeveloped lands but predominately delineate the built environment.

Provision of Urban Services

Rural development will also be controlled through the provision of urban services. Development and increased densities tend to occur in areas offering easy access and full utility services. Currently, such amenities are only available within the County's urban growth areas. Private water, and on-site sewage disposal systems typically serve Pacific County's low-density rural areas. County roads provide access with design standards reflecting low volumes. By continuing to provide urban type services only in urban growth areas, low-density sprawl will be curtailed.

The majority of the County's rural activity centers are served by public water systems, but still utilize individual septic tanks for sewage disposal. Although the infill and revitalization of these areas is encouraged, it is the County's policy not to provide sewer and water service unless mandated by a public health hazard. As such, the maximum allowable density in these areas, one dwelling unit per acre, is based in large part on area soil conditions for on-site septic tanks. Should a public health emergency be declared, the County would be faced with providing urban

type services in a rural area. At that time, it may be feasible to allow more intense development within the logical outer boundaries of the activity center, but any capital improvement program must be reviewed carefully in assessing potential impacts on the neighboring rural areas.

2.10.3 Assuring Visual Compatibility

Rural areas in Pacific County will typically border urban growth areas, rural activity centers, or resource lands. Often times, they are in a position of providing a transition between these vastly different types of areas. To assure visual compatibility, a transition of uses and densities has been provided whenever possible on the land use map. Rural areas adjacent to urban growth areas and rural activity centers are typically designated as General Rural with a density of one dwelling unit per five acres. Rural lands adjacent to resource lands are typically designated as Remote Rural with a density of one dwelling unit per ten acres. However, because 70 percent of the County is designated as resource lands, it is not always possible to locate low-density rural lands along these vast borders. Whenever possible, resource lands have been laid out in large blocks with changes of topography and other natural features used as boundaries.

While a gradual transition of densities generally improves compatibility, it is also necessary to control visual impacts within the activity center, and particularly at its edge. Development controls can help to assure that rural activity centers continue to fit their rural surroundings, making them an attractive place to live and providing a unified image for visitors. There are generally a number of unifying elements which can be found in an existing activity center. These include common height and scale, use of local construction materials, and provisions for parking and pedestrians. Development controls will be implemented to encourage efficient, concentrated development within the activity center and to assure that landscaping, natural features and other buffering methods are used at the edge.

2.10.4 Reducing Inappropriate Conversion of Undeveloped Land

Undeveloped lands in the County are of significant value, primarily as resource lands, but also as the low density, natural areas that characterize rural Pacific County. Sprawling, low-density development promotes an inefficient and unattractive use of developable land and frequently destroys significant environmental and natural resources. To reduce the inappropriate conversion of undeveloped land the County has taken the following actions:

1. Approximately 70 percent of the County's land area has been designated as forest land of long term commercial significance. The minimum parcel size is 40 acres. Forest and other resource lands are protected by the Critical Areas and Resource Lands Ordinance, and as discussed in Section 2.10.6 below.

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2. When preparing the County land use map, population forecasts were considered when determining logical outer boundaries for rural activity centers and urban growth areas. This was necessary to ensure that adequate developable land will be available for the projected population. The map was also prepared so that clear boundaries exist between the various land uses. This prevents ribbons or pockets of large lot residential from being interspersed with, and posing a threat to, resource lands.

2.10.5 Protecting Critical Areas, Surface and Ground Water

Pacific County hosts a wide variety of natural resources and scenic wonders. Wetlands, shorelines, wildlife habitat, and exceptional water quality are common features throughout the county. These features not only help to define the region's rural character, but also are the aspects of the area that residents treasure. Such features have historically been taken for granted, and not until 1997 were they protected by Pacific County's Critical Areas and Resource Lands Ordinance No. 147 (CARL), and the Land Alteration and Drainage Ordinance No. 1 of the Flood Control Zone District within the Long Beach peninsula.

Together, these ordinances serve to protect wetlands, shorelines, waterways, wildlife habitats, and frequently flooded, aquifer recharge (groundwater), and geologically hazardous areas. CARL provides the authority to regulate these critical areas, methods for their identification, and protection standards. Protection is provided by regulating allowable uses, providing mitigation and setback requirements, and establishing minimum parcel areas. The County's land alteration and drainage ordinance establishes design guidelines and standards for development activities. Standards are included for the control of surface water quality, and protection from erosion and flooding. While this Ordinance currently applies only to the Long Beach peninsula, it effectively governs the majority of development activity within the County. In addition, provisions in the County's long plat and short subdivision ordinances allow the county engineer to require storm water quality and runoff control improvements as deemed necessary.

Critical areas are also protected by this Comprehensive Plan. Not all land areas are equal in development potential, and the goals and policies of this plan encourage development patterns that better fit rural lands and protect critical areas. Protection measures provided by the plan begin by establishing land use designations and maximum densities. Within the various land use types, sewage disposal is a primary concern, and all rural development is subject to a review of soil conditions. Further, the County desires to promote development that is laid out to reserve land for open space and that protects critical areas and natural processes. Although the County is still evaluating these options, it is likely this will be accomplished by allowing cluster development, specifying open space requirements, and protecting wildlife corridors. In addition, the Critical Areas and Resource Lands Element of this Comprehensive Plan provides protection by establishing permit review procedures, goals, and policies.

2.10.6 Protecting Resource Lands

The land use map presented in this Comprehensive Plan plays a vital role in protecting resource lands. Rural residential development can create conflicts with resource land operations and special attention is needed at the interface between rural areas and other types of areas. As a result, significant effort has gone into preparing the map, both in identifying resource lands and evaluating potential conflicts. Resource lands have been designated in large blocks with changes of topography and other natural features used as boundaries whenever possible. This eliminates ribbons and islands of residential areas and potential conflict points. The large blocks also serve to isolate resource lands from rural residential uses so that roads and utilities servicing development do not cross expanses of resource lands. This allows resource uses to be excluded from assessments for improvements and services needed to support residential development.

In addition, resource lands are protected under Pacific County's Critical Areas and Resource Lands Ordinance No. 147 (CARL), and by Section 3, the Critical Areas and Resource Lands Element of this Comprehensive Plan. CARL addresses agriculture, forest, and mineral resource lands and provides for their identification, permitted uses, and protection standards. Protection is provided by limiting allowable uses, providing setback requirements for structures, requiring nuisance notification, and establishing minimum parcel areas. Section 3 of this Comprehensive Plan protects resource lands by providing permit review procedures, goals, and policies.

2.11 GRANDFATHERING NONCONFORMING USES

As a general rule, new development regulations should apply prospectively. Land development, land activities, and or land uses that existed immediately prior to the enactment of a development regulation, but are inconsistent with the provisions of that development regulation, should be "grandfathered" provided that:

1. the scope of the inconsistent land development, land activity, and or land use does not expand; and
2. the inconsistent land development, land activity and or land use is not abandoned for an extended period, which in most cases should be deemed to be one year. Nonconforming structures which are destroyed by fire, earthquake, flood, or other natural or manmade event may be reconstructed so long as a building permit for such reconstruction is approved within a reasonable period of time, which generally shall be deemed to be one year.

If the scope of the inconsistent land development, land activity, and or land use diminishes for an extended period, which in most cases should be deemed to be one year, the lesser scope of the inconsistency should not be allowed to subsequently expand. In addition, certain special types of

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nonconforming land development, land activities, and or land uses that may create a nuisance or negatively effect the health, safety and welfare should only be “grandfathered” for a fixed period of time. This period of time shall roughly equate to the useful expected “life” of the nonconforming use. Existing illegal uses should not be grandfathered. Grandfathering conditions should be discussed in detail when UDOs are written.

2.12 CONDITIONAL USES AND VARIANCES

When specific classes of new land development, new land activities, and or new land uses may or may not be compatible with the intent of particular sections of development regulations, those sections of the development regulations should allow specific classes of new land development, new land activity, and or new land use to be subject to a review process by the appropriate hearing body. For specific classes of new land development, new land activities, and or new land uses, the appropriate hearing body should have the authority to approve, to approve conditionally, or to deny potentially incompatible new land development, new land activities, and or new land uses. The appropriate hearing body also should have the authority to grant variances based on the criteria that are contained in the ordinances that will be adopted to effectuate this Comprehensive Plan. As a general proposition, the decision of the appropriate hearing body should be based on whether a specific proposal is likely to negatively affect the surrounding area in a significant manner. A particular proposal that is likely to negatively affect the surrounding area in a significant manner should be denied unless specific conditions, for example, restrictions, can be placed on the proposal to mitigate the potential negative impacts. Depending on the nature of the application in question, the appropriate hearing body may be the Department of Community Development, the Board of Adjustment, or a hearing examiner. Commercial establishments in existence prior to the adoption of this Comprehensive Plan that do not comply with pre Growth Management Zoning requirements shall be reviewed via the conditional use process to apply appropriate conditions for continued operation.

2.13 TOURISM AND RECREATION

Pacific County traditionally has catered to a variety of land uses that often conflict with each other. 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. In the next two decades the impacts of recreation/tourism will likely be most significant on the Long Beach Peninsula and in the Tokeland-Grayland area. The impacts for the most part will be seasonal, since the number of visitors to beach areas dramatically spikes up during the summer time. In addition, local festivals along with sporadic clam digging opportunities cause people to flock to beach areas. The influx of visitors to beach areas inevitably will cause problems, since the local infrastructure will be stretched.

Nevertheless, uncontrolled, sprawling growth is not inevitable. Although some local factions uncritically support uncontrolled growth in recreation/tourism activities, a wise policy would balance the desirability of expanded economic growth with the needs of permanent residents who desire to maintain a rural lifestyle. Accordingly, this plan seeks to limit potentially deleterious impacts from short-term and seasonal visitors, without adversely impacting the economic base of the county. Enacting a series of new regulations can best ameliorate the negative effects from tourism and the seasonal influx of part-time residents on the Long Beach Peninsula and in the Tokeland-Grayland area. As a general matter, these regulations should:

1. Address the practice of renting homes for short-term duration.
2. Restrict the use of recreational vehicles (RV) in specific areas where RV usage is incompatible with surrounding land uses.
3. Create a new “premium” restricted residential zone for areas that are likely to transition to “high-end” residential development.

With regard to the first item, a number of “incidents” have occurred in recent times, which pertain to short-term rental of beach property. In particular, such itinerant lodging has spawned parking and noise problems. Moreover, these problems seem to be exacerbated at night when surrounding neighbors desire the quiet enjoyment of their property. Consequently, the County needs a better regulatory framework to handle what may be a burgeoning problem.

Bed and breakfast lodging and other itinerant lodging, e.g., home rental of thirty days or less, can have a significant effect on residential communities which have relatively high density i.e., residential areas within urban growth areas, rural villages and rural activity centers. Consequently, bed and breakfast lodging and other itinerant lodging should be regulated in such areas as a conditional use, which would need to be approved by the appropriate hearing body. By processing applications administratively, reasonable restrictions will be able to be imposed on a case-by-case basis without significantly affecting entrepreneurial initiative.

In commercial areas and in areas that are characterized by extremely low density, there is no need to regulate such enterprises other than through a licensing process and a food handling inspection protocol for bed and breakfast lodging.

The conflict surrounding RV usage stems from language in Pacific County Ordinance No. 95, which pertains to zoning. This language needs to be clarified so that the County’s rules pertaining to RVs are understandable by the recreating public. As a general proposition, the County acknowledges that RV usage traditionally has been a part of the fabric of the beach communities and that this form of recreation should continue to be permitted in a given area, unless such usage will produce irreconcilable conflicts.

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Finally, the need to create a new “premium” restricted residential zone stems from the inability of the County’s current zoning ordinance to respond to a changing reality in the beach communities. The County’s current zoning ordinance allows dwellings as small as 410 square feet, e.g., a beach cabin intended for recreational use. This miniscule square footage requirement permits very small, modest homes to be constructed next to more extravagant residences. Several decades ago, the construction of large homes was the exception – not the rule. Today, the building of expansive dwellings is commonplace. Hence, it is appropriate to have a “premium” restricted residential zone in the beach communities to minimize the possibility of incompatible land uses.

2.14 TRAIL CORRIDORS

In recent years much attention has been focused on the creation of extensive recreational trails that would benefit equestrians, bicyclists and pedestrians. Although there has been some very preliminary discussion about creating a public trail from the City of Long Beach through the interdunal area in Seaview, most of the attention has been devoted to an east-west trail in the northern portion of the County. The discussion has been fueled by the Washington State Parks and Recreation Commission’s acquisition of the rail corridor between Chehalis and South Bend. State Parks acquired this property when it was abandoned as a railroad corridor. Parenthetically, it should be noted that the previous railroad owners possess a reversionary interest in the property. In other words, State Parks owns the corridor between Chehalis and South Bend, unless the corridor is reconverted to railroad use. For the foreseeable future there are no plans to resume rail service between Chehalis and South Bend.

At present, State Parks is in the process of planning how to best transform the railroad right of way into a recreational corridor. State Parks already has adopted a general policy regarding access across the trail corridor. These crossing permits/easements are extremely important to adjacent landowners, since in many cases the trail corridor bisects their property. The specific details of a management plan and master facilities site plan for the portion of this trail corridor that lies within Pacific County have yet to be promulgated by State Parks. Nevertheless, the interaction between Pacific County and State Parks over the last several years indicates that the interests of adjacent landowners may not be foremost in the minds of decision-makers within State Parks. Of course, the County’s policies regarding recreational trails should not be fashioned as a knee-jerk response to any specific problems associated with the trail corridor between the County line and South Bend. However, the history surrounding this particular trail corridor can be instructive in helping the County adopt appropriate local rules that regulate trail corridors.

At the outset, it must be mentioned that it likely will take years to bring to fruition any viable trail corridor. For instance, the portion of the South Bend-Chehalis trail corridor that lies with the County but outside of the incorporated cities of South Bend and Raymond has been under the

control of State Parks for years but has yet to be significantly altered or improved. Although trail development may currently be too slow for some people, it is essential to carefully consider the variety of impacts that trail corridors may precipitate. Specifically, the County needs to adopt regulations that will minimize any adverse effects that trail corridors will likely create. Such adverse effects broadly fall under the categories of environmental concerns, safety concerns, and land use concerns. Potential environmental problems can be addressed through a rigorous application of the State Environmental Policy Act (SEPA), the Pacific County Shoreline Master Program, and the Pacific County Critical Areas and Resource Lands Ordinance. In particular, trail proponents need to address the sewage and solid waste impacts that trails will cause.

With regard to safety issues, additional law enforcement will need to be provided. The extent of the necessary additional law enforcement will depend on the amount and type of trail usage. In the context of the State Parks' trail corridor in the north end of the County, the additional criminal justice/law enforcement responsibilities should be borne by State Parks. If any campgrounds are intended to be constructed in conjunction with a trail corridor, the campgrounds should be placed so as to minimize noise and vandalism impacts on adjacent landowners. Since these and other potential impacts may be very significant, the placement of campgrounds should be highly regulated. For trail corridors that pass through agrarian areas, fencing may need to be provided to keep livestock from wandering onto the trail corridor. The party who is to be responsible for such fencing should be determined through a public process conducted by the County. Finally, the expected amount and type of trail usage will dictate where public parking facilities need to be placed. Such facilities should be sized to accommodate a substantial increase in trail usage over time.

2.15 GOALS AND POLICIES

The goals and policies of the Pacific County Comprehensive Plan are intended to provide guidance for decision-making processes subject to this plan. These goals and policies were initially developed by separate groups of citizens across the various regions of the County, and by the incorporated cities within the County. To reflect the desired direction of the County as a whole, the work of these individual regions and cities have been combined as presented below. Goals and policies do not apply to incorporated cities, but rather, only to unincorporated areas of the County.

Goal LU-1: Rural areas should take into consideration both human uses and the natural environment, and should maintain the existing rural character of the land. The County should protect the land and water environments required by natural resource-based economic activities, fish and wildlife habitats, rural lifestyles, outdoor recreation, and other open space.

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Policy LU-1.1: Priority rural area land uses should be small scale farms, aquaculture, forestry and mining areas, outdoor recreation and other open space activities, rural residential development, and limited areas of more intense development.

Policy LU-1.2: Residential development in rural areas should be provided on lands which can physically support it without requiring urban growth area services. Densities should be low enough to discourage urban sprawl, and should not significantly interfere with natural resource management.

Policy LU-1.3: Limited areas of more intense rural development should be provided on land exhibiting those existing intense patterns of development and lifestyle preferences. Additional undeveloped land may be included in these areas to allow for growth.

Policy LU-1.4: Residential use near designated long-term agriculture, aquaculture or forestry areas should be developed in a manner which minimizes potential conflicts and reduces unnecessary conversion of resource land. Mechanisms such as clustering, buffering, and deed notification should be used.

Policy LU-1.5: Home-based occupations and cottage industries may be allowed throughout the rural area as a permitted or conditional use, provided they do not adversely affect the surrounding residential uses.

Policy LU-1.6: Industrial uses in areas designated as agriculture or forest (other than small scale home-based industries) should generally be those appropriate to the lower densities and land uses of rural areas, such as:

- Independent contracting services;
- Industries related to and dependent on natural resources of agriculture, aquaculture, timber, and minerals;
- Industries requiring large secluded areas away from population centers and not requiring urban services; and
- Commercial recreational uses.

Policy LU-1.7: Commercial uses should be permitted within RAIDs and UGAs.

Policy LU-1.8: County owned municipal water and sewer utilities should only be extended into rural areas to correct an identified public health hazard.

Goal LU-2: Rural areas should generally be developed at low levels of intensity so that demands will not be created for high levels of public services and facilities. County requirements for housing in rural areas should encourage residential development that is compatible with farming, forestry, aquaculture, open space, outdoor recreation, rural service levels, and generally with the rural character. Existing areas of more intense development should be acknowledged and maintained.

Policy LU-2.1: Residential densities that average one dwelling unit per ten acres should be the residential density level in rural areas that:

- May have severe soil limitations, critical areas and/or very limited ground water;
- Are in/or adjacent to farm, forest, or aquaculture areas;
- Are too far from urban areas to enable cost effective provision of public services, or contain land uses that do not require extension or provision of urban services; and
- Are in parcels ten acres or larger in size.

Policy LU-2.2: Residential densities that average one unit per five acres should be the predominant residential density level in rural areas. This density should be applied where:

- There is a need to provide a transition between existing rural developments and areas of higher or lower densities;
- There is a need to provide a buffer between rural areas and high urban densities where no natural buffers, such as ravines or public open space exist; and
- Soil conditions are able to handle the cumulative long-term impacts of on-site sewage disposal without adverse impacts to ground and surface waters.

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Policy LU-2.3: Residential densities of one unit per acre may occur in rural areas where:

- There is already an existing mix of higher density residential developments, scattered single residences and small farms, and where some exclusively residential developments are expected to continue to occur; and
- Soil conditions are able to handle the cumulative long-term impacts of on-site sewage disposal without adverse impacts to ground and surface waters.
- The area has been designated Rural Shoreline, is within a RAID, or Rural Industrial area.

Policy LU-2.4: 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.

Policy LU-2.5: Within rural areas, proposed new residential development should not negatively affect land based and marine aquacultural activities and farm and forestry activities. These activities should not be considered a nuisance if they are operating in a reasonable manner and within applicable regulations. In addition, buffers between the residential uses and the natural resource based uses as provided in the County's Critical Areas and Resource Lands Ordinance should be provided by the residential development.

Policy LU-2.6: Residential development adjacent to land based and marine aquacultural activities and farm and forestry activities should be designed in a manner which minimizes potential conflicts and reduces unnecessary conversion

of these resource lands.

Policy LU-2.7: Residential sewage in rural areas should be treated via individual or neighborhood septic systems, or by other methods approved by the County Health Officer. Municipal sewer treatment systems should be extended beyond UGAs only in response to an identified public health hazard.

Goal LU-3: The County's designated Urban Growth Areas should cumulatively provide the area and densities sufficient to permit the urban growth that is projected to occur in the County over the succeeding 20 years.

Policy LU-3.1: Urban growth areas contiguous to an incorporated city should contain areas characterized by urban growth with minimum densities of four units per acre.

Policy LU-3.2: Urban growth areas should be served by or planned to be served by municipal utilities.

Policy LU-3.3: Urban growth areas should contain vacant land near existing urban areas that is capable of supporting urban development.

Policy LU-3.4: Urban growth areas should be designated so as to be compatible with the use of designated natural resource lands and critical areas.

Policy LU-3.5: Urban growth areas should follow logical boundaries and consider citizen preferences.

Policy LU-3.6: The County should attempt to reach agreement with each incorporated city as designated in this Comprehensive Plan, on the location of an urban growth area boundary.

Policy LU-3.7: Prior to expansion of urban growth areas containing an incorporated city, it should be shown that the expansion area can and will be served by municipal sewer and water within a time frame accepted by the County, and in a manner that does not degrade surface or ground waters.

Policy LU-3.8: Expansion of an urban growth area boundary should meet one of the following two criteria:

- There is insufficient land within the existing urban growth area to permit the urban growth that is forecast to occur in the succeeding 20

years; or

- An overriding public interest is shown for moving the urban growth area in order to gain a public benefit related to protecting public health, safety and welfare; enabling more effective, efficient provision of sewer or water service; or enabling the locally-adopted Comprehensive Plans to more effectively meet the goals of the Washington State Growth Management Act.

Policy LU-3.9: The area that is designated for the expansion of any urban growth area should be contiguous to an existing urban growth boundary.

Policy LU-3.10: Reductions in any urban growth boundary should ensure that sufficient land will remain within the reduced urban growth area to permit the urban growth that is forecast to occur in the succeeding 20 years.

Policy LU-3.11: Expansion or reductions in any urban growth area should take into consideration the presence of natural resource lands and critical areas.

Policy LU-3.12: The designation of or change to urban growth areas should be consistent with the Pacific County County-Wide Planning Policies.

Goal LU-4: A Comprehensive Plan should be maintained for each urban growth area attached to an incorporated city. For urban growth areas around unincorporated centers and for RAIDs, the policy framework for urban growth should be embodied either in this Comprehensive Plan or in an optional County Sub-Area Plan.

Policy LU-4.1: Compatible level of service standards for public services and facilities should be adopted and maintained among jurisdictions within urban growth areas.

Policy LU-4.2: For each city urban growth area the County and the municipalities should establish common standards for roads and utilities.

Goal LU-5: The County's designated Urban Growth Areas and RAIDs should concentrate medium and higher-intensity residential, commercial, and industrial development in urban growth areas in a way that ensures livability and preservation of environmental quality, open space retention, varied and affordable housing, high quality urban services at the least cost, and orderly transition of land from the County to a city.

- Policy LU-5.1:*** Infilling in areas already characterized by urban growth that have the capacity and provide public services and facilities to serve urban development should be encouraged.
- Policy LU-5.2:*** Urban development and facilities should be phased outward from core areas.
- Policy LU-5.3:*** Where urban services and utilities are not yet available in an urban growth area, development should be configured so that urban development may eventually infill and become urban.
- Policy LU-5.4:*** Residential development in urban growth areas and overall densities should be high enough to support efficient public services and provide for affordable housing choices. There should be a variety of densities based on land capability, environmental sensitivity, and capacity of public services.
- Policy LU-5.5:*** Industrial and commercial development of all types may occur in urban growth areas, particularly the larger and more intensive types of development which require higher levels of public services and facilities. Within the urban growth areas around the incorporated cities, the industrial and larger commercial development should take place inside the cities themselves in order to support their roles as the economic centers of their areas.
- Policy LU-5.6:*** The highest levels of public services and facilities should be provided in urban growth areas, but may be provided at lesser levels in the urban growth areas that do not contain an incorporated city within their boundaries. Some services and facilities may only be provided after areas incorporate or are annexed to adjacent cities. These urban services and facilities may include sanitary and storm sewers; police and fire protection; paved streets with curbs, sidewalks and streetlights; and public transit and bicycle paths. Other services may include community and neighborhood parks, government offices, libraries, medical facilities, manned fire stations, and animal control.
- Policy LU-5.7:*** Open space lands contributing to the livability of urban growth areas should be preserved, including those providing scenic amenity, community identity, and buffers within and between urban and rural areas.

Policy LU-5.8: A variety of densities and single- and multi-family housing should be provided in urban growth areas.

Policy LU-5.9: Within urban growth areas that do not contain an incorporated city, as identified in this comprehensive plan:

- Residential development should be encouraged to support the economic base of the community, to reduce growth pressures on rural areas, and to facilitate the most economical provision of public services to new development; and
- New development should be responsible for providing its utility service, unless it is clearly in the public interest for the general public to do so.

Goal LU-6: **The County should review annexations and incorporations to ensure consistency with this Comprehensive Plan, and to evaluate impacts on County land use, traffic circulation, public services and facilities, and the integrity and continuity of service areas and boundaries.**

Policy LU-6.1: Cities and the County shall support annexations of areas within urban growth areas of cities.

Policy LU-6.2: Annexations of unincorporated islands within an urban growth area should be actively encouraged and creation of new unincorporated islands should be discouraged.

Policy LU-6.3: Annexations will not be permitted outside of designated urban growth areas.

Policy LU-6.4: Cities may require an annexation commitment as a condition of utility service within designated urban growth areas.

Policy LU-6.5: New city incorporations should provide adequate facilities and services for urban growth consistent with the Comprehensive Plan.

Policy LU-6.6: Cities and the County should jointly develop annexation agreements which define policies, including sharing of revenue of annexation reimbursement for capital projects developed by the County, maintenance of infrastructure, inclusion of roads and streets, and other issues.

Goal LU-7: The County should establish an effective system to promote participation by individuals and groups in the land use planning and decision making process.

Policy LU-7.1: The County should provide adequate staff support within available funding constraints to help persons seeking development permits and participating in permit review processes. Development permits should be processed in a timely and fair manner to ensure predictability. Communications between the County and citizen groups should be facilitated by providing information on programs, regulations and development projects impacting various areas of the County.

Policy LU-7.2: The County shall provide for public involvement early and continuously throughout the process of developing and amending plans and regulations and shall utilize a variety of public participation and information strategies in keeping with adopted public participation policies.

Goal LU-8: The County should encourage the public health, safety, and general welfare without unduly jeopardizing the rights of the individual, through use of a system of coordinated plans that direct the County's physical development and provide the framework for a variety of implementing mechanisms.

Policy LU-8.1: The Comprehensive Plan should serve as the master plan to guide the County's physical development and the preparation of the comprehensive plans of incorporated cities, and plans for special services, functions or issues.

Policy LU-8.2: As the master plan for the County's development, the Comprehensive Plan should establish the framework of goals and policies for aspects of future development. It should also establish the pattern for future land use and transportation by identifying areas for growth and rural development, providing guidelines for more detailed land use and transportation planning by geographic area, and establishing the plans for those land uses that should be approached on a County-wide basis rather than by geographic area.

Policy LU-8.3: Sub-area plans can be used to identify the area-specific land use and transportation plans for geographic sub-areas of the County. Sub-area plans could be developed as needed to accommodate the needs of a discrete portion of the rural area, or areas of more intense rural

development, using the following principles:

- Property owners and residents of the sub-area, as well as any other interested persons and groups should be informed of the preparation of the sub-area plans.
- The future land use pattern and transportation system prepared for sub-areas should be based on and consistent with the goals and policies for land use and transportation planning established in the Comprehensive Plan.

Policy LU-8.4: Agreements between the County and incorporated cities should be developed and maintained for urban growth areas around the cities. They should promote consistency and certainty about how the area will be planned and developed in the future. The agreements should be prepared and used according to the following principles:

- The future land use pattern and transportation systems identified in these agreements should be honored as development in the county and annexations to the cities take place; and
- These agreements should provide for phasing of development and the orderly extension of city services and annexations.

Goal LU-9: The County should implement a Comprehensive Plan that promotes certainty but is adaptable to changing conditions.

Policy LU-9.1: The Pacific County Comprehensive Plan should be reviewed, evaluated and revised periodically and as changing circumstances require.

Policy LU-9.2: The County should strive to make the permitting process consistent. The permitting process should be streamlined whenever practicable.

SECTION 3 CRITICAL AREAS & RESOURCE LANDS ELEMENT

3.1 INTRODUCTION

This section of the Comprehensive Plan has been prepared in accordance with the Growth Management Act (GMA) to address conservation of critical areas and resource lands. Resource lands include agriculture, aquaculture, forest, and mineral resource activities. Critical areas are defined as one, or a combination of wetlands, critical aquifer recharge, frequently flooded, geologically hazardous, and fish and wildlife conservation areas. The GMA contains the following goal for natural resource industries: "Maintain and enhance nature resource based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses" (RCW 36.70A.020). The GMA further requires all local governments planning under RCW 36.70A.060 to identify critical areas and resource lands, and to adopt development regulations precluding land uses or development that are incompatible.

The purpose of this element is to carry forward the intent of the Pacific County Critical Areas and Resource Lands Ordinance No. 147. The ordinance provides guidelines for the designation and classification of these lands and establishes regulations for their protection. This Critical Areas and Resource Lands element further discusses classification and identification of such areas. By providing substantive policies and criteria that can be considered during the review of a development proposal, this element assures there is a tool not only to meet the requirements of the GMA, but also to maintain these valuable resources that help define the quality of life in Pacific County. It is not the intent, however, to require existing uses to be subjected to these policies unless a change in land use is proposed in the form of a development application.

3.2 GENERAL POLICY STATEMENT

It is a policy of Pacific County that the beneficial functions, and structure, and values of critical areas and resource lands be protected as identified herein and in Pacific County Critical Areas and Resource Lands Ordinance No. 147, and further that potential dangers or public costs associated with inappropriate use of such areas be minimized by reasonable regulation of uses within, adjacent to, or directly affecting such areas. Reasonable regulation shall be achieved by the balancing of individual and collective interests.

All proposed critical areas alterations should include mitigation sufficient to maintain the functional values of the critical area or to prevent risk from a critical area hazard and shall give adequate consideration to the economically viable use of the property. Mitigation of one critical area impact should not result in unmitigated impacts to another critical area. Mitigation may include, but is not limited to: buffers, setbacks, limits on clearing and grading, best management practices for erosion control and maintenance of water quality, or other conditions appropriate to avoid or mitigate identified adverse impacts.

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3.3 REVIEW PROCEDURES

No alteration of critical areas and resource lands as defined or designated by the Ordinance should occur in the absence of express approval by Pacific County. Any alteration of any critical areas and resource lands as defined or designated by this Ordinance should occur only through the issuance of a development permit. For any critical areas or resource lands alteration not requiring any other land development permit, such alteration should not proceed in the absence of approval of a critical areas alteration permit issued under the Pacific County Critical Areas and Resource Lands Ordinance No. 147.

In dealing with all of the critical areas and resource lands contained in this element, review procedures should be established through appropriate development ordinances, which allow for consideration of the goals, policies and implementation criteria established herein. This process is defined in the Critical Areas and Resource Lands Ordinance No. 147, and is summarized below.

1. The Administrator first must determine whether the proposed activity fits within any of the exemptions to the Critical Areas and Resource Lands Ordinance. If the proposed activity meets any of the listed exemptions, no critical areas and resource land review is required.
2. If the proposed activity is not exempt, then a person seeking a development permit, shall complete a critical areas and resource lands checklist on the forms to be provided by the Department of Community Development. Staff will then review the checklist together with the maps and other critical areas resources identified in the relevant sections of the Critical Areas and Resource Lands Ordinance and make a site visitation to determine whether critical areas, resource lands, or their required buffers are affected by the proposed activity. The person seeking to develop is responsible for providing the County with sufficient information so that the Administrator can make this determination.
3. If the checklist, maps, other references, site visitation and other information supplied by a person seeking a development permit, do not indicate the presence of any critical areas or resource lands associated with the project, the review required pursuant to the Critical Areas and Resource Lands Ordinance is complete.
4. If at any time prior to completion of the applicable public input process on the proposed project, the Administrator receives new evidence that critical areas or resource lands may be associated with the proposed project, the Administrator may reopen the critical areas and resource lands review process pursuant to the Critical Areas and Resource Lands Ordinance and may require the requisite level of critical areas and resource lands review and mitigation as is required by the Critical Areas and Resource Lands Ordinance. Once the public input process on the associated permit or approval is completed and the record is closed, then the

County's determination regarding critical areas and resource lands pursuant to the Critical Areas and Resource Lands Ordinance shall be final, unless appealed as described in the Critical Areas and Resource Lands Ordinance.

5. If the checklist, maps, site visitation, and other references indicate that critical areas or resource lands are associated with the proposed project area, then a critical areas and resource lands assessment shall be completed.
6. If, as a result of the critical areas and resource lands assessment recommendations, a person believes that he or she is entitled to a variance from one or more of the requirements of the Critical Areas and Resource Lands Ordinance, then a person may request a variance as described in the Critical Areas and Resource Lands Ordinance.
7. If, as a result of the critical areas and resource lands assessment recommendations, a person believes that the requirements of the Critical Areas and Resource Lands Ordinance, including any request for a variance, leave the applicant with no economically viable use of his property, then a person may apply for a viable use exception pursuant to the Critical Areas and Resource Lands Ordinance.

The review process utilizes reference maps indicating areas containing potential critical areas or resource lands. It is recognized that the reference maps mentioned above may be subject to change throughout the planning period. However, to maintain the integrity of the planning process associated with this comprehensive plan, and to ensure the intent of the plan is carried out in the future, those reference maps will only be changed and/or adopted during the annual, formal, comprehensive plan amendment process established in this document.

3.4 PROTECTION STANDARDS, LAND USE, AND NOTIFICATION

3.4.1 Protection Standards

The Critical Areas and Resource Lands Ordinance No. 147 may identify specific protection standards, including buffers, setbacks, and mitigation, for critical areas and resource lands.

3.4.2 Land Use

The Critical Areas and Resource Lands Ordinance No. 147 may identify specific land use restrictions or requirements, including requirements for primary use, accessory use, and incidental use for critical areas and resource lands.

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3.4.3 Notification

The Critical Areas and Resource Lands Ordinance No. 147 may require that notification be placed on property title and/or land division documents or for regulated activities for properties within an area identified as critical areas and resource lands. Such notification shall be as specified in the Critical Areas and Resource Lands Ordinance No. 147.

3.5 AGRICULTURE RESOURCES

3.5.1 Agriculture in Pacific County

Although Pacific County is not often noted as a farming county, local agriculture does account for over five percent of the county's land use. The county's farm products range from hay to cranberries and include numerous beef and dairy products. The county also has a diversity of farm types. They include larger-scale commercial farms, historic family farms, and part-time farming operations.

Evidence from the 1992 Federal Farm Census shows a slight decrease in the number of farms and farm acreage in Pacific County as compared with the 1987 Census. In 1992, the total land in farms was 32,637 acres, a 6.4 percent decrease from 1987. The number of farms declined from 270 in 1987 to 248 in 1992. The market value of all agricultural products sold in Pacific County in 1992 totaled 12.7 million dollars. This includes approximately \$6.4 million worth of cranberry products, \$5.8 million worth of dairy, cattle, and other livestock, and \$500,000 in nursery and hay.

Since the 1940s, conventional crop production (corn, oats, wheat, etc.) has shifted to Eastern Washington. Conventional crops and modern farming practices do not often fit the wet climate and small-scale nature characteristic to farming in this area. In addition, farmers in Pacific County are affected by labor shortages and limited infrastructure within the county, such as transportation routes, processing plants, and agricultural suppliers.

3.5.2 Identifying and Classifying Agriculture Lands

Section 16 of the GMA (RCW 36.70A.160) requires counties to identify agricultural lands of long-term commercial significance. In addition, the GMA directs the Washington State Department of Community, Trade and Economic Development (CTED) to provide guidelines to counties for how to classify and designate such resource lands.

Agricultural land in Pacific County is classified as: (1) "agricultural land of long-term significance" to include all land that is devoted to the production of aquaculture, cranberries, and/or other bog related crops; and (2) "agricultural land of local importance" as any diked

tideland involved in existing and ongoing agricultural activities on the date Ordinance No. 147 becomes effective and containing the soil types listed in Table 3-1 as defined in the "Soil Survey of Grays Harbor County Area, Pacific County, and Wahkiakum County, Washington, 1986, Soil Conservation Service, USDA".

TABLE 3-1
AGRICULTURAL LAND OF LOCAL IMPORTANCE SOIL TYPES

SCS Map Unit	Soils Series	SCS Map Unit	Soils Series
104	Ocosta silty clay loam	147	Seastrand variant muck

3.5.3 Maps and References

Agricultural land areas shall be field located based on applicable criteria.

3.5.4 Critical Areas and Resource Lands Assessment Criteria

If a critical areas and resource lands assessment is required by the Critical Areas and Resource Lands Ordinance No. 147, the following criteria may be considered when reviewing a proposed activity in areas identified as agriculture lands of long-term commercial significance:

- soil types;
- parcel size;
- local and regional economic conditions and market trends;
- availability of public facilities and services;
- proximity of proposed activity to urban growth areas;
- compatibility of proposed activity with adjacent land use;
- environmental impacts of proposed activity;
- impact of proposed activity on commercial agricultural structure of area;
- impacts of proposed activity to public rights-of-way; and
- suitability to accommodate on-site wastewater disposal and domestic water supply facilities.

3.6 FOREST RESOURCES

3.6.1 Forest Resources in Washington State

Forest lands are a paramount economic resource for the State of Washington. This valuable resource must be conserved and protected to ensure that the production of timber and forest

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products continues into the future. It is the State's policy to encourage forestry and restocking of forests (RCW 84.33.010). It is through proper forestry management that environmental benefits will be enhanced in the areas of water quality, air quality, reduction of soil erosion, lessening of storm and flood damage, protection of valuable wildlife habitats, and the provision of scenic and recreational spaces.

3.6.2 Forest Resources in Pacific County

Forestry production activities have had a long history in Pacific County evolving from the timber "mining" days of the late 19th and early 20th centuries to the sustained yield forestry management that occurs today. Approximately 65 percent of the county's land area is managed for long-term forestry production. Of this land, approximately 85 percent is private commercial timberland, and 15 percent is Department of Natural Resources (DNR) managed land. There are no federally owned forest resource lands within the county. In addition to timber and timber by-products, a variety of other economic products are harvested from forests in Pacific County including salal, ferns, and moss for the floral industry and mushrooms for a growing food market.

3.6.3 Identifying and Classifying Forest Lands

The GMA specifies that forest lands of long-term commercial significance be designated as such. These lands are to be defined by the growing capacity, productivity, and soil composition of the land for long-term commercial production, and in consideration of the land's proximity to population areas, and the possibility of more intense uses of the land. CTED recommends that classification of forest lands be based, among other criteria, on the private forest land grades of the Department of Revenue (WAC 458-40-530) and further recommends that each county determine which land grades constitute forest land of long-term commercial significance based on local and regional physical, biological, economic, and land use considerations.

Forest land in Pacific County is identified as land that is not already characterized by urban growth and that is significant for the commercial production of timber and forest products. Forest lands are further classified as either of Long-Term Commercial Significance or as Transitional Forest Land.

3.6.4 Maps and References

Forest land areas shall be field located based on applicable criteria.

3.6.5 Major Issues

Forestry activities can have a major impact on adjacent land uses and the general environment. The use of chemicals may pose a public health threat and logging practices may cause erosion

and adversely impact water quality. The amended RCW 7.48.305 states that forest practices undertaken in conformity with all applicable laws and established prior to surrounding non-forestry uses, are presumed to not constitute a nuisance unless the activity has a substantial adverse effect on the public health and safety. However, forestry operations do need to minimize the potential impacts. Policies in this element try to strike a balance between forestry management and other activities and environmental concerns.

3.6.6 Critical Areas and Resource Lands Assessment Criteria

If a critical areas and resource lands assessment is required by the Critical Areas and Resource Lands Ordinance No. 147, the following criteria may be considered when reviewing a proposed activity in areas identified as forest lands:

- potential of land to support forest growth;
- parcel size;
- local and regional economic conditions and market trends;
- availability of public facilities and services;
- proximity of proposed activity to urban growth areas;
- compatibility of proposed activity with adjacent land use;
- environmental impacts of proposed activity;
- impact of proposed activity on commercial forest structure of area;
- impacts of proposed activity to public rights-of-way; and suitability to accommodate on-site wastewater disposal and domestic water supply facilities.

3.7 MINERAL RESOURCES

3.7.1 Mineral Lands in Pacific County

The mineral lands in Pacific County consist primarily of sand and gravel mining operations. These operations are important from the standpoint of providing vitally needed construction materials. Residential, commercial, and industrial construction, in addition to road construction and repair, depend on a stable, low-cost source of gravel. In addition, beach sand is readily available along much of the county's Pacific coastline. Beach sand is used as general site fill and is important for agricultural purposes. Conservation of these resources must be assured through measures designed to prevent incompatible development in or adjacent to resource lands.

3.7.2 Identifying and Classifying Mineral Lands

The Growth Management Act (RCW 36.70A.170) states that "...each county...shall designate where appropriate...mineral resource lands that are not already characterized by urban growth and that have long-term significance for the extraction of minerals." The GMA defines "minerals" as

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gravel, sand, and valuable metallic substances. Other minerals may be designated as appropriate. In addition, the GMA directs CTED to provide guidelines to counties for how to classify and identify resource lands of long-term commercial significance.

Mineral lands in Pacific County are identified as land that has long-term significance for the extraction of minerals. Mineral lands are further classified as any area in Pacific County presently covered under a valid Washington State Department of Natural Resources (DNR) surface mining permit and any beach area where sand is removed for commercial purposes. Any other area shall be classified as mineral land when a surface mining permit is granted by the DNR.

3.7.3 Maps and References

Mineral land areas shall be field located based on applicable criteria.

3.7.4 Major Issues

Mining operations are often considered poor neighbors and nuisance claims against operators are common. To assure the long-term use of these resources, residential and other incompatible uses should be prevented from locating adjacent to these deposits. Because of this potential conflict, mineral extraction sites are primarily located in rural areas. While this will serve to lessen the impact on neighboring land uses, the movement of large amounts of mineral resources necessitates good roads capable of handling significant numbers of heavily loaded trucks. Loaded trucks en route from the extraction site may lose a very small but potentially hazardous portion of their load, and track dirt or mud onto public roadways. Therefore, better prevention of such mining impacts on county residents is also needed.

Just as sand and gravel is a natural resource, so too is surface and ground water. Mining operations should minimize adverse impacts on the environment, and specifically, should minimize its effect on surface and ground waters. Restoration of mining sites is a crucial element of such protection measures. Existing, non-operating or abandoned mining sites pose a concern because they may leave aquifers vulnerably exposed, and invite illegal waste dumping.

3.7.5 Beach Sand Removal

The mining of beach sand is an activity that needs to be managed in a manner that facilitates a “win-win” situation. If managed properly, beach sand mining activities can rid a potential nuisance from County beach approaches while at the same time provide a useful resource for development activities. However, indiscriminate mining of beach sand can produce deleterious consequences by exacerbating dune erosion and flooding. Consequently, the mining of beach sand should be regulated through a permitting process that minimizes adverse effects on adjacent landowners. In addition, any permit which is issued for beach sand removal should proscribe

illegal trespassing. In order to ensure that beach sand excavation and hauling activities comply with stated permit conditions, a sufficient permit fee should be levied to allow the County or a Flood Control Zone District to reasonably monitor such activities and to have the financial wherewithal to sanction violators through an administrative or judicial process.

3.7.6 Critical Areas and Resource Lands Assessment Criteria

If a critical areas and resource lands assessment is required by the Critical Areas and Resource Lands Ordinance No. 147, the following criteria may be considered when reviewing a proposed activity in areas identified as mineral lands:

- type and extent of mineral deposits;
- proposed reclamation plan;
- parcel size;
- local and regional economic conditions and market trends;
- availability of public facilities and services;
- proximity of proposed activity to urban growth areas;
- compatibility of proposed activity with adjacent land use;
- environmental impacts of proposed activity;
- impacts of proposed activity to public rights-of-way; and
- suitability to accommodate on-site wastewater disposal and domestic water supply facilities.

3.8 WETLANDS

3.8.1 Wetlands in Pacific County

Wetlands are transitional areas between upland and aquatic environments where water is present long enough to form distinct soils and where specialized "water loving" plants can grow. Wetlands include marshy areas along shorelines, inland swamps, and seasonal watercourses. Wetlands are typified by a water table that usually is at or near the surface, and there may be standing water all or part of the year. Soils that are present in wetlands are known as "hydric soils". Certain plant species, including trees, shrubs, grasses, and grasslike plants have adapted to the low oxygen content of wetland soils. These plants are known as "hydrophytes".

Another distinguishing characteristic of wetlands, in addition to soil type and types of plants present, is the wetness of the soil, or "hydrology" (i.e., how often is the soil saturated or flooded with water and how long does it last?) Indicators of wetland hydrology may include drainage patterns, sediment deposition, watermarks, stream gauge data, flood predictions, historic data, visual observation of saturated soils, or flooded soils. Many wetlands in Pacific County are influenced by tides and most of the wetland plants found are tolerant of the brackish water that results from the mixing of salt water and fresh water.

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In their natural state, wetlands perform functions, which are impossible or difficult and costly to replace. Wetlands provide erosion and sediment control; the extensive root systems of wetland vegetation stabilize streambanks, floodplains, and shorelines. Wetlands improve water quality by decreasing the velocity of water flow, resulting in the physical interception and filtering of waterborne sediments, excess nutrients, heavy metals, and other pollutants. Wetlands also provide food and shelter, essential breeding, spawning, nesting and wintering habitats for fish and wildlife, including migratory birds, anadromous fish, and other species.

3.8.2 Identifying and Classifying Wetlands

Pacific County has adopted the Washington State Department of Ecology Manual titled "Washington State Wetlands Identification and Delineation Manual, March 1997" as the Pacific County wetland delineation manual for purposes of this Ordinance.

If Pacific County has reason to believe that a wetland may exist on a parcel which is the subject of a development application or within one hundred (100) feet of the parcel, a written determination regarding the existence or nonexistence of wetlands must be submitted to the Department of Community Development.

If it is determined that wetlands exist, a wetland delineation must be obtained when an activity regulated under the Pacific County Critical Areas and Resource Lands Ordinance No. 147 is proposed within one hundred (100) feet of the boundary of a wetland. Requirements for wetland delineations are specified in the Pacific County Critical Areas and Resource Lands Ordinance No. 147.

Pacific County only accepts written determinations and delineations prepared by the U.S. Army Corps of Engineers, the Washington State Department of Ecology, the Natural Resources Conservation Service, or a qualified critical areas professional as to whether wetlands exist on or within one hundred (100) feet of a specific parcel.

Wetlands shall be classified as follows:

1. Class I Wetlands: All wetlands scoring a "Category I" rating under the Washington State Department of Ecology (WDOE) Washington State Wetlands Rating System for Western Washington, Second Edition, August 1993.
2. Class II Wetlands: All wetlands scoring a "Category II" on the WDOE rating scale.
3. Class III Wetlands: All wetlands scoring a "Category III" on the WDOE rating scale.

4. Class IV Wetlands: All wetlands scoring a "Category IV" rating on the WDOE scale.

3.8.3 Maps and References

The following references may provide an indication of wetland locations. However, these and other similar resources were not prepared at a level of detail sufficient to accurately portray the exact location and extent of wetlands in Pacific County, and cannot be used in place of an on-site field determination of wetlands. Many wetlands in Pacific County will not appear on these resources.

1. National Wetland Inventory.
2. Natural Resources Conservation Service (formerly the Soil Conservation Service), soils map for Pacific County, hydric soils designations.

3.8.4 Critical Areas and Resource Lands Assessment Criteria

If a critical areas and resource lands assessment is required by the Critical Areas and Resource Lands Ordinance No. 147, the following criteria may be considered when reviewing a proposed activity in areas identified as wetlands:

- wetland classification;
- proposed mitigation, restoration, creation, or enhancement;
- availability of public facilities and services;
- proximity of proposed activity to urban growth areas;
- compatibility of proposed activity with adjacent land use;
- environmental impacts of proposed activity;
- impacts of proposed activity to public rights-of-way; and
- suitability to accommodate on-site wastewater disposal and domestic water supply facilities.

3.9 AQUIFER RECHARGE AREAS

3.9.1 Aquifer Recharge Areas in Pacific County

As precipitation reaches the earth it can do several things: become part of a snow pack, enter into lakes, streams, rivers, oceans, or wetlands, seep into the soil to be taken up by plant roots, or filter into the ground and become groundwater. The land surface where this filtering process takes place is called an aquifer recharge zone. Aquifer recharge zones warrant special protection from surface pollution to protect the quality of the groundwater in the area. As groundwater moves through the ground it may discharge to surface water features, such as lakes, streams, or rivers, which will in turn recharge the groundwater. The water that remains in the ground makes

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up the aquifer. Groundwater sometimes flows underground to other locations. Where this is the case, pollution emanating from one area may contaminate the groundwater in another area. Groundwater pollution is very difficult, and often impossible, to clean.

The primary drainage basin in Pacific County is the Willapa Bay basin. The tributaries, which enter Willapa Bay, drain an area approximately 900 square miles in size. Most of this area is within Pacific County although small areas of Grays Harbor, Lewis, and Wahkiakum County are also tributary to the basin. Three major stream drainages enter Willapa Bay. These are the North River (including Smith Creek), Willapa River and the Naselle River. Lesser streams entering Willapa Bay are the Cedar, Bone, Niawiakum, Palix, Nemah, and Bear Rivers. In addition, portions of the Long Beach peninsula and the north coast area drain into Willapa Bay by means of ditches and small streams.

Willapa Bay is designated as a Class A surface water according to the Water Quality Standards for the State of Washington (WAC 173-201). Class A waters are of excellent quality and are to be maintained as such. While characteristic uses for Class A waters include commerce and navigation, to maintain water quality, future development must consider point source discharges, non-point source discharges, and erosion.

Not all of Pacific County is drained by the tributaries of Willapa Bay. Portions of the coastal area drain to the Pacific Ocean. The southeastern portion of the county drains to Grays River and Deep River, both tributaries of the Columbia River. The east central portion of the county drains to the Chehalis River.

3.9.2 Identifying and Classifying Aquifer Recharge Areas

Aquifer Recharge Areas in Pacific County are identified as any land within Pacific County that contains the soil types listed in Table 3-2 as defined in the "Soil Survey of Grays Harbor County Area, Pacific County, and Wahkiakum County, Washington, July 1986, Soil Conservation Service, USDA".

3.9.3 Maps and References

Aquifer recharge areas shall be field located based on applicable criteria.

3.9.4 Critical Areas and Resource Lands Assessment Criteria

If a critical areas and resource lands assessment is required by the Critical Areas and Resource Lands Ordinance No. 147, the following criteria may be considered when reviewing a proposed activity in areas identified as an Aquifer Recharge Area:

- potential impacts to groundwater quality;
- proposed groundwater protection and monitoring plan;
- availability of public facilities and services;
- proximity of proposed activity to urban growth areas;
- compatibility of proposed activity with adjacent land use;
- environmental impacts of proposed activity;
- impacts of proposed activity to public rights-of-way; and
- suitability to accommodate on-site wastewater disposal and domestic water supply facilities.

**TABLE 3-2
AQUIFER RECHARGE AREA SOIL TYPES**

SCS Map Unit	Soils Series	SCS Map Unit	Soils Series
8	Beaches	133	Seastrand variant muck
35	Dune land	147	Udorthents, level
92	Netarts fine sand, 3-12 percent slopes	153	Westport fine sand, 3-10 percent slopes
108	Orcas peat	162	Yaquina loamy fine sand
132	Seastrand Mucky peat		

3.10 FREQUENTLY FLOODED AREAS

3.10.1 Frequently Flooded Areas in Pacific County

The Federal Emergency Management Agency (FEMA) has defined the extent of the 100-year floodplain in order to establish actuarial flood insurance rates and to assist communities in efforts to promote sound floodplain management. Most river systems within Pacific County are included in the 100-year floodplain. Rivers are dynamic systems, and flooding is a normal occurrence. The proximity of the county's rivers to the Pacific Ocean compounds the problem as many are tidally influenced. Large areas of the Long Beach peninsula are also included in the 100-year floodplain.

To limit damage to individuals, property, and natural systems, Pacific County requires compliance with the provisions of the Flood Damage Prevention Ordinance (No. 116A) and the Shoreline Master Program. The Pacific County Flood Control Zone District No. 1 Ordinance Numbers 1, 2 and 3, which pertain to land alteration and drainage, also apply to the Long Beach Peninsula. The intent of these regulations is to promote an efficient use of land and water

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resources by allocating frequently flooded areas to the uses for which they are best suited. It is also important and necessary to discourage obstructions to floodways, as well as to prohibit uses that pollute or deteriorate natural waters and watercourses. The ordinances are administered through the permitting process for building and development.

3.10.2 Identifying and Classifying Frequently Flooded Areas

Frequently flooded areas within Pacific County are identified and classified using the following criteria:

1. Frequently flooded areas shall be those floodways and associated floodplains designated by the Federal Emergency Management Act (FEMA) flood hazard classifications as delineated on the area flood hazard maps for Pacific County dated September 27, 1985, or as subsequently revised by FEMA, as being within the 100-year floodplain, or those floodways and associated floodplains delineated by a comprehensive flood hazard management plan adopted by the Pacific County Board of County Commissioners, as being within the 100-years floodplain or having experienced historic flooding. In case of conflict between FEMA flood hazard maps and the comprehensive flood hazard management plan designations, the more restrictive designation shall apply.
2. If an area of interest is not included in a comprehensive flood hazard management plan adopted by the Board of County Commissioners, and the County Engineer believes that the FEMA flood hazard maps do not correctly delineate the 100-year floodplain, the County Engineer may delineate the 100-year floodplain based on documented historic flooding of the area. If such documentation is not adequate to allow the County Engineer to make such delineation, the person seeking development which is covered under the Pacific County Critical Areas and Resource Lands Ordinance shall provide a flood hazard study prepared by a qualified critical area professional assessing the extent of the 100-year floodplain, which shall be subject to approval by the County Engineer.

3.10.3 Maps and References

The following references may provide an indication of frequently flooded area locations. However, these and other similar resources may not be prepared at a level of detail sufficient to accurately portray the exact location and extent of frequently flooded areas in Pacific County, and cannot be used in place of an on-site field determination. Many frequently flooded areas in Pacific County will not appear on these resources.

1. Federal Emergency Management Agency Flood Hazard Maps, September 27, 1985.
2. Comprehensive Flood Hazard Management Plans prepared for specific drainage basins and

adopted by the Pacific County Board of County Commissioners.

3. Frequently Flooded Area maps prepared by the County Engineer.

3.10.4 Critical Areas and Resource Lands Assessment Criteria

All development within designated frequently flooded areas shall be in compliance with Pacific County's Flood Damage Prevention Ordinance No. 116A, and the Shoreline Management Master Program, as now or hereafter amended. Development within the limits of the Pacific County Flood Control Zone District No. 1 shall also be consistent with any Land Alteration and Drainage requirements enacted by ordinance.

If a critical areas and resource lands assessment is required by the Critical Areas and Resource Lands Ordinance No. 147, the following criteria may be considered when reviewing a proposed activity in areas identified as a frequently flooded area:

- availability of public facilities and services;
- proximity of proposed activity to urban growth areas;
- compatibility of proposed activity with adjacent land use;
- environmental impacts of proposed activity; and
- impacts of proposed activity to public rights-of-way.

3.11 GEOLOGICALLY HAZARDOUS AREAS

3.11.1 Geologically Hazardous Areas in Pacific County

Geologically hazardous areas are defined as "areas that, because of their susceptibility to erosion, sliding, earthquake or other geologic events, are not suited to the siting of commercial, residential or industrial development consistent with public health or safety concerns". When development is sited within these areas, there is a potential threat to the health and safety of citizens. In some cases the risk to development from geological hazards can be reduced or mitigated to acceptable levels by engineering design or modified construction practices. However, when the risks can not be sufficiently mitigated, development needs to be prohibited.

To better understand the particular aspects of the different types of geologic hazards, the following summary descriptions are provided.

Erosion Hazard Areas

Erosion is a common occurrence in Pacific County due to hydrologic and geologic characteristics, vegetative conditions, wind and human land use. By minimizing the negative impacts of human land use on these areas, the damage to the natural environment as well as to

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human-built systems is reduced. A major problem in Pacific County is erosion of shoreline areas. Such erosion is caused by tidal force and wave action, as well as by construction activity .

Landslide Hazard Areas (Steep Slopes)

Landslide hazard areas are those areas within Pacific County that are subject to potential slope failure. The characteristics of landslide hazard areas include slopes of 15 percent or greater that are underlain by weak, fine grained unconsolidated sediments, jointed or bedded bedrock, or landslide deposits, including the top and toe of such areas. It is necessary to protect the public from damage due to development on, or adjacent to, landslides; preserve the scenic quality and natural character of Pacific County's hillsides; and to protect water quality.

Seismic Hazard Areas

Seismic hazard areas are associated with active fault areas and earthquakes. While earthquakes cannot be eliminated, there have been no areas of Pacific County which have been specifically identified to pose significant, predictable hazards to life and property resulting from the associated ground shaking, differential settlement, and/or soil liquefaction.

Mine Hazard Areas

Mine hazard areas are defined as "areas directly underlain by, adjacent to, or affected by mine workings such as adits, tunnels, drifts, or air shafts." Mine hazards may also include steep and unstable slopes created by open mines. Because of the geology of Pacific County there has been little or no historical subsurface mining that could have left areas of Pacific County honeycombed with abandoned mine tunnels. Similarly, any open mining is required to have both an approved erosion control plan and an approved reclamation plan that will address steep and unstable slopes.

3.11.2 Identifying and Classifying Geologically Hazardous Areas

Geologically hazardous areas in Pacific County are identified as follows:

Erosion Hazard Areas

Erosion hazard areas include lands that are classified by the SCS as having a potential for wind and/or water erosion as detailed in the soil descriptions contained in the "Soil Survey of Grays Harbor County Areas, Pacific County and Wahkiakum County", Washington, 1986, Soil Conservation Service, USDA. The legislative authority of Pacific County also may designate by resolution erosion hazard areas.

Land Slide Hazard Areas

Landslide hazard areas are those areas meeting any of the following criteria:

...CRITICAL AREAS AND RESOURCE LANDS ELEMENT

1. Areas of historic failure, such as areas designated as quaternary slumps, earthflows, mudflows, or landslides on maps published as the United States Geological Survey or Department of Natural Resources Division of Geology and Earth Resources;
2. Areas which are rated as unstable in the Department of Ecology Coastal Zone Atlas;
3. Any area with all of the following:
 - (a) a slope greater than 15%,
 - (b) hillsides intersecting geologic contacts with a relatively permeable sediment overlying a relatively impermeable sediment or bedrock, and
 - (c) springs or groundwater seepage;
4. Slopes that are parallel or sub-parallel to planes of weakness (such as bedding planes, joint systems, and fault planes) in subsurface materials;
5. Slopes having gradients greater than 80% subject to rockfall during seismic shaking;
6. Areas potentially unstable as a result of rapid stream incision and streambank erosion;
7. Areas located in a canyon or on an active alluvial fan, presently or potentially subject to inundation by debris flows or catastrophic flooding; and
8. Any area with a slope of forty percent (40%) or steeper and with a vertical relief of ten (10) or more feet except areas composed of solid rock. A slope is delineated by establishing its toe and top and measured by averaging the inclination over at least ten (10) feet of vertical relief.

Seismic Hazard Areas

For the purposes of this classification, the entire County constitutes a seismic hazard area because all areas are subject to a Seismic Risk Zone 3 rating or higher. The County may require site specific field studies or special reports for the location of critical facilities within seismic hazard areas.

Mine Hazard Areas

Mine hazard areas are those areas within 100 horizontal feet of a mine opening at the surface.

3.11.3 Maps and References

The following references may provide an indication of geologic hazard area locations. However, these and other similar resources may not be prepared at a level of detail sufficient to accurately portray the exact location and extent of hazard areas in Pacific County, and cannot be used in

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place of an on-site field determination. Many geologic hazard areas in Pacific County will not appear on these resources.

1. Erosion Hazard Areas: The approximate location and extent of erosion hazard areas is displayed in the Soil Survey of Grays Harbor County Area, Pacific County, and Wahkiakum County, Washington, 1986, Soil Conservation Service, USDA.
2. Landslide Hazard Areas: The Soil Survey may be relied upon by the Administrator as a basis for requiring field investigation and special reports. In the event of a conflict between information contained in the Soil Survey and information shown as a result of a field investigation, the latter shall prevail.
3. Seismic Hazard Areas: The Uniform Building Code Seismic Risk Zone Map of the United States.

3.11.4 Critical Areas and Resource Lands Assessment Criteria

If a critical areas and resource lands assessment is required by the Critical Areas and Resource Lands Ordinance No. 147, the following criteria may be considered when reviewing a proposed activity in areas identified as geologically hazardous:

- geotechnical conditions;
- potential impact on geologic conditions;
- potential impact of geologic hazards on proposed activity;
- type of proposed activity;
- proposed erosion control plan;
- results and recommendations of special geotechnical or geological investigations prepared by qualified professional;
- proximity of proposed activity to urban growth areas;
- compatibility of proposed activity with adjacent land use;
- environmental impacts of proposed activity;
- impacts of proposed activity to public rights-of-way; and
- suitability to accommodate on-site wastewater disposal and domestic water supply facilities.

3.12 FISHERIES, WILDLIFE, SHELLFISH, KELP, EELGRASS, HERRING, AND SMELT SPAWNING HABITAT CONSERVATION AREAS

3.12.1 Habitat Conservation Areas in Pacific County

Pacific County is fortunate to have natural resources encompassing a large variety of environments. Many residents and visitors to the area participate in recreational activities that

involve wildlife, including hunting, fishing, clamming, photography of wildlife, bird watching, and others. Pacific County has begun to capitalize on these numerous natural resources through promotion of the area as a recreational paradise, and many of the smaller, more remote communities would like to use recreationally oriented tourist activities to promote economic development. To that extent, as well as for the inherent importance of wildlife and the natural environment to the quality of life in Pacific County, it is the intent of these policies to recognize the importance of protecting fish, wildlife, shellfish, kelp, eelgrass, herring, and smelt spawning habitat areas.

At the same time, it is important to encourage the continuation of historical forestry, agricultural and aquacultural practices. It is also the intent of these policies to protect the habitat resources and encourage their enhancement and preservation when development influences are proposed. It is not intended that these policies be applied to, or create a burden to, existing land uses.

3.12.2 Policy Regarding Protection of Habitat Conservation Areas

Pacific County's policy is to protect habitat conservation areas for endangered, threatened, or sensitive species listed by the Washington State Department of Fish & Wildlife. Pacific County adopts the Department of Natural Resources' Official Water Type Maps. Definitions are as identified in the water typing criteria in WAC 222-16-030; provided, however, that artificially created structures, ditches, canals, ponds, irrigation return ditches, and stormwater channels of every type shall not be considered a stream for purposes of this section. Streams are classified Type 1-5 for critical area protection purposes based on the water typing criteria in WAC 222-16-030.

Pacific County has adopted the designations listed at WAC 232-12-014 (Endangered), WAC 232-12-011 (Threatened and Sensitive), WAC 232-12-292 (Bald Eagle), and federally designated threatened or endangered species categories legally applicable to Pacific County.

3.12.3 Identifying and Classifying Habitat Conservation Areas

Habitat conservation areas in Pacific County are identified as follows:

Fisheries and Wildlife

Fish and wildlife habitat conservation areas in Pacific County are identified as:

1. Areas with which endangered, threatened, and sensitive species have a primary association;
2. Commercial and recreational shellfish areas;
3. Shellfish kelp and eelgrass beds; herring and smelt spawning areas;

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4. Naturally occurring ponds under twenty (20) acres and their submerged aquatic beds that provide fish or wildlife habitat;
5. Waters of the State;
6. Lakes, ponds, streams, and rivers planted with game fish by a governmental or tribal entity;
or
7. State natural area preserves and natural resource conservation areas.

Shellfish, Kelp, Eelgrass, Herring, and Smelt Spawning

Shellfish, Kelp, Eelgrass, Herring, and Smelt Spawning critical areas in Pacific County are identified as those public and private saltwater tidelands or beds that are devoted to the process of growing, farming, or cultivating shellfish, including commercial clam and oyster grounds, oyster and mussel raft areas, and recreational shellfish harvesting areas. In addition, all property located three hundred (300) feet landward from the boundary of upland vegetation (or highest tide if so designated by the Administrator of Ordinance No. 147) shall be designated as a critical area.

3.12.4 Maps and References

The following references may provide an indication of habitat area locations. However, these and other similar resources may not be prepared at a level of detail sufficient to accurately portray the exact location and extent of habitat areas in Pacific County, and cannot be used in place of an on-site field determination. Many habitat areas in Pacific County will not appear on these resources.

1. Fisheries: DNR base maps for stream types and topography provide an indication of the location of fisheries resources. Field conditions shall be used to determine the existence or extent of any classified stream area.
2. Wildlife: Wildlife critical areas shall be field located based on applicable criteria by a qualified, critical areas professional. Department of Fish and Wildlife maps of bald eagle, sensitive, threatened, and endangered species and habitat shall be consulted.
3. Shellfish, kelp, eelgrass, herring, and smelt spawning areas should be field located by a qualified, critical areas professional.

3.12.5 Critical Areas and Resource Lands Assessment Criteria

If a critical areas and resource lands assessment is required by the Critical Areas and Resource Lands Ordinance No. 147, the following criteria may be considered when reviewing a proposed activity:

- proposed mitigation plan;
- type of proposed activities;
- proposed revegetation plan;
- availability of public facilities and services;
- proximity of proposed activity to urban growth areas;
- compatibility of proposed activity with adjacent land use;
- environmental impacts of proposed activity;
- impact of proposed activity on commercial aquaculture structure of area;
- impacts of proposed activity to public rights-of-way; and
- suitability to accommodate on-site wastewater disposal and domestic water supply facilities.

3.13 GOALS AND POLICIES

The goals and policies of the Pacific County Comprehensive Plan are intended to provide guidance for decision-making processes subject to this plan. These goals and policies were initially developed by separate groups of citizens across the various regions of the County, and by the incorporated cities within the County. To reflect the desired direction of the County as a whole, the work of these individual regions and cities have been combined as presented below. Goals and policies do not apply to incorporated cities, but rather, only to unincorporated areas of the County.

Goal R-1: Agricultural land of long-term commercial significance should be preserved in order to encourage an adequate land base for long-term farm use.

Policy R-1.1: Agricultural land of long-term commercial significance should be identified and designated as such.

Policy R-1.2: Residential uses adjacent to agricultural land of long term commercial significance should be developed in a manner which limits potential conflicts and reduces unnecessary conversion of farmland.

Policy R-1.3: Commercial farmland owners should be encouraged to retain their land in commercial farm production.

Policy R-1.4: In order to reduce development pressure on agricultural land of long-term

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commercial significance, future development should be directed toward areas of more intense development where existing and planned services can more easily accommodate growth. Outside these areas, densities should remain low.

Policy R-1.5: Designated agricultural land of long-term commercial significance should be zoned at very low densities to ensure the conservation of the resource for continued agricultural use.

Policy R-1.6: Except within urban growth areas, land uses that are adjacent to agricultural land of long-term commercial significance should be compatible with agriculture, i.e. sawmill operations, warehousing, agri-businesses, and low density residential.

Goal R-2: **Areas devoted to the process of growing, farming, or cultivating shellfish, kelp, eelgrass, herring, and smelt should be protected and preserved in order to promote an adequate resource base for long-term use.**

Policy R-2.1: Critical areas for growing, farming, or cultivating shellfish, kelp, eelgrass, herring, and smelt should be identified and designated as such.

Policy R-2.2: Use of lands that are adjacent to areas identified for growing, farming, or cultivating shellfish, kelp, eelgrass, herring, and smelt should be compatible, such as forestry and low density rural residential. Those uses should not appreciably increase stormwater runoff or otherwise degrade water quality for aquacultural use.

Policy R-2.3: Facilities for land based and marine operations related to growing, farming, or cultivating shellfish, kelp, eelgrass, herring, and smelt should be protected from incompatible adjacent or nearby land uses.

Policy R-2.4: Land based and marine activity related to growing, farming, or cultivating shellfish, kelp, eelgrass, herring, and smelt should not be considered a nuisance if carried out in a reasonable manner and within applicable regulations. Restrictions should not be imposed on such activities unless they are necessary for preserving the public health, welfare, and safety.

Policy R-2.5: Proposed residential and other uses in areas used for growing, farming, or cultivating shellfish, kelp, eelgrass, herring, and smelt should be developed in a manner which lessens potential conflicts with such operations.

Policy R-2.6: Activities related to growing, farming, or cultivating shellfish, kelp, eelgrass, herring, and smelt should be undertaken in a way that reduces adverse impacts.

Policy R-2.7: Activities related to growing, farming, or cultivating shellfish, kelp, eelgrass, herring, and smelt that draw on ground water supplies should not degrade the quality nor substantially reduce the quantity of ground water.

Policy R-2.8: Water quality in the County's marine estuaries, inland waters, and ground water should be protected from degradation. Waters within drainage basins of areas identified as critical for growing, farming, or cultivating shellfish, kelp, eelgrass, herring, and smelt, that fail to meet water quality standards, should be restored.

Goal R-3: Forest lands of long-term commercial significance should be conserved in order to maintain a viable forestry industry for long-term economic use while protecting environmental values.

Policy R-3.1: The County supports and encourages the maintenance of forest lands in timber and current use property tax classifications consistent with RCW 84.33, and 84.34.

Policy R-3.2: Residential development adjacent to forestry uses should occur in a manner which reduces potential conflicts and reduces unnecessary conversion of forest land through use of such mechanisms as clustering, buffers, etc.

Policy R-3.3: The primary land use activities in forest land of long-term commercial significance should be commercial forest management, agriculture, mineral extraction, accessory uses, wildlife habitat enhancement programs, and other non-forest related economic activities relying on forest land.

Policy R-3.4: Land use activities within or adjacent to forest land of long-term commercial significance should be sited and designed to minimize conflicts with forest management, and other activities on forest land.

Policy R-3.5: The County discourages the establishment or expansion of utility local improvement districts, or sewer, water or public utility districts on forest lands of long-term commercial significance which result in the imposition of assessments, rates, or charges on designated forest land.

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Policy R-3.6: Clustering of residential development on adjacent rural lands is encouraged. The open space in clustered development should be adjacent to the forest land of long-term commercial significance.

Policy R-3.7: The County encourages the continuation of commercial forest management by supporting land trades that result in consolidated forest ownerships that are in the public interest.

Policy R-3.8: Subject to any state or local regulation of critical areas, the County encourages the multiple economic use of forest land for a variety of natural resource and other land use activities particularly suited for forest lands because of physical and topographical characteristics; remoteness from populated areas; availability of water supplies; the quality of the forest environment; or where the efficient provision of statewide or regional utilities, energy generating and/or transmission facilities, or public facilities require access across or use of such forest lands.

Policy R-3.9: Forest practices within Pacific County should be given protection from nuisance claims in accordance with state law.

Goal R-4: Forest Land of Long-Term Commercial Significance should accommodate public recreation.

Policy R-4.1: Public trails, camping facilities, and other low intensity recreation uses are encouraged in forest lands, subject to available financial resources.

Policy R-4.2: Forest land considered desirable for acquisition for public purposes should first be evaluated for its impact on a viable forest industry and local government revenue and programs.

Policy R-4.3: When timber harvesting is for conversion to other uses, the County should ensure that harvesting is done in a manner compatible with land uses of the surrounding area and which maintains water quality and environmentally sensitive features. Conversion of forest land that has not been designated as being of long term commercial significance should be accommodated.

Policy R-4.4: Owners of forest land planned for conversion to another use should provide buffers between their property and adjacent forestry uses.

Goal R-5: Mineral resource land of long-term commercial significance should be allowed to be used by extraction industries, while minimizing conflicts between other land uses and general environmental concerns.

Policy R-5.1: Designated mineral resource land of long-term commercial significance should be conserved for mineral extraction, and the use of adjacent lands should not interfere with the continued use of the designated mining sites that are being operated in accordance with applicable best management practices and other laws and regulations.

Policy R-5.2: Designated mineral resource sites that are being operated in accordance with applicable best management practices and other laws and regulations should be given protection from nuisance claims from landowners who have been notified of the presence of the long-term mineral extraction site.

Policy R-5.3: Restoration of mineral extraction sites should occur as the site is being mined. The site should be restored for appropriate future use and should blend with the adjacent landscape and contours.

Policy R-5.4: Agriculture and aquaculture land should not be used for mining purposes unless it can be restored to its original production capacity after mining ceases.

Policy R-5.5: Extraction industries should not adversely impact adjacent or nearby land uses, or public health and safety. Mineral extraction activities also should not negatively effect or endanger surface and ground water flows and quality.

Policy R-5.6: Areas where existing residential uses predominate should be protected against intrusion by mineral extraction operations.

Goal R-6: Wetlands should be protected because they provide important functions which add to the quality of life in Pacific County.

Policy R-6.1: Wetland areas should be identified by the applicant and reviewed by the County prior to development..

Policy R-6.2: Wetlands should be protected from alterations due to land use changes, which may create unmitigated adverse impacts to the wetland.

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Policy R-6.3: Whenever feasible, new technologies which enhance a wetland and promote it as a useful, functioning part of the development should be encouraged.

Policy R-6.4: Wetland preservation strategies and efforts, including wetland banking, should be coordinated with appropriate local, state and federal agencies and private conservation organizations to take advantage of both technical and financial assistance, and to avoid duplication of efforts.

Goal R-7: **Areas demonstrated to be critical aquifers and/or which play a crucial role in recharging our groundwater supplies should be carefully monitored and regulations developed to protect potable water sources.**

Policy R-7.1: Critical groundwater supply areas, aquifer recharge areas, and areas with a high groundwater table and/or unconfined aquifers that are used for potable water should be identified.

Policy R-7.2: The establishment of land use intensity limitations based on the availability of sanitary sewers should be encouraged. Cluster developments are encouraged because of the potential for shared, community sewage disposal systems instead of dispersed individual septic systems.

Policy R-7.3: Forestry, agricultural, and aquacultural activities should incorporate best management practices concerning waste disposal, fertilizer, use, pesticide use, and stream corridor management.

Policy R-7.4: Fertilizer and pesticide management practices of new schools, parks, golf courses and other recreational or institutional facilities that maintain large landscaped areas should incorporate best management practices (BMPs) as recommended by the Cooperative Extension Service. Existing facilities are strongly encouraged to also incorporate these BMPs.

Policy R-7.5: It is the responsibility of the developer to reasonably demonstrate that their proposal would not significantly affect the recharge of an aquifer. Development which could substantially and negatively impact the quality of an aquifer should not be allowed unless it can be demonstrated that these negative impacts can be mitigated.

Policy R-7.6: Within aquifer recharge areas, short and long subdivisions and other divisions of land should be evaluated for their impact on groundwater quality and quantity.

Goal R-8: Frequently flooded areas of Pacific County that are known to be vital to maintaining the integrity of natural drainage systems should be protected by adopting regulations to prevent potential alterations and obstructions to those areas.

Policy R-8.1: Frequently flooded areas within active flood control zone districts should be identified as such and mapped.

Policy R-8.2: Growth and development patterns compatible with natural drainage features should be encouraged, and alteration of natural drainage features should be discouraged.

Policy R-8.3: Control of erosion at its source as a means of controlling water pollution, flooding, and habitat damage downstream should be encouraged.

Policy R-8.4: A drainage ordinance that directs all land development activities to make provisions for control of surface water discharge impacts should be implemented for any portion of the County within an active flood control zone district.

Policy R-8.5: New development in frequently flooded areas that poses a threat to human health and property should be prohibited unless the deleterious impacts can be mitigated.

Goal R-9: Appropriate measures should be provided to either avoid or mitigate significant risks to public and private property and to public health and safety that are posed by geologic hazard areas.

Policy R-9.1: Probable significant adverse impacts from geologically hazardous areas should be identified during the review of a development application.

Policy R-9.2: Within active flood control zone districts, grading and clearing for both private developments and public facilities or services should be limited to the minimum necessary to accomplish engineering design.

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Policy R-9.3: To minimize blowing soil during land development or alteration such as dune modification or development, appropriate water and mulch material should be required on any areas without a vegetative cover.

Policy R-9.4: To maintain the natural integrity of landslide hazard areas and to protect the environment, and the public health and safety, an adequate buffer of existing vegetation should be maintained around all sides of the landslide hazard areas.

Goal R-10: Fish and wildlife habitat areas should be protected as an important natural resource for Pacific County.

Policy R-10.1: Pacific County should recognize critical fish and wildlife habitat conservation areas that have been recognized by state and federal agencies with jurisdiction.

Policy R-10.2: The impacts of new development on the quality of land, wildlife and vegetative resources should be considered as part of the environmental review process. Appropriate mitigating measures should be required. Such mitigation may involve the retention and/or enhancement of habitats.

Policy R-10.3: Restoration of lost and damaged fish habitat, should be encouraged.

Policy R-10.4: Proper riparian management that maintains existing riparian habitat and is consistent with best agricultural management practices should be encouraged.

Policy R-10.5: Land uses adjacent to naturally occurring water bodies and other fish and wildlife habitat areas should not significantly impact the habitat areas. If a change in land use occurs, adequate buffers should be provided to the habitat areas.

Policy R-10.6: Activities allowed in fish and wildlife habitat conservation areas and open space should be consistent with the species located there, and in accordance with all applicable state and federal regulations and/or best management practices. Low impact recreational activities should be encouraged.

SECTION 4 HOUSING ELEMENT

4.1 INTRODUCTION

Pacific County currently contains a range of affordable housing choices. The demand for housing is increasing as the quality of life in Pacific County gains recognition and as people living and working in more urbanized areas escape the congestion of urban life. As growth occurs within Pacific County and its incorporated cities, there will be an increasing need for more housing that is affordable and desirable.

Growth within the county will most likely occur within the urban growth areas (UGAs) first, followed by development in rural areas. Pacific County should develop policies that will encourage the development of new housing within the UGAs, rural villages, and rural activity centers. Such development should be compatible with the unique character of the county, and should provide for the revitalization of existing service areas as well as for adequate open space. This housing element is intended to guide the location and type of housing that will be built over the next twenty years.

4.2 RELATIONSHIP OF HOUSING ELEMENT TO OTHER PLANS

4.2.1 Growth Management Act

This housing element must be consistent with the Growth Management Act (GMA). RCW 36.70A.070 states that it must recognize "the vitality and character of established residential neighborhoods" and:

- include an inventory and analysis of the existing and projected housing needs;
- include a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and the development of housing, including single family residences;
- identify sufficient land for housing, including but not limited to government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities; and
- make adequate provisions for existing and projected needs of all economic segments of the community.

4.2.2 County-Wide Planning Policies

In addition to the GMA, comprehensive plans should be consistent with adopted County-wide policies. The Pacific County County-wide policies for housing were developed to provide a

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framework on housing issues of regional significance and to ensure consistency County-wide. The policies address the need for affordable housing for all economic segments of the population and the parameters for its distribution. The County-wide policies related to housing are summarized as follows:

Policy #4, Need for affordable Housing for all Economic Segments of the Population and the Parameters for its Distribution.

- A wide range of housing development types and densities throughout the County should be encouraged and promoted to meet the needs of a diverse population and provide affordable housing choices for all income levels.
- The County should determine the extent of the need for housing for all economic segments of the population that are projected for the community over the planning period.
- The housing projections should be based on census or other reliable data which indicated the economic segments of the population for whom housing needs to be provided.
- The County should prepare an inventory and analysis of existing and projected housing.
- The Comprehensive Plan should identify sufficient land for housing, including, but not limited to, government-assisted housing, housing for low income families, manufactured housing, multifamily housing, and group homes and foster care facilities.
- Where compatible with environmental and health regulations, the County should encourage infill housing within the logical outer boundary of rural areas that are already characterized by small lot sizes.

4.2.3 Housing Needs Assessment Plan

Recognizing the need to improve housing affordability for the county's low and moderate-income population, the Pacific County Housing Authority was formed in 1990. This authority was formed by several community leaders after receiving a Community Development Block Grant and a county grant, and obtaining technical assistance from the Washington State Housing Resource Team. The housing authority prepared a report dated October 1994 to address trends in population, housing and the economy, and to document housing conditions and needs for low income and special needs households. The housing authority is not active at this time.

4.3 MAJOR ISSUES

The goal of adequate housing for all income groups is not easy to achieve. This is especially true in areas designated, appropriately, for rural land uses and densities. It is likely that the county will not be able to accommodate low income housing in rural areas and will need to identify any potential shortfalls and work with the cities to explore ways to accommodate a greater share of housing within the UGAs.

4.4 PLANNING ASSUMPTIONS

Several assumptions described elsewhere in this plan are pertinent to the housing element. This section will list those assumptions, and the calculations throughout the remainder of this housing element will rely upon the assumptions. This approach ensures that the housing element is consistent with the land use and capital facility elements of the plan.

- Pacific County is expected to grow by 6,007 people by the year 2016. Much of this growth will be absorbed by the county's cities and their surrounding UGAs. However, the County's unincorporated UGA, rural village, rural activity centers, and the remaining rural areas will be accommodating 54 percent of this added population, or 3,240 new residents in the next twenty years.
- An average of 2.39 persons will live in each household.

4.5 EXISTING CONDITIONS

4.5.1 Housing Type and Tenure

There are three basic types of housing in the county:

- single family;
- multi-family (apartments, duplex); and
- group homes (group care, nursing, and foster care facilities).

The information presented in Table 4-1 identifies the total number of dwelling units, occupied and vacant, in 1990. Out of the total 12,404 units in the county, 63.7 percent were owner and renter occupied, and 36.3 percent of the units were vacant. Vacancies were primarily due to the large number of homes used seasonally. Other reasons for vacancies include for rent, sale, for migrant workers, and others.

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Table 4-2 shows the composition of housing types in the county in 1990. The housing stock consists predominantly of single-family homes, both site-built and mobile homes. Multi-family units are primarily located within the incorporated cities and their associated UGAs.

TABLE 4-1
NUMBER OF HOUSING UNITS BY TENURE-1990¹

Location	Owner Occupied	Rented	Vacant²	Total
Pacific County	5,677	2,219	4,508	12,404

¹ Source: Office of Financial Management, 1990 Census Summary Tapes.

² Vacancies include homes with seasonal, recreational, or occasional use, homes intended for full time occupancy (i.e., homes available for purchase), and vacant homes available for rent. According to OFM, 1990 Census Summary, 3,214 vacancies are houses for seasonal, recreational, or occasional use.

TABLE 4-2
NUMBER OF UNITS BY HOUSING TYPE-1990

Location	Single Family	Multi-Family	Mobile Home	Total
Ilwaco	299	66	55	420
Long Beach	650	178	142	970
Raymond	910	260	88	1,258
South Bend	524	118	84	726
Unincorporated County	6,097	284	2,649	9,030
County Total	8,480	906	3,018	12,404
As Percentage	68.4%	7.3%	24.3%	100.0%

Source: Office of Financial Management, 1996 Population Trends.

4.5.2 Value and Cost of Housing

The value of owner-occupied housing, based on data from the 1990 U.S. Census, is presented in Table 4-3. The median value of an owner-occupied home in Pacific County in 1990 was \$49,300. According to local real estate professionals, the 1995 average sales price of a three-bedroom home in Pacific County ranged from \$75,000 to \$95,000. The value of owner-occupied housing has increased greatly over the past six years.

4.5.3 Condition of Housing Stock

The 1990 U.S. Census surveyed housing conditions within the County. The survey noted the following indicators of substandard housing: lacking complete plumbing; lacking complete kitchen facilities; and lacking a heating source. Table 4-4 summarizes the housing conditions

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based upon these criteria.

TABLE 4-3
VALUE OF OWNER-OCCUPIED HOUSING-1990¹

Reported Value	No. of Units	% of Total
<\$50,000	1871	51.0%
\$50,000 - \$99,999	1444	39.4%
\$100,000 - \$149,999	258	7.0%
\$150,000 - \$199,999	60	1.6%
\$200,000 - \$299,999	28	0.8%
>\$300,000	8	0.2%
Total	3,669	100.0%
Median Value	\$49,300	

¹ Source: Office of Financial Management, 1990 Census Summary Tapes.

TABLE 4-4
INDICATORS OF SUBSTANDARD HOUSING-1990

Lack Complete Plumbing		Lack Complete Kitchen Facilities		Lack Heating Source	
Number	%	Number	%	Number	%
133	1.1%	123	1.0%	15	0.1%

Source: Office of Financial Management, 1990 Census Summary Tapes.

4.5.4 Housing Rehabilitation

The 1994 Housing Needs Assessment conducted by the County concluded that much of the housing stock is in need of rehabilitation, especially in the low-income sector. In many cases, rehabilitation of existing houses is the most cost-effective way to increase and preserve the number of affordable housing units. However, repairing roofs, walls, and foundations are some of the most costly home repairs. Although expensive, correcting these deficiencies provides a multitude of benefits. For example, insurance companies may be more inclined to issue homeowners' policies for homes in good repair than to those in need of substantial repair. Fire insurance premiums may be higher in substandard housing. Deteriorated housing can also result in high heating bills, which presents an added economic hardship to the occupant.

Rehabilitation and weatherization programs are important means to maintain the County's older housing stock. A number of rehabilitation programs are available for which low- and moderate-income residents are eligible. The following is a sample of the state, federal, and local rehabilitation programs available to county residents:

Housing Preservation Grant Program. Funded by USDA, Rural Development (RD). Non-profit organizations are eligible to apply for grants to rehabilitate housing of very low and low-income households.

Home Investment In Affordable Housing Program. Funded by the Department of Housing and Urban Development (HUD). Funds are disbursed by the Washington State Department of Community, Trade and Economic Development (CTED). Cities and counties are eligible to apply for rehabilitation programs on behalf of low- and moderate-income homeowners and renters.

Community Development Block Grant. Funded by HUD. Funds disbursed by CTED. Cities and counties are eligible to apply for rehabilitation programs on behalf of low- and moderate-income persons.

Home Improvement Loans and Repair Loans and Grants. Funded by USDA, Rural Development (RD). Individuals are eligible homeowners with very low incomes.

Habitat for Humanity. Encourages participation of homeowner and volunteers in rehabilitating and constructing housing.

Housing Improvement Program. Funded by the Bureau of Indian Affairs. Eligible applicants are Native American homeowners.

Weatherization Grants. Weatherization grants may be used for rehabilitation projects, which increase protection of the house from weather. The following programs are available:

- Energy Matchmakers Program: Funded by Washington State Capital Budget and disbursed by CTED. Eligible applicants are cities; eligible beneficiaries are lower income renters and homeowners.
- Indian Housing Program: Comprehensive Improvement Assistance Program, funded by HUD. Housing Authorities are eligible applicants; Native American occupants of assisted housing are beneficiaries.
- Weatherization Program: Funded by the U.S. Department of Energy and U.S. Department of Health and Human Services; administered by CTED. Individuals are eligible applicants;

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eligible beneficiaries are low-income renters and homeowners.

- Weatherization Program: Funded by Bonneville Power Administration; disbursed by CTED. Eligible applicants are low-income homeowners who have electrically-heated homes.

4.6 NEEDS ASSESSMENT

4.6.1 Population Trends

The population projections contained in the land use and rural areas element of this plan form the basis for the projections of housing need. The 1996 population of Pacific County is 21,100. An annual growth rate of approximately 1.3 percent is projected for the 20 year planning period. This will increase the county's population to 27,107 in 2016, adding a total of 6,007 new residents. The incorporated cities and corresponding UGAs of Ilwaco, Long Beach, Raymond and South Bend are projected to accommodate 2,767 of these new residents. The areas of more intense development within the unincorporated county (UGAs, rural villages, and rural activity centers) are projected to accommodate 1,109 of the new residents, and the other rural areas of the County are projected to accommodate the remaining 2,131 new residents. Table 4-5 summarizes the population projections for Pacific County's urban and unincorporated areas.

**TABLE 4-5
POPULATION PROJECTIONS¹**

Jurisdictional Area	1996 Population	2016 Population	Population Increase	Percent Increase
Incorporated Cities ²	6,884	9,651	2,767	28.67%
Unincorporated County	14,216	17,456	3,240	18.56%
County Total	21,100	27,107	6,007	22.16%

¹ Assumes annual growth of approximately 1.3 percent as discussed in Section 2, Land Use and Rural Areas.

² Includes Ilwaco, Long Beach, Raymond, South Bend, and their respective UGAs.

4.6.2 Analysis of Future Housing Needs

Housing

Examination of Pacific County's present population and housing stock provides direction in determining the area's future housing needs. By projecting population for the next twenty years and dividing by the average household size, an estimate of the needed dwelling units (DU) can be determined. An analysis of the total dwelling units needed to accommodate future growth is provided in Table 4-6.

An estimate can also be given for the number of housing units, by type (i.e., single-family, multi-family, etc.), that will be needed in the next 20 years. The analysis provided in Table 4-7 assumes that the relative percentage of housing unit types will remain constant at their 1990 values.

**TABLE 4-6
DWELLING UNITS NEEDED TO ACCOMMODATE FUTURE GROWTH**

Jurisdictional Area	2016 Population	Population Increase	Total Dus Needed²	Available Vacant DUs³	New DUs Needed⁴
Incorporated Cities ¹	9,651	2,767	1,225	352	873
Unincorporated County	17,456	3,240	1,356	942	414
Unincorporated County ⁵			27	0	27
Total	27,107	6,007	2,608	1,294	1,314

¹ Includes Ilwaco, Long Beach, Raymond, South Bend, and their respective UGAs.

² Number of dwelling units based on 1990 U.S. Census median household size of 2.39 persons in unincorporated areas. Raymond and South Bend based on median household size of 2.5 persons, and Ilwaco and Long Beach based on median household size of 2.0 persons.

³ Source: Office of Financial Management, 1990 Census Summary Tapes. Reported number of vacancies distributed between incorporated cities and unincorporated County based on ratio of total housing units.

⁴ Number of new dwelling units needed equals difference between total dwelling units needed and available vacant dwelling units.

⁵ The Naselle Youth Camp anticipates demolishing 27 existing dwelling units to allow for facility expansion. It is assumed these homes will be replaced within the unincorporated county.

**TABLE 4-7
PROJECTION OF HOUSING TYPES AND NUMBER OF UNITS**

Year	Single Family	Multi-Family	Mobile Home/Trailer	Total DUs
1990	68.4%	7.3%	24.3%	
2016 ¹	1,765	189	627	2,581

¹ Assumes that the relative percentage of housing unit types will remain constant at their 1990 values.

Land Requirements in the County

In order for the county to meet its housing needs for the next 20 years, an adequate amount of land must be available to absorb new housing construction. As shown in Table 4-6, approximately 441 new dwelling units are required in the unincorporated area of the County. These dwelling units will accommodate the expected population increase through the year 2016 and will replace the existing housing scheduled to be demolished at the Naselle Youth Camp. To determine if adequate vacant, buildable land will be available, each land use designation was

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evaluated to determine the potential dwelling units that could be provided. Table 4-8 shows the distribution of housing units in the unincorporated area of the County, and provides an estimate of the land area that has already been developed. Table 4-9 provides an estimate of the vacant buildable land within each land use designation and the number of potential housing units based on permitted densities.

As shown, the unincorporated County areas provide sufficient land to accommodate approximately 2,719 new dwelling units. This exceeds the 441 dwelling units that will be needed through the year 2016. Comprehensive plans of the incorporated cities provide the goals and policies for meeting housing needs for the unincorporated County within Urban Growth Areas.

TABLE 4-8
1996 DISTRIBUTION OF HOUSING UNITS IN
RURAL PACIFIC COUNTY

Residential Land Use Designation¹	No. Housing Units²	Average Density³	Developed Area (Acres)
Remote Rural	528	1 unit per 10 acres	5,280
General Rural	5,969	1 unit per 5 acres	29,840
Rural Agriculture	528	1 unit per 5 acres	2,640
Shoreline Development	528	1 unit per acre	530
Rural Activity Center	820	1 unit per acre	760
Rural Village	346	2 units per acre	170
Unincorporated Seaview	311	4 units per acre	80
Totals⁴	9,030		39,300

¹ See Land Use Map (Section 2 - Land Use and Rural Areas) for locations of these designations.

² For Rural Village, Rural Activity Center, and Unincorporated Seaview, number of housing units based on Federal Census block data and average household size of 2.39 people (see Appendix A). Remote Rural, Rural Agriculture, and Shoreline Development assume approximately 6% of total, and General Rural assumes approximately 66% of total.

³ Average densities based on field reconnaissance and conversations with Pacific County staff. Rural Activity Centers average density is 1 unit per acre except Chinook (1 unit/0.75 acre), see Appendix A.

⁴ Source: Office of Financial Management, 1996 Population Trends .

4.6.3 Affordable Housing

The County is able to provide adequate land to meet housing needs through the year 2016. Land, however, is not the only consideration. The challenge lies in adequately providing for the low- and moderate-income households. Affordable housing means that someone can afford a place to live, support a family, and be able to pay his or her bills. For these households, location of social, health, transportation, and housing services and proximity to jobs, shopping, and

businesses, become much more integral to determining housing affordability.

Contrary to popular belief, affordable housing units are not necessarily located in large government-subsidized complexes. Quite often, affordable housing simply consists of a dwelling unit that is valued at a rate that is affordable to the average citizen. However, as housing prices continue to rise it is becoming more difficult for average individuals and families to purchase a home.

**TABLE 4-9
POTENTIAL HOUSING UNITS IN
RURAL PACIFIC COUNTY**

Residential Land Use Designation¹	Total Area² (Acres)	Available Land³ (Acres)	Permitted Density	No. of Potential Housing Units
Remote Rural	16,230	1,212	1 unit per 10 acres	121
General Rural	99,460	9,944	1 unit per 5 acres	1,989
Rural Agriculture	7,600	400	1 unit per 5 acres	80
Shoreline Development	1,430	42	1 unit per acre	42
Rural Activity Center	2,560	327	1 unit per acre	327
Rural Village	580	80	1 unit per acre	80
Unincorporated Seaview	240	20	4 units per acre	80
Totals	128,100	12,025		2,719

¹ See Land Use Map (Section 2 - Land Use and Rural Areas) for locations of these designations.

² Numbers are rounded.

³ Vacant, available land calculated as: Available Land = (Total Area - Nonresidential - Already Developed). For Remote Rural, General Rural, Rural Agriculture, and Shoreline designations nonresidential assumed to be 60% of total area as follows: 15% roads, 20% critical areas and physically limiting features, and 25% not available for sale during 20 year planning period. For Rural Village, Rural Activity Center, and Seaview designations see Appendix A. Already developed land is taken from Table 4-8.

Income Characteristics

The 1990 U.S. Census reported that Pacific County's median household income was \$20,029, its median family income was \$25,244, and per capita income was \$10,952. It was reported that 13.3 percent of the population was living at or below the poverty level.

Purchasing a New Home

In 1990, in order to purchase a home at the average purchase price of \$49,300 with a ten percent down payment, the mortgage payment including tax and insurance was \$400 per month. This assumes eight percent interest and a 30 year fixed rate. According to the Department of Housing and Urban Development (HUD), a person should not contribute more than 28 percent of his or her monthly income toward the purchase of a home. Given this payment schedule and assuming the down payment money was available, one would have needed to earn \$17,143 per year. The

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median family income in Pacific County in 1990 was approximately \$25,244. There was more than \$8,100 difference between the median family income and the income that was required to afford an average home in Pacific County, which means that housing was considered affordable in 1990.

The average purchase price of a home in 1995 was \$85,000. In order to purchase a home at this average purchase price with a ten percent down payment, the mortgage payment including tax and insurance was approximately \$680 per month (eight percent interest, 30 year fixed rate). Using the same assumptions as above, one would have needed to earn \$29,110 per year. Assuming the median family income in Pacific County is \$28,950 (estimated value for 1995), housing in Pacific County is much less affordable in 1995 than it was in 1990.

Rental Housing/Apartments

While housing in Pacific County continues to be affordable, local realtors indicate that there are few units available. According to the Bureau of Census Report on Population and Housing characteristics, the 1990 vacancy rate in Pacific County was reported to be 7.6 percent with a median rent price of \$240. In comparison, the overall statewide vacancy rate for Washington was 7.9 percent. Although not documented, the cost of rental housing is higher now than the 1990 data indicates.

Mobile Homes and Accessory Apartments

There are a number of ways that Pacific County could encourage the development of affordable housing that do not directly involve public financing. The County's zoning code allows mobile home parks. The average price of a mobile home is less than the average price of a site-built home. Therefore, mobile homes serve an important affordable housing need.

4.6.4 Affordable Housing Programs

A number of state and federal initiatives are aimed at fulfilling basic housing needs and expanding home ownership opportunities for low- and moderate-income citizens. A few of the programs are discussed below.

The Washington State Housing Finance Commission

The Washington State Housing Finance Commission (WSHFC) is a secondary lending institution that works to open the doors of opportunity for low- to moderate-income residents of the state by creating successful housing finance programs. The Commission's single-family programs assist first-time homebuyers by offering low interest mortgage loans through participating lenders. Eligible borrowers cannot make more than 80 percent of the county's median income, adjusted for family size. The program also includes a down payment assistance subsidy.

The Low-Income Housing Tax Credit Program is a federally sponsored incentive program administered by the WSHFC. It provides a dollar-for-dollar reduction in federal tax-liability to developers of multi-family apartments who agree to reserve a percentage of units for low-income renters and to restrict rents within a prescribed level. Developers can sell tax credits to investors who purchase a partnership interest in the property. This process allows the developer to raise funds required to finance the project.

CTED Housing Division

The Housing division of CTED is the backbone of the state housing delivery system. One of the division's major programs is the Housing Assistance Program, which had budget of \$34 million for the 1992-1993 biennium. The Housing Assistance Program provides loans and grants to local governments, non-profit organizations, and public housing organizations to increase the availability and affordability of low-income and special needs housing. Eligible activities include:

- new construction;
- rehabilitation or acquisition of housing or homeless shelters;
- rent or mortgage guarantees and subsidies;
- matching funds for social services directly related to providing housing for special needs groups in assisted projects;
- pre-construction technical assistance; and,
- technical assistance, design, consultation, administrative costs, and finance services for eligible nonprofit, community, or neighborhood-based organizations.

Financing Options for Local Governments

In addition to federal and state programs, there are a number of housing finance mechanisms of which the County could take advantage to promote the construction of affordable housing. CTED's Housing Resource Guide (November 1991) is an excellent index of these programs. Among the local government options are:

- General Obligation Bonds for Housing

The County could issue general obligation bonds for public purposes, which include the provision of housing for households at or below 80 percent of the area's median income. Bonds can be issued with or without voter approval. Voter-approved bonds are "unlimited" general obligation bonds, and bonds issued without voter approval are "limited" or "councilmanic" bonds.

Voter-approved bonds must be approved by 60 percent of those voting in the bond election and they must represent 40 percent of the voter turnout in the last general election in the jurisdiction. Councilmanic bonds can be issued only if the total debt of the jurisdiction does not exceed 75 percent of the jurisdiction's total assessed property value. No combination of voter-approved and councilmanic debt can exceed 2.5 percent of the total assessed value of

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all taxable property in the jurisdiction. Bond funds are limited to providing the capital costs of projects.

- Special Purpose Property Tax Levy

The County can increase regular property taxes for special purposes, including low-income housing, for a specific time period subject to voter approval. No minimum voter turnout is required and the measure can pass with a simple majority vote. Levies can provide housing at an overall lower cost than bonds because there are no issuance costs or repayment of principal and interest. Levy funds can also be used for a broader set of purposes than can bonds, including operating and administrative costs. These funds are one of the most flexible local resources for housing. Programs can be designed to address local needs. Levy funds qualify as matching funds for all state and federal housing programs.

4.6.5 Group Care and Foster Care Facilities

The GMA requires that the housing element of the comprehensive plan address special housing needs, such as group care homes and foster care facilities. In 1996, Pacific County had no group care homes, but provided ten active foster care homes with a combined, 29 bed capacity. Three of the foster homes are located in unincorporated areas. There are two convalescent homes, with a combined capacity of 152 persons. These facilities are located in Long Beach and Raymond. In addition, there are ten licensed adult family homes, each with a one to six bed capacity, and a 36 unit assisted living complex in the South Bend area.

Representatives from the child services division of the Washington State Department of Social and Health Services report a need for additional facilities in Pacific County. The adult service representative reports that convalescent facilities are adequate to meet demand at this time. The County should review current zoning codes to make provisions for convalescent, nursing, or group homes by method of conditional use permit within certain residential areas.

4.6.6 Housing Needs Statement

The County has determined that there is a need for housing for people of all income levels. In addition, it has been determined that much of the housing stock is in need of rehabilitation. The County, however, is not in a position to commit significant finances resources of the County to address housing needs.

4.7 GOALS AND POLICIES

The goals and policies of the Pacific County Comprehensive Plan are intended to provide guidance for decision-making processes subject to this plan. These goals and policies were initially developed by separate groups of citizens across the various regions of the County, and by

the incorporated cities within the County. To reflect the desired direction of the County as a whole, the work of these individual regions, and cities have been combined as presented below. Goals and policies do not apply to incorporated cities, but rather, only to unincorporated areas of the County.

Goal H-1: Enough housing should be available to meet the housing needs of the existing and projected population, including rental and purchase opportunities for all income levels.

Policy H-1.1: Land use restrictions should allow government-assisted housing, housing for low-income families, single family housing, manufactured housing, and residential care facilities in some areas of the County.

Policy H-1.2: Residential land development regulations should be evaluated to encourage a variety of housing densities and types. Within rural areas, a variety of residential development types and housing mixtures should be available, such as detached single family housing, cluster housing, duplexes, and a residence in conjunction with commercial uses within rural areas of more intense development.

Policy H-1.3: Local development standards and regulations should be periodically evaluated to determine the effects on housing costs. Development regulations which unnecessarily add to housing costs should be modified. The following are strategies for consideration:

- Review regulations to find those that cause excessive costs and determine if they can be revised, replaced, or eliminated.
- Make regulations and permit processing more predictable, to remove some uncertainty for both builders and lenders.

Policy H-1.4: The County should encourage the cities to accommodate low- and moderate-income families, recognizing that affordable housing is best located within urban areas due to the greater accessibility to transportation systems, jobs, support services, shopping, and businesses.

Goal H-2: New development should further the County's goal to maintain the rural quality of life for county residents.

Goal H-3: The provision of housing in a wide range of costs, with emphasis on housing units for low- and moderate-income households, should be encouraged.

Goal H-4: The provision of housing for the special needs populations in the County should be encouraged.

Policy H-4.1: Residential care facilities (such as group homes) should be allowed in some residential areas following public review via a conditional use permit that considers the adequacy of public services, parking, and impacts on adjacent properties. Occupancy and staffing levels should be compatible with the surrounding density and the availability of transportation and services.

Policy H-4.2: Any proposed County housing programs/assistance should be financed through federal, state, or private sources rather than from funds raised through local taxes. The County is not in a position to commit significant financial resources to address housing needs.

Goal H-5: The structural integrity of the existing housing stock should be preserved to the extent practicable.

Policy H-5.1: Existing housing stock in the County should be conserved through code enforcement, appropriate zoning, and the possible participation in federal, state and regional rehabilitation programs.

Goal H-6: Affordable single and multi-family housing should be provided in urbanizing areas.

Policy H-6.1: The County should encourage the cities to provide for affordable low and moderate income single- and multi-family housing within UGAs.

SECTION 5 TRANSPORTATION ELEMENT

5.1 INTRODUCTION

A safe and efficient transportation system for the movement of people and goods is needed to support existing and future development. The purpose of this plan element is to identify the types, location and extent of existing and proposed transportation facilities and services (air, water and land including transit systems, pedestrian and bicycle uses).

5.2 RELATIONSHIP OF TRANSPORTATION ELEMENT TO OTHER PLANS

5.2.1 Growth Management Act

This transportation element has been developed in accordance with Section 36.70A.070 of the Growth Management Act (GMA) to address transportation needs in Pacific County. It represents the county's policy plan for the next 20 years and specifically considers the location and condition of the existing traffic circulation system, the projected transportation needs, and plans for addressing future transportation needs while maintaining established level of service standards. According to the GMA this element must include:

- Land use assumptions used in estimating travel;
- An overview of facilities and service needs;
- An analysis of funding capability and a multi-year financing plan to fund the needed improvements;
- Intergovernmental coordination efforts; and,
- Demand-management strategies.

5.2.2 County-Wide Planning Policies

In addition to the GMA, comprehensive plans should be consistent with adopted county-wide policies. Policies developed for county-wide transportation facilities include:

Policy #3, Transportation Facilities and Strategies.

- A County-wide transportation plan should be developed pursuant to the GMA that is consistent with the land use element of the comprehensive plan.
- Transportation development and improvements should be concurrent with future commercial, residential and other land use development.
- The County-wide transportation planning effort should produce a methodology to evaluate the impact of development proposals and to identify necessary transportation improvements.

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- County-wide transportation facility standards should be established by the county.
- A County-wide transportation needs assessment should be an element of the six-year transportation plan.
- The finance element of the transportation plan should show the ability of the county to fund existing and proposed transportation improvements in the unincorporated areas of the county.
- The County should strive through transportation system management strategies to optimize the use and maintenance of existing roads in order to minimize the construction costs and impacts associated with roadway facility expansion.
- The County should establish consistent roadway standards, level of service standards and methodologies, and functional classification schemes to ensure consistency throughout the county.
- State, regional, or County facilities that generate substantial travel demand should be sited along or near major transportation and/or public transit corridors.
- The County should seek to foster a transportation system which is planned, balanced and compatible with land use densities so that adequate mobility and movement of goods and people can be maintained.

5.3 LEVEL OF SERVICE AND CONCURRENCY

This element contains Pacific County's plan to provide specified levels of transportation service in a timely manner. The level of service (LOS) standards that are adopted in this plan will be maintained through upkeep of the existing circulation system and expansion of transportation services where needed. The 1985 Highway Capacity Manual, together with the Southwest Washington Regional Transportation Planning Organization (RTPO) Level of Service standards, are used in this plan. The level of service standards for transit facilities have been linked to the level of service standards for the street system. These standards provide measurable criteria to judge the adequacy of roadway service provision.

The process of establishing level of service standards requires the county to make quality of service decisions explicit. As specified in the GMA, new developments will be prohibited unless transportation improvements to accommodate the impacts of development or funding strategies for such improvements are made concurrent with the development or will be financially planned to be in place within six years.

5.4 INVENTORY OF THE TRANSPORTATION SYSTEM

5.4.1 State Highways

The Washington State Department of Transportation (DOT) is responsible for maintenance of the following state highways through Pacific County:

- SR 4 - traverses along the northern edge of the Columbia River, then traverses east through Naselle and into Wahkiakum County before terminating in Kelso.
- SR 6 - traverses east from the City of Raymond, through the Willapa Valley. It passes through the communities of Menlo, Lebam and Frances before leaving the county heading east to Chehalis.
- SR 100 - provides access from Ilwaco to Fort Canby and the U.S. Coast Guard Station.
- SR 101 - provides primary access through the County, traversing from Grays Harbor County in the north, through the cities of Raymond and South Bend, then south along the east shore of Willapa Bay to Seaview, Long Beach and Ilwaco. SR 101 continues south along the north shore of the Columbia River through Chinook to Megler, where it crosses the Columbia River into Astoria, Oregon.
- SR 103 - provides access to the Long Beach Peninsula. The highway traverses north from the community of Seaview, through the City of Long Beach, terminating in Ocean Park.
- SR 105 - enters Pacific County in Grayland, providing access to North Cove and Tokeland before terminating at the City of Raymond.
- SR 401 - connects the Megler area at the Washington/Oregon border to SR 4 at the community of Naselle.

5.4.2 County Roads and Functional Classifications

With the exception of state highways, and city streets within the incorporated cities of Ilwaco, Long Beach, Raymond, and South Bend, all other roads within the County are maintained by Pacific County or are private, unmaintained roads. Three functional classifications of roadways exist within the county; arterial, major collectors, and minor collectors. An arterial road is a relatively continuous roadway with relatively high traffic volumes, long average trip lengths, and high operating speed. A collector road is a roadway that serves travel of intra-county rather than statewide importance and includes those routes where predominant travel distances are shorter than on arterial routes. Figures 5-1 and 5-2 show the principal arterial and major collector roadways in the county.

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Roadways within Pacific County should be designated according to the standards within *A Policy on Geometric Design of Highways and Streets*, published by the American Association of State Highway and Transportation Officials (current edition), and the guidelines of the Washington State Department of Transportation as mandated by RCW 47.05.021.

5.4.3 Public Transportation

Bus service in Pacific County was initiated in January 1980 and is provided by the Pacific Transit System. The system provides service along six fixed routes throughout the county. Weekday service is also provided to Astoria Oregon, and to Aberdeen in Grays Harbor County. Demand response service (Dial-A-Ride) is provided to disabled persons and to persons not having easy access to fixed route services.

5.4.4 Pedestrian/Bicycle Trails

The Burlington Northern Railroad Company provided service between Chehalis and the Raymond/South Bend area for 100 years. In June of 1993, these commercial rail operations ceased. The Washington State Parks and Recreation Commission currently own the rail corridor, and the proposed use is a non-motorized trail. The corridor is approximately 56 miles long and averages approximately 100 feet in width. The corridor follows the Willapa River and SR 6 as it descends from Pluvius, in eastern Pacific County, and passes through the small rural communities of Frances, Lebam, Menlo, then the cities of Raymond and South Bend. Shoulder bike lanes are currently provided on only a few of the county arterial roads.

5.4.5 Air

There are two port owned airports within Pacific County. These are the Port of Ilwaco Airport and the Port of Willapa Harbor Airport. Both facilities provide limited general aviation services and are capable of accommodating small aircraft only. No commercial air service exists to the county. The Astoria Regional Airport, owned by the Port of Astoria, Oregon is located approximately 20 miles southwest of Naselle. It provides general aviation services on its two paved, lighted runways with instrument navigation equipment. Commercial airlines currently provide intermittent passenger service between the Astoria Regional Airport and Portland International Airport.

5.4.6 Water

With the large amount of river frontage and associated harbors in the county, waterways formed an important facet of transportation in the past. While ships no longer handle freight and passengers on a scheduled basis, waterfront commerce such as commercial fishing remains important on a non-scheduled basis. There are ocean going vessels, barges, and fishing boats regularly at the Ports of Chinook, Ilwaco, Peninsula, and Willapa Harbor. In addition, the Ports

of Longview, Kalama, and Vancouver in Washington, and the Ports of Portland, St. Helens and Astoria in Oregon depend on deep draft navigation provided along the Columbia River.

5.5 CAPACITY AND NEEDS ASSESSMENT

5.5.1 Adopted Standards

The GMA requires that level of service (LOS) standards be adopted for all major routes to serve as a gauge to judge performance of the transportation system. Level of service is an estimate of the quality and efficiency of facilities and services provided. It is a measure that describes the operational conditions on roadways and transit systems.

The County has adopted an A through F level of service standard as a minimum criteria for the quality of service provided at peak hours and average daily conditions for roadway segments on all arterials and collectors. The standard is based on the ratio of volume (V) to capacity (C) as follows:

LOS A: $V/C < 0.60$

Primarily free-flow traffic operations at average travel speeds. Vehicles are completely unimpeded in their ability to maneuver within the traffic stream. Stopped delays at intersections are minimal.

LOS B: $0.60 < V/C < 0.70$

Reasonably unimpeded stable traffic flow operations at average travel speeds. The ability to maneuver within the traffic stream is only slightly restricted and stopped delays are not bothersome. Drivers are not generally subjected to appreciable tensions.

LOS C: $0.70 < V/C < 0.80$

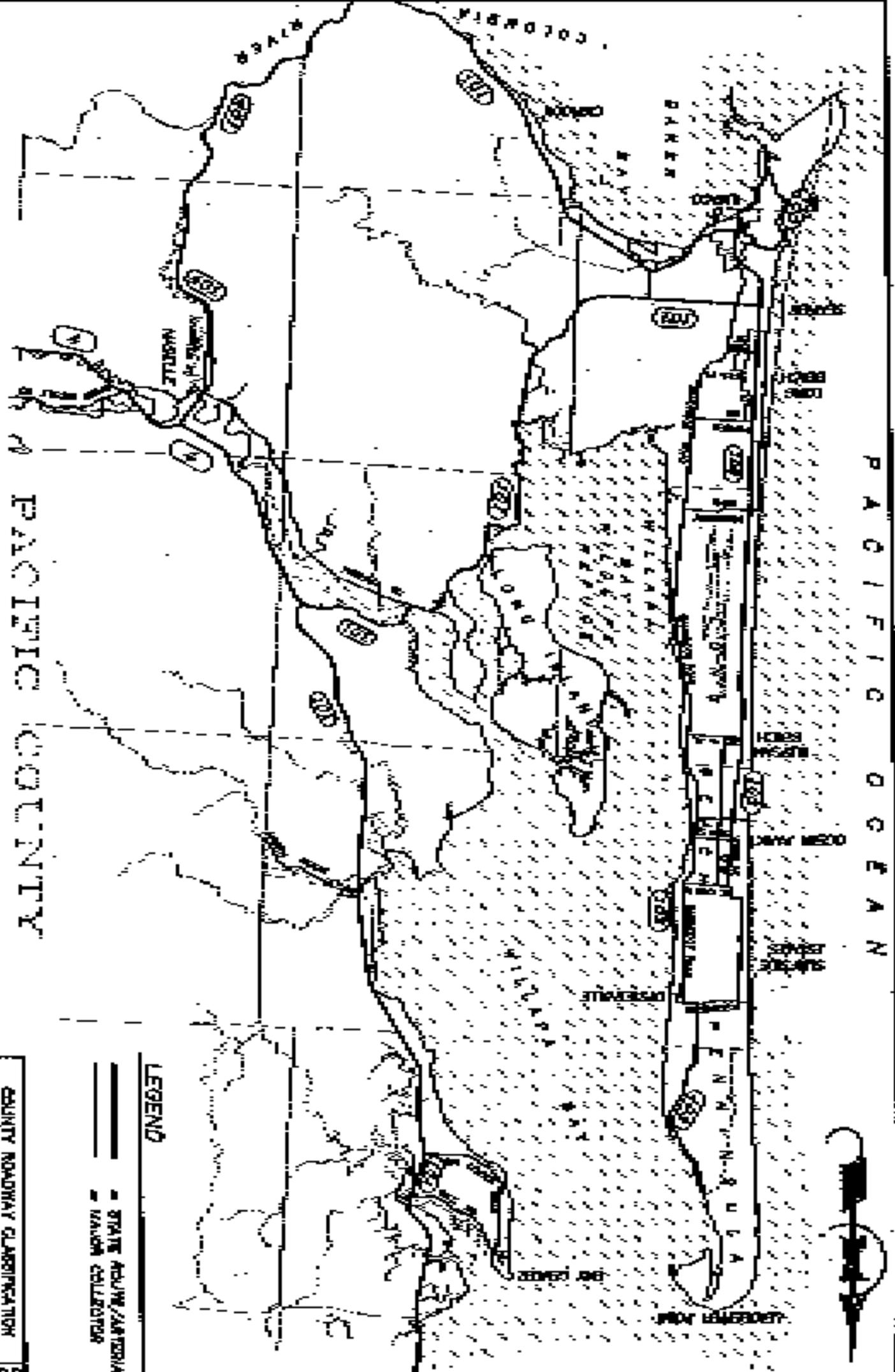
Stable traffic flow operations. However, ability to maneuver and change lanes may be more restricted than in LOS B, and longer queues and/or adverse signal coordination may contribute to lower average travel speeds. Motorists will experience appreciable tension while driving.

LOS D: $0.80 < V/C < 0.90$

Small increases in traffic flow may cause substantial increases in approach delays and, hence, decreases in speed. This may be due to adverse signal progression, inappropriate signal timing, high volumes, or some combination of these. High-density traffic restricts maneuverability.

LOS E: $0.90 < V/C < 1.0$

Unstable traffic flow. Significant delays in traffic flow operations and lower operating speeds. Conditions are caused by some combination of adverse progression, high signal density, extensive queuing at critical intersections, and inappropriate signal timing. Considerable delay, volume at or near capacity. Freedom to maneuver is extremely difficult.



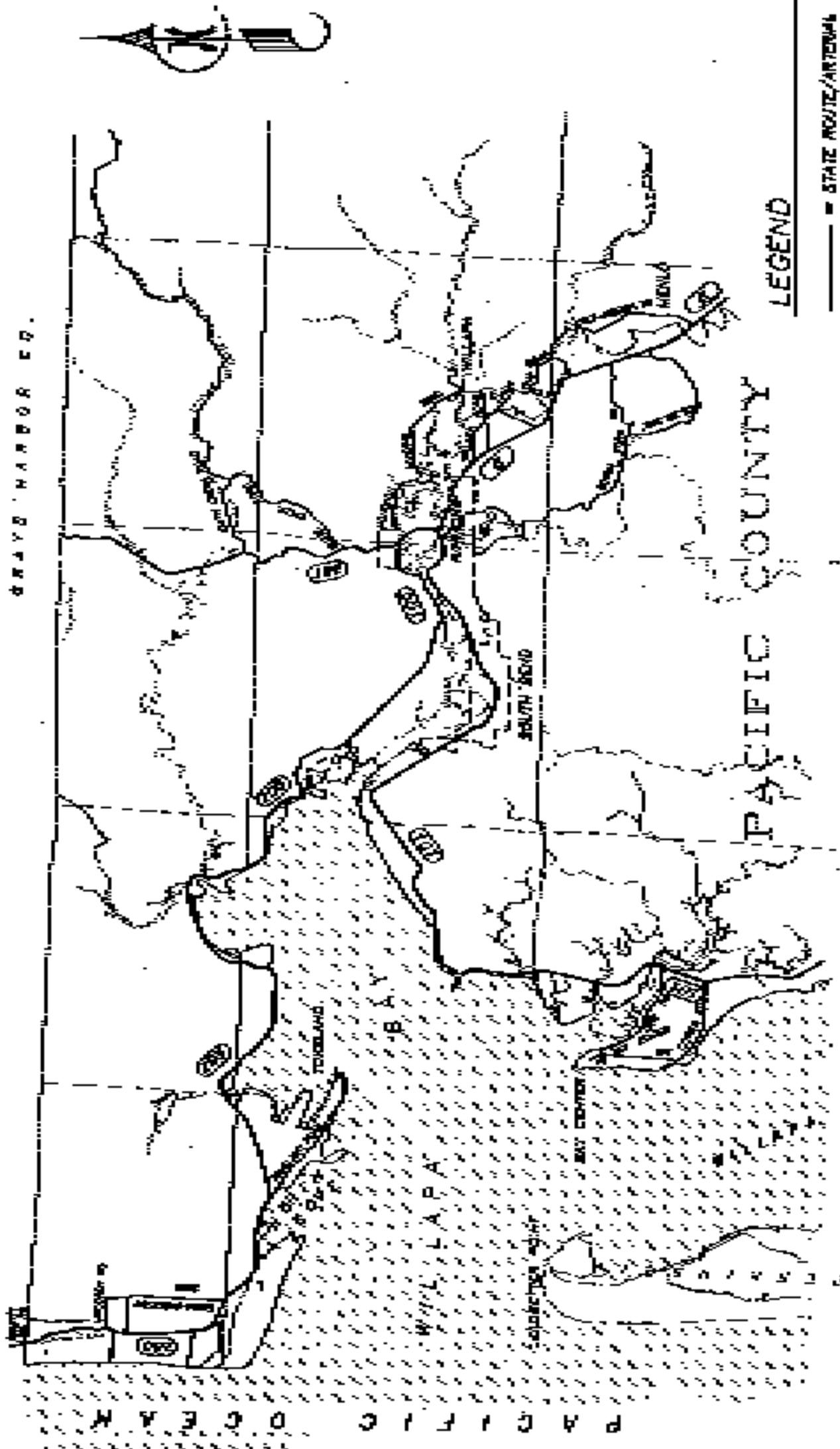
PACIFIC COUNTY

LEGEND

- STATE ROUTE/ARTERIAL
- MAJOR COLLECTOR

COUNTY ROADWAY CLASSIFICATION
 LAND BEACH PENINSULA AREA
 PACIFIC COUNTY WASHINGTON
 DATE: 10/1/1994
 DRAWN BY: [Name]
 SCALE: 1" = 1 MILE

GRAY'S HARBOR ED.



LEGEND

- STATE ROUTE/ARTERIAL
- MAJOR COLLECTOR

COUNTY ROADWAY CLASSIFICATION	DATE
NORTH WEST COUNTY AREA	CREATED YEAR
PACIFIC COUNTY	NO. OF
	ROADS
	4-8

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LOS F: V/C>1.0

Traffic flow operations at extremely low speeds. Intersection congestion is likely at critical signalized locations, with high approach delays resulting. Adverse signal progression is frequently a contributor to this condition. Very low speeds, volumes exceed capacity, long delays.

Both the Southwest Washington Regional Transportation Planning Organization (RTPO) and Pacific County have adopted the level of service standards shown below.

- LOS C Roads in rural areas.
- LOS D Roads within city limits.

5.5.2 Existing Level of Service

Capacity

The capacity (C) of Pacific County's streets can be estimated from DOT tables that present general capacities of different types of roads. The capacity of Pacific County's arterial and collectors can be derived from Table 5-1 below, under the headings "Undivided Arterial, 2 or 4 lane" and "Collector, 2 lane undivided." These capacity values represent peak hour conditions for the county roadways.

These capacity values are then converted to total daily "carrying-capacity" of roadway segments. The carrying capacity can be derived by increasing the peak hour capacities in Table 5-1 by a factor of 10. The resulting average daily traffic (ADT) volume capacities are commonly used in evaluating roadway segment deficiencies and operational conditions of rural arterials and collectors. Typically, the peak hour capacity values (Table 5-1) are used in assessing intersection operations and signal system analyses for higher volume locations, which are more common in the urban areas.

For the purposes of this study, ADT capacity values will be used to evaluate level of service conditions for the arterial and collector roadways in the county, and segments of the state highway system. Table 5-2 shows the potential capacity of the primary roadways in the County. In evaluating the calculated volume/capacity ratios for each roadway, LOS C will be used as the threshold (V/C ratio between 0.70-0.80) in determining capacity deficiencies and operational conditions.

Volume

Traffic volume counts for county roads were provided by the Pacific County Department of Public Works. The traffic counts, taken from the July 1996 Pacific County Road Log, represent average daily traffic (ADT) volumes on selected portions of county roadways. The counts were conducted in the mid-1980s and are not representative of traffic conditions experienced under 1996 conditions. To depict current traffic volumes, the count data was increased to a 1996 base

year condition by applying an average annual growth rate factor. This growth rate was calculated based on historic population growth that has occurred over the past ten years.

**TABLE 5-1
GENERAL HIGHWAY PEAK HOUR CAPACITIES¹**

Type of Facility	Level of Service				
	A	B	C	D	E
Undivided Arterial, 2 lane	470	790	1,180	1,420	1,570
Undivided Arterial, 4 lane	820	1,360	2,040	2,450	2,720
Collector, 2 lane undivided	390	650	970	1,170	1,290
Collector, 2 lane divided	510	850	1,270	1,520	1,690
Bridge/Causeway, 2 lane	660	1,090	1,640	2,050	2,460
Rural Highway, 2 lane	800	1,330	1,990	2,390	2,650

¹ Peak Hour Capacity typically represents ten percent of the Daily Traffic Volume Capacity.

These estimated traffic volumes will be used as the 1996 base year condition in evaluating present traffic operations and current capacities of the county roadways. However, it should be noted that the calculated LOS and V/C ratios for the 1996 base-year will be an estimated measure of traffic flow and may not accurately depict existing conditions for some of the primary roadway segments. Therefore, implementing a comprehensive traffic count program is recommended to create a current database of traffic volumes and usage on the county roadway system.

Traffic volumes (ADTs) for State Routes within Pacific County were taken from the Washington State Department of Transportation 1995 Annual Traffic Report. These volumes were used as 1996 base-year conditions for the purposes of this study.

Existing Level of Service - 1996

Based on the V/C calculation shown in Table 5-2, all of Pacific County's arterials and collectors presently operate at an acceptable LOS A condition. The results of the V/C calculations for the state highway routes, as presented in Table 5-3, indicate that each of the primary highway segments will also operate at an acceptable LOS A or better for 1996 conditions. This indicates that existing roadways have sufficient capacity for the current traffic demand.

The LOS analysis is based on average annual traffic conditions and does not reflect the peak traffic fluctuations observed during summer months on the coastal highway corridors. Seasonal peak conditions are addressed in Section 5.5.4 below.

While the analysis indicates that all roadways have sufficient capacity for current traffic levels, other conditions exist that require facility improvements. Types of improvements include

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pavement overlays, shoulder widening, installation of guardrail, bridge replacements, alignment modifications and other safety enhancements. These types of improvements are identified on the County's Six Year Transportation Improvement Program (TIP).

5.5.3 Forecast of Traffic

Volume

To estimate traffic volumes that will occur in the year 2016, the base condition traffic volumes were increased using growth rates that reflect future usage of county and state roadways. The growth rates are based on population forecasts developed for the various regions of the county as presented in Section 2, Land Use and Rural Areas. The Long Beach Peninsula area is expected to receive the highest traffic growth rate in the county. Figures 5-3 and 5-4 show both current and forecast ADTs for the major county and state roadway segments.

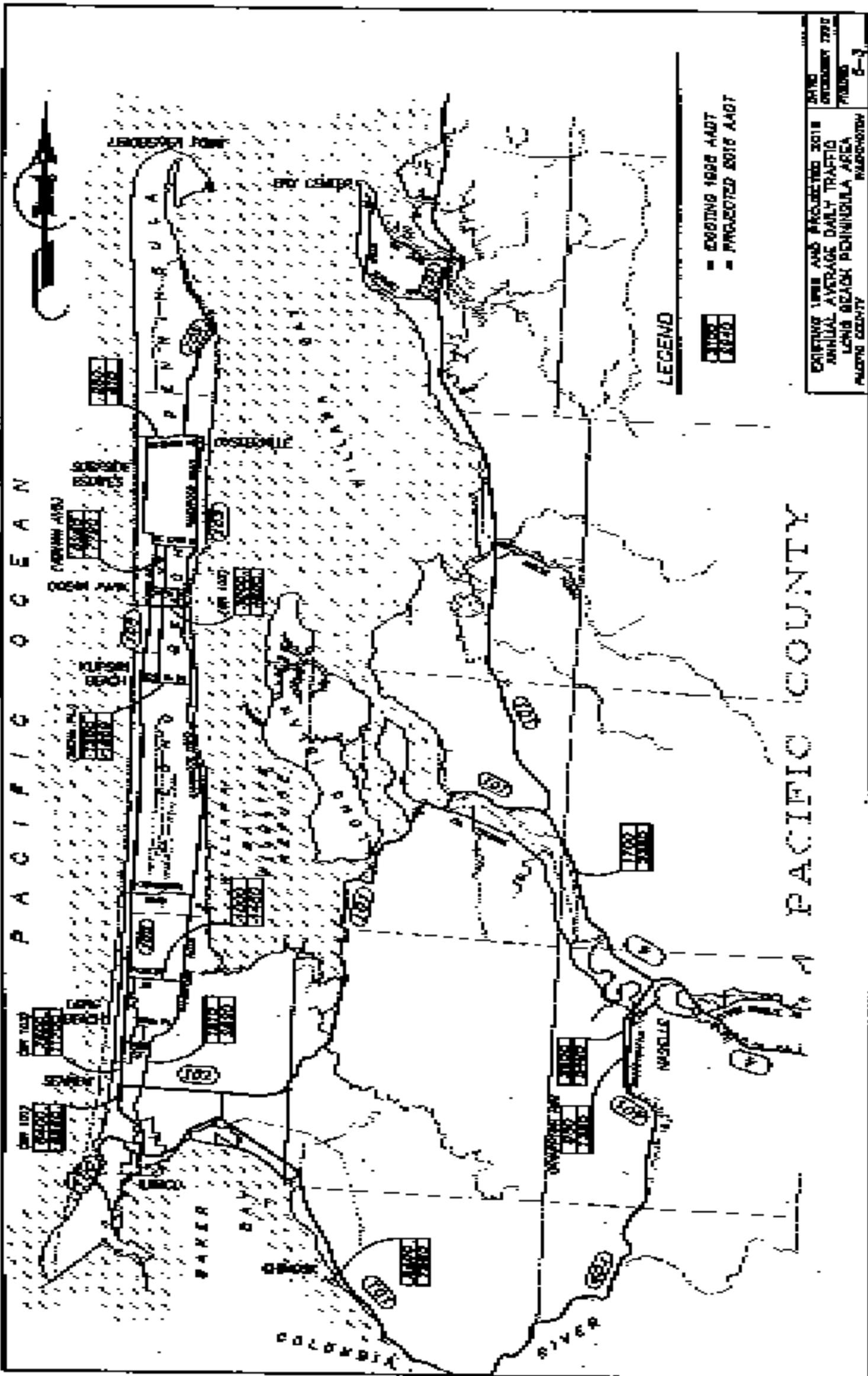
Forecast Level of Service - 2016

Based on the traffic estimates made for the year 2016, and as shown in Table 5-4, the majority of county roadways will continue to operate at an acceptable LOS A condition. It is projected that Vernon Avenue will continue to operate at an acceptable LOS B condition. The results of the LOS analysis for the State Routes, as shown in Table 5-5, indicate that some roadways on the Long Beach Peninsula are expected to degrade slightly. State Route 103, near Long Beach, will fall to a LOS D condition. It is also anticipated that SR 101, near Raymond will operate at a LOS C condition. As noted above, the results of this analysis reflect average annual traffic conditions and do not depict the seasonal peak conditions experienced on the State Highway routes.

5.5.4 Seasonal Peak Traffic Conditions

The Long Beach Peninsula area is heavily influenced by summer tourist travel, as are some other portions of Pacific County. During the peak summer months, traffic volumes near Long Beach are typically 20 to 30 percent higher than the annual average volumes used for the previous analysis. If a seasonal peak traffic volume adjustment is used, the V/C calculations indicate that during peak summer months, some roadways will be over capacity in the year 2016. Table 5-6 shows the V/C and Level of Service for selected roadways during peak summer usage.

The LOS results shown in Table 5-6 indicates that, during peak traffic conditions in the Long Beach Peninsula area, service levels will reach unacceptable conditions. It is predicted that such conditions would occur between July and September when summer tourism and travel is highest. Even though peak summer traffic conditions are not typically used as the threshold for determining system improvements, corridor improvements to the Long Beach Peninsula may be warranted.



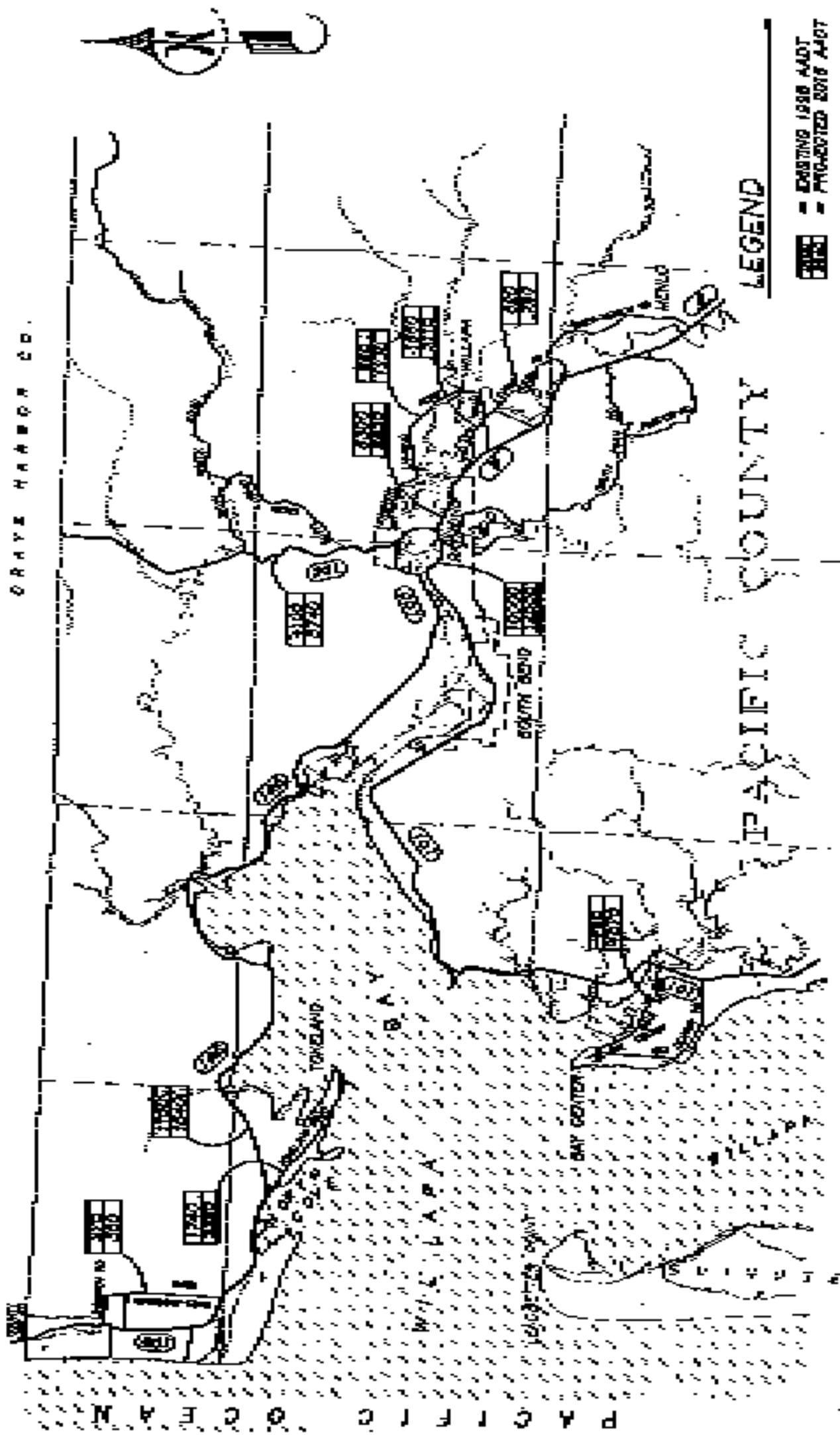
LEGEND

- EXISTING 1988 AADT
- - - PROJECTED 2018 AADT

PACIFIC COUNTY

EXISTING 1988 AND PROJECTED 2018
 ANNUAL AVERAGE DAILY TRAFFIC
 LONG BEACH PENINSULA AREA
 PACIFIC COUNTY WASHINGTON
 DATE: OCTOBER 1988
 PROJECT: 6-3

GRAYE HARBOR CD.



PACIFIC COUNTY

= EXISTING 1998 AADT
 = PROJECTED 2016 AADT

**TABLE 5-2
PACIFIC COUNTY ROADS
1996 LEVELS OF SERVICE**

Major Collector	Vicinity	AADT¹	Capacity	V/C	LOS
60th Street	Long Beach	380	11,700	0.03	A
Pioneer Road	Long Beach	1000	12,900	0.08	A
Cranberry Road	Pacific Beach	600	12,900	0.05	A
227th Place	Klipsan Beach	1250	11,700	0.11	A
Bay Avenue	Ocean Park	1850	12,900	0.14	A
Joe Johns Road	Ocean Park	2700	12,900	0.21	A
295th Street	Ocean Park	1250	11,700	0.11	A
Vernon Avenue	Ocean Park	5260	12,900	0.41	A
Oysterville Road	Oysterville	280	11,700	0.02	A
N. Street	Long Beach	2430	12,900	0.19	A
Sandridge Road	Peninsula	1910	12,900	0.15	A
Bay Center Dike Road	Bay Center	760	11,700	0.07	A
Knappton Road	Naselle	980	11,700	0.08	A
N. Nemah Road	Nemah River	750	11,700	0.06	A
School Street	Willapa	570	11,700	0.05	A
Camp One Road	Willapa	620	11,700	0.05	A
Monohan Landing Road	Raymond	960	11,700	0.08	A
Willapa Road	East Raymond	1660	12,900	0.13	A
Lindgren Road	North Cove	380	11,700	0.03	A
Smith Andersen Road	North Cove	270	11,700	0.02	A
Tokeland Road	Tokeland	1740	11,700	0.15	A

¹AADT equals Average Annual Daily Traffic

TABLE 5-3
STATE ROUTES
1996 LEVELS OF SERVICE

State Route	Mile Post	Vicinity	AADT ¹	Capacity	V/C	LOS
SR 4	0.06	After SR 101	1700	15,700	0.11	A
	4.75	Before SR 401	2400	15,700	0.15	A
	4.75	After SR 401	4000	15,700	0.25	A
	8.54	County Line	2100	15,700	0.13	A
SR 6	0.00	After SR 101	6300	15,700	0.40	A
SR 100	0.06	After 2nd Ave. SW	1000	15,700	0.06	A
	2.97	After Fort Canby SP Spur	1000	15,700	0.06	A
SR 101	0.00	Oregon State Line	6000	15,700	0.38	A
	4.60	After Portland St. (Chinook)	5400	15,700	0.34	A
	13.38	Before SR 103	6400	15,700	0.41	A
	13.38	After SR 103	3700	15,700	0.24	A
	58.48	Before SR 6	10000	27,200	0.37	A
	58.48	After SR 6	14000	27,200	0.51	A
SR 103	63.12	Before Smith Creek Road	4100	15,700	0.26	A
	0.00	After SR 101	7800	15,700	0.50	A
	1.02	Before 10th Street	8600	15,700	0.55	A
	11.36	Before U Street	3200	15,700	0.20	A
	12.27	Before 270th Street	1900	15,700	0.12	A
SR 105	18.60	Before Tokeland Road	1100	15,700	0.07	A
SR 401	0.00	After SR 101	2200	15,700	0.14	A
	9.23	After Knappton Road	1800	15,700	0.11	A
	12.13	Before SR 4	3900	15,700	0.25	A

¹AADT equals Average Annual Daily Traffic

**TABLE 5-4
PACIFIC COUNTY ROADS
PROJECTED 2016 LEVELS OF SERVICE**

Major Collector	Vicinity	AADT¹	Capacity	V/C	LOS
60th Street	Long Beach	560	11,700	0.05	A
Pioneer Road	Long Beach	1480	12,900	0.11	A
Cranberry Road	Pacific Beach	880	12,900	0.07	A
227th Place	Klipsan Beach	1860	11,700	0.16	A
Bay Avenue	Ocean Park	2740	12,900	0.21	A
Joe Johns Road	Ocean Park	3990	12,900	0.31	A
295th Street	Ocean Park	1840	11,700	0.16	A
Vernon Avenue	Ocean Park	7790	12,900	0.60	B
Oysterville Road	Oysterville	410	11,700	0.04	A
N. Street	Long Beach	3600	12,900	0.28	A
Sandridge Road	Peninsula	2820	12,900	0.22	A
Bay Center Dike Road	Bay Center	1070	11,700	0.07	A
Knappton Road	Naselle	1350	11,700	0.12	A
N. Nemah Road	Nemah River	1060	11,700	0.09	A
School Street	Willapa	730	11,700	0.06	A
Camp One Road	Willapa	790	11,700	0.07	A
Monohan Landing Road	Raymond	1230	11,700	0.11	A
Willapa Road	East Raymond	2110	12,900	0.16	A
Lindgren Road	North Cove	520	11,700	0.04	A
Smith Andersen Road	North Cove	360	11,700	0.03	A
Tokeland Road	Tokeland	2380	11,700	0.20	A

¹AADT equals Average Annual Daily Traffic

**TABLE 5-5
STATE ROUTES
PROJECTED 2016 LEVELS OF SERVICE**

State Route	Mile Post	Vicinity	AADT¹	Capacity	V/C	LOS
SR 4	0.06	After SR 101	2380	15,700	0.15	A
	4.75	Before SR 401	3360	15,700	0.21	A
	4.75	After SR 401	5600	15,700	0.36	A
	8.54	County Line	2940	15,700	0.19	A
SR 6	0.00	After SR 101	8820	15,700	0.56	A
SR 100	0.06	After 2nd Ave. SW	1500	15,700	0.10	A
	2.97	After Fort Canby SP Spur	1500	15,700	0.10	A
SR 101	0.00	Oregon State Line	8400	15,700	0.54	A
	4.60	After Portland St. (Chinook)	7560	15,700	0.48	A
	13.38	Before SR 103	8960	15,700	0.57	A
	13.38	After SR 103	5180	15,700	0.33	A
	58.48	Before SR 6	14000	27,200	0.51	A
	58.48	After SR 6	19600	27,200	0.72	C
SR 103	63.12	Before Smith Creek Road	5740	15,700	0.37	A
	0.00	After SR 101	11700	15,700	0.75	C
	1.02	Before 10th Street	12900	15,700	0.82	D
	11.36	Before U Street	4800	15,700	0.31	A
	12.27	Before 270th Street	2850	15,700	0.18	A
SR 105	18.60	Before Tokeland Road	1540	15,700	0.10	A
SR 401	0.00	After SR 101	3080	15,700	0.20	A
	9.23	After Knappton Road	2520	15,700	0.16	A
	12.13	Before SR 4	5460	15,700	0.35	A

¹AADT equals Average Annual Daily Traffic

**TABLE 5-6
PROJECTED 2016 PEAK SUMMER LEVEL OF SERVICE (WEEKEND)**

Roadway	Vicinity	Summer Peak ADT	Capacity	V/C	LOS
SR 103	Before 10 th St.	16,540	15,700	1.05	F
SR 101	Before SR 6	23,620	27,200	0.87	D
Vernon Avenue	Near SR 103	9,990	12,900	0.77	C

Further study is required to determine the extent of improvements needed on state highways and county roadways. The preparation of a comprehensive “Long Beach Peninsula Area Transportation Study” is recommended to evaluate specific areas of traffic congestion, intersection operations, and travel delays. The study will need to be a joint effort between all affected jurisdictions. These include Pacific County, WSDOT, the Cities of Long Beach and Ilwaco, and the residential communities of Klipsan Beach, Ocean Park, Surfside, and Oysterville. The results of the study will enable each jurisdiction to plan roadway and intersection improvements, determine locations of potential new roadway links, and develop an implementation strategy to construct the improvements.

5.6 FINANCIAL PLAN FOR TRANSPORTATION IMPROVEMENTS

Table 5-7 shows the planned transportation improvements within Pacific County for the next six years. As Tables 5-2 and 5-4 indicate, no improvements are needed in order to continue providing the adopted level of service on Pacific County's major roads. Even so, the county remains committed to providing the best transportation system within funding capabilities for its citizens. While no capacity projects are proposed, safety and preservation projects are necessary. The various project types, safety, preservation, or capacity, are defined below.

- Safety improvements reflect current road safety standards applied by county engineers. The projects are for "spot" type improvements to improve safety. They include such things as guardrail, spot roadway alignments, channelization, and traffic signal installations.
- Preservation improvements are upgrades to the existing roadway system to address current design standards. These improvements do not generally add additional lanes except at select intersections. The needed improvements provide greater lane width, improve roadway curves, or load carrying capacity. They may include safety features and add paved shoulders for multiple uses. Separate facilities may also be provided for pedestrians and bicycles.
- Capacity improvements provide new roads, new lanes, or other improvements that provide greater traffic carrying capacity of existing roads to meet the needs of new growth.

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The proposed projects include those that could receive matching funds from state and federal grant programs, for which there is considerable competition and limited grant funding. In addition to the availability of grant funds, there is the question of difference in priority between the county and the granting agency. It is not unusual for the county's second choice project to be the first choice of the granting agency. Because of this, the county typically submits more projects than there is a likelihood of receiving grant funding. This Transportation Improvement Plan, particularly in the later years, reflects more projects than are anticipated to be grant funded. To compensate for not receiving grants, or a lower percentage of grant participation than anticipated, and for emergencies or unanticipated safety upgrades not specifically listed by name in the plan, a "working reserve" fund balance is desired to be maintained in the County Road Fund.

If the County is faced with transportation funding shortfalls, any combination of the following strategies should be used to balance revenues and public facility needs:

- Increase revenues through use of bonds, new or increased user fees or rates, new or increased taxes, regional cost sharing, or voluntary developer funds.
- Decrease level of service standards if consistent with Growth Management Act Goals.
- Reprioritize projects to focus on those related to concurrency.
- Decrease the cost of the facility by changing project scope, or finding less expensive alternatives.
- Decrease the demand for the public service. This could involve instituting measures to slow or direct population growth or development, for example, developing only in areas served by facilities with available capacity until funding is available for other areas, or by changing project timing and phasing.
- Revise the Comprehensive Plan's land use and rural areas element to change types or intensities of land use as needed to match the amount of transportation facilities that can be provided.

**TABLE 5-7
PLANNED TRANSPORTATION IMPROVEMENTS**

Year of Construction	Project Name	Milepost		Cost	Funding Source
		From	To		
1998	Garage Bridge	1.58	1.72	\$ 514,000	CRF, BROS
1998	Ulrich Road	0.09	0.15	\$ 20,000	CRF
1998	Oysterville Road/SR 103	0.00	0.85	\$ 910,000	CRF, STP, RAP, DOT
1998	Bay Center Road	1.60	2.00	\$ 363,000	CRF, STP
1998	227 th (Klipsan Beach Road)	0.00	1.10	\$ 289,000	CRF, RAP
1998	Lily Wheaton Road	1.46	2.66	\$ 224,000	CRF, RAP
1998	Willapa Road	0.00	1.16	\$ 230,000	CRF, RAP
1998	Peninsula Corridor Improvements Pre-Design			\$ 50,000	CRF, STP
1998	Sandridge Road Outfall	8.10	8.10	\$ 70,000	CRF
1998	221 st Place	0.00	0.04	\$ 2,000	CRF
1998	Crane Place	0.00	0.03	\$ 2,000	CRF
1998	219 th Street	0.00	0.08	\$ 2,000	CRF
1998	225 th Place	0.00	0.03	\$ 2,000	CRF
1998	N Place	0.00	0.04	\$ 2,000	CRF
1998	J Place	0.58	0.74	\$ 15,000	CRF
1998	Park Avenue	0.60	1.24	\$ 22,000	CRF
1998	G Street	0.67	0.98	\$ 23,000	CRF
1998	311 th Street	0.00	0.05	\$ 4,000	CRF
1998	Knappton Road (Boat Launch)	0.00	0.10	\$ 20,000	CRF
1998	Oregon Street	0.00	0.09	\$ 24,000	CRF
1998	Ilwaco Cemetery Road	0.00	0.29	\$ 12,000	CRF
1998	G Street	0.98	2.27	\$ 96,000	CRF
1998	Miscellaneous Safety Enhancement Projects			\$ 166,000	CRF
1998	Miscellaneous Culvert Replacement			\$ 195,000	CRF
1999	Golf Course Road	0.62	1.58	\$ 267,000	CRF, STP
1999	60 th Street	0.00	0.48	\$ 255,000	CRF, P&T
1999	V Place/68 th Street	0.00	0.47	\$ 295,000	CRF, RAP
1999	67 th /68 th Street Extension to V Place	0.00	0.56	\$ 395,000	CRF
1999	N Street/295 th Street	0.00	0.27	\$ 330,000	CRF, STP
1999	Williams Creek Bridge	0.24	0.38	\$ 381,000	CRF, BROS
1999	270 th Street	0.00	0.77	\$ 50,000	CRF

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Year of Construction	Project Name	Milepost		Cost	Funding
		From	To		Source
1999	I Street	0.00	1.00	\$ 240,000	CRF, RAP
1999	Salmon Creek Road	0.00	0.50	\$ 40,000	CRF
1999	Elkhorn Road	0.34	0.92	\$ 110,000	CRF
1999	I Street	1.00	2.22	\$ 245,000	CRF, CAPP
2000	Bay Center Dike Road	3.54	5.73	\$ 567,000	CRF, RAP
2000	Valley Street	0.00	0.11	\$ 25,000	CRF
2000	Holman Road	0.47	0.52	\$ 10,000	CRF
2000	Second Street, Bay Center	0.00	0.29	\$ 25,000	CRF
2000	113 th Street	0.00	0.43	\$ 22,000	CRF
2000	Menlo-South Fork Road	2.92	3.40	\$ 36,000	CRF
2000	Niwakiakum Bridge	7.59	7.72	\$ 300,000	CRF, BROS
2000	Davis Creek Bridge	1.55	1.62	\$ 432,000	CRF, BROS
2000	U Street	0.00	1.71	\$ 137,000	CRF
2000	Willows Road	0.00	0.88	\$ 75,000	CRF
2000	274 th Place	0.00	0.33	\$ 21,000	CRF
2000	Camp One Road	2.07	2.39	\$ 96,000	CRF
2000	Upper Naselle Road	2.00	3.53	\$ 255,000	CRF, STP
2000	Smith Creek Road	5.80	6.95	\$ 205,000	CRF
2000	Butte Creek Road	0.00	1.02	\$ 305,000	CRF
2001	Sandridge Road	9.50	11.50	\$ 505,000	CRF, RAP
2001	North Nemah Bridge	0.71	0.85	\$ 544,000	CRF, BROS
2001	Smith Anderson Bridge	0.39	0.40	\$ 74,000	CRF, BROS
2001	Monohan Landing Road Thompson Slide	0.55	0.64	\$ 258,000	CRF, RAP
2001	South Valley Road	0.00	2.00	\$ 300,000	CRF, RAP
2001	Smith Creek Road	0.00	1.79	\$ 310,000	CRF, RAP
2001	Raymond-South Bend Road	0.76	1.62	\$ 91,000	CRF, RAP
2001	Sandridge Road	6.50	9.50	\$ 385,000	CRF, RAP
2002	Huber Creek Bridge	0.00	0.07	\$ 382,000	CRF, BROS
2002	Falls River Bridge	0.14	0.28	\$ 677,000	CRF, BROS
2002	SR 101/Sandridge Road Channelization	13.86	13.86	\$ 285,000	CRF, STP
2002	Menlo-Rue Creek Road	0.35	3.66	\$ 660,000	CRF, CAPP
2002	Gould Bridge	0.22	0.34	\$ 200,000	CRF, BROS
2002	Fern Creek Bridge	0.05	0.16	\$ 222,000	CRF, BROS
2002	South Nemah Bridge	0.66	0.80	\$ 502,000	CRF, BROS
2002	Surfside Bridge	0.84	0.94	\$ 405,000	CRF, BROS

Year of Construction	Project Name	Milepost		Cost	Funding Source
		From	To		
2002	North Nemah Road	0.40	0.77	\$ 111,000	CRF, RAP
2003	Butte Creek Bridge	0.11	0.23	\$ 195,000	CRF, BROS
2003	Road Slide Reconstruction Smith Creek	3.40	3.60	\$ 400,000	FHWA
2003	Sandridge Road	0.99	3.75	\$ 355,000	CRF, RAP
2003	Sandridge Road	3.75	6.50	\$ 355,000	CRF, RAP
2003	Heckard Road	0.00	1.02	\$ 130,000	CRF, CAPP

Funding Legend: CRF County Road Fund STP Surface Transportation Program
 BROS Bridge Replacement Off System RAP Rural Arterial Preservation
 P&T Paths and Trails Fund FHWA Federal Highway Administration

5.7 GOALS AND POLICIES

The goals and policies of the Pacific County Comprehensive Plan are intended to provide guidance for decision-making processes subject to this plan. These goals and policies were initially developed by separate groups of citizens across the various regions of the County, and by the incorporated cities within the County. To reflect the desired direction of the County as a whole, the work of these individual regions and cities have been combined and refined as presented below. Goals and policies do not apply to incorporated cities, but rather, only to unincorporated areas of the County.

Goal T-1: The transportation system should complement the land use and rural areas element of the Pacific County Comprehensive Plan.

Policy T-1.1: Land use decisions regarding types and levels of development intensity should determine the types and levels of transportation facilities to be provided within the unincorporated County. Land use and transportation goals and decisions should be integrated with one another and coordinated with adjacent jurisdictions.

Policy T-1.2: Future land use projections based on the population projections within the Comprehensive Plan should be used to determine the need for additional rights-of-way corridors and other improvements.

Policy T-1.3: Where roadway construction or improvement which serves designated land use intensities is not feasible, such land use designations or the level of service should be reviewed.

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Goal T-2: The transportation system should be coordinated with neighboring cities and other transportation providers.

Policy T-2.1: The County should work with other jurisdictions, including Pacific Transit System, to plan, fund, and implement multi-jurisdictional projects necessary to meet shared transportation needs (including right-of-way preservation and purchase).

Goal T-3: The transportation system should promote safe and efficient access to land while maintaining the integrity of the arterial roadway system and limiting environmental impacts.

Policy T-3.1: The County should adopt standards that limit access to present and planned future arterials; access should be channeled where possible to local or collector roadways connecting to arterials.

Policy T-3.2: Land development should have adequate access and circulation for public service vehicles.

Policy T-3.3: Compatible street and road standards should be maintained among Pacific County jurisdictions.

Policy T-3.4: The current beach access roads should be maintained.

Goal T-4: The transportation system should provide mobility for all citizens regardless of age, handicap or income.

Policy T-4.1: Bicycle and pedestrian facilities should be promoted, wherever reasonable, to provide access between schools, recreation areas, business areas, public facilities and activity centers.

Goal T-5: The transportation system should enhance the health, safety, and welfare of Pacific County citizens.

Policy T-5.1: Sufficient travel lane capacity should provide safe vehicular travel in major corridors.

Policy T-5.2: Highways and roadways should be designed and maintained consistent with geometric and structural standards that reduce the risk of serious injuries and fatalities in the event of accident.

Policy T-5.3: Traffic control devices, channelization, and appropriate signalization and signing should be utilized to improve the safety and operation of county roadways.

Goal T-6: The costs of transportation improvements associated with new development should be within the County's funding capacity and equitably assigned to the developer and the County.

Policy T-6.1: New development should be prohibited unless 1) the transportation system can accommodate the impacts of development, 2) necessary transportation improvements occur simultaneously with the development, or 3) a funding strategy is in place to ensure that necessary transportation improvements will occur within 6 years.

Policy T-6.2: The peak period volumes generated by such development should be used as the primary measurement in establishing the proportionate share of street improvement which a proponent will be required to assume.

Policy T-6.3: Each phase of such development should be accompanied by a program to provide mitigation of off-site traffic impacts.

Policy T-6.4: If the County is faced with transportation funding shortfalls, any combination of the following strategies should be used to balance revenues and public facility needs:

- Increase revenues through use of bonds, new or increased user fees or rates, new or increased taxes, regional cost sharing, or voluntary developer funds.
- Decrease level of service standards if consistent with Growth Management Act Goals.
- Reprioritize projects to focus on those related to concurrency.
- Decrease the cost of the facility by changing project scope, or finding less expensive alternatives.
- Decrease the demand for the public service. This could involve instituting measures to slow or re-direct population growth or development.

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- Revise the Comprehensive Plan's land use and rural areas element to change types or intensities of land use as needed to match the amount of transportation facilities that can be provided.

Policy T-6.5: A "working reserve" fund balance should be maintained in the County Road Fund for emergencies, unanticipated safety upgrades, or similar County road needs.

SECTION 6 CAPITAL FACILITIES ELEMENT

6.1 INTRODUCTION

In order to comply with state laws, to maintain and improve public services to citizens, and to accommodate orderly growth, Pacific County anticipates a continued investment in its capital facilities over the next several years. Capital facilities include roads, bridges, sewers, parks and open spaces, drinking water, stormwater, and all the government buildings which house public services. To approach these projects in a coordinated and cost-effective way, the County has developed this capital facilities element.

This section provides an inventory of existing capital facilities and their condition, and establishes a timeline for meeting the county's capital facilities goals. In addition, this section discusses public services, such as police and fire protection, refuse collection, and the school system. County transportation facilities are summarized in this section but are addressed in more detail in the transportation element. Private utilities such as electricity, telephone, and telecommunications are addressed in the utilities element.

6.2 RELATIONSHIP OF CAPITAL FACILITIES ELEMENT WITH OTHER PLANS

6.2.1 Growth Management Act Requirements

This element was developed in accordance with Section 36.70A.070 of the Growth Management Act (GMA), which requires that the capital facilities element consist of:

- an inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;
- a forecast of the future needs for such capital facilities;
- the proposed locations and capacities of expanded or new capital facilities;
- at least a six-year plan that will finance such capital facilities within projected funding capacities, and clearly identifies sources of public funding for such purposes; and
- a reassessment of the land use element if probable funding falls short of meeting existing needs, and to ensure that the land use element, capital facilities plan element, and financing plan are coordinated and consistent.

6.2.2 County-Wide Planning Policies

The element is also developed to be consistent with the County-Wide Planning Policies. The policies address capital facilities as follows:

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Policy # 7 - Siting Public Capital Facilities.

- The County should inventory existing public capital facilities and identify future facility needs.
- Public facilities and services should be planned to maximize efficiency and cost effectiveness.
- The County should site capital facilities in a manner consistent with the Comprehensive Plan.
- When siting state and local public facilities, the county should consider land use compatibility, economic and environmental impacts, and public need.

Policy #8 - Analysis of the Fiscal Impact.

- The County should establish financing strategies for capital improvement projects that will minimize the financial cost to local residents.
- The financial impact of new development on capital facilities and services should be considered during the development application process.
- The developer should pay for the services, utilities, and facilities, which are necessary for self-contained developments.
- Local residents should not pay an unfair share of the cost of growth-related impacts and resulting public improvements.
- The desirability of imposing impact fees should be explored.

6.3 PLANNING ASSUMPTIONS

6.3.1 Definition of Capital Improvement

This capital facilities element is concerned with needed improvements which are of relatively large scale, are generally non-recurring, and which may require multi-year financing. For the purposes of this plan, a capital project is defined as an expenditure greater than \$10,000 for an item with a life span of at least three years.

6.3.2 What Facilities are in this Plan

This plan includes two categories of public facilities: those provided by county government, and those by other public jurisdictions in Pacific County (excluding cities because their facilities are found in city growth management Comprehensive Plans). Pacific County is currently responsible for providing the following:

- Eklund Park limited sewage system;
- Roads and related transportation facilities (located outside city limits);
- County government buildings;
- Parks and beach gap roads;
- Solid waste administration and recycling services; and
- Law enforcement services.

The facilities and services provided by other public jurisdictions are summarized in Section 6-10. These include the following:

- Individual water systems;
- Stormwater (Flood Control Zone District No. 1, supervised by Board of County Commissioners);
- Schools;
- Fire protection;
- Libraries; and
- Hospitals.

These facilities are included in Pacific County's Capital Facilities Plan because the GMA requires that this section include public facilities owned by public entities. Inclusion of other entities' public facilities does not imply approval by the county of others' level of service standards or plans. This plan includes the facilities of other public entities for information, only.

The County plan does not include capital facilities that the cities will provide for city residents. In some cases, the cities extend their services outside city limits, mainly sewer, water, and refuse collection to serve unincorporated urban growth areas. Those extended services will be found in the individual city comprehensive plans.

6.3.3 Assumptions

Several assumptions described elsewhere in this plan are pertinent to the capital facilities element. The calculations throughout the remainder of this capital facilities element will rely upon the assumptions. This approach ensures that the capital facilities element is consistent with the land use element and provides an accurate estimate of the costs associated with implementing the plan. The assumptions are:

- There are currently 14,216 persons living in unincorporated areas of the County. The population of unincorporated Pacific County will increase to 15,119 by the year 2002 and to 17,457 by the year 2016. The County will accommodate 903 new residents in the next six years and 3,241 new residents in the next twenty years.
- An average of 2.39 persons will live in each household.

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6.4 WATER AND SEWAGE SYSTEMS

6.4.1 Pacific County Policy

It is Pacific County's policy not to directly serve rural areas with municipal-type sewer and water systems. An exception is made only where there are water quality or health problems from existing development. For this reason, this plan does not provide for systematic construction of rural sewer and water systems. The County currently has no County owned water systems, and operates only one sewage system (Eklund Park).

In the future, individual water and sewer systems in the rural area may experience failure. In those cases the County will work with local residents to plan, design, and construct sewer and water systems to solve these local problems. In some cases, solutions other than sewer and water systems may be appropriate. Given the number of small, private community water systems, the County may have to use its financial resources to assist local residents to identify and plan for needed improvements.

At this time there are no plans for development of water systems or further development of sanitary sewage systems in any part of the County.

6.4.2 Eklund Park Sewer System

Eklund Park is an existing subdivision having approximately 90 existing residential units. Eklund Park lies within the Urban Growth Area adopted by the City of South Bend. The area was platted more than 100 years ago. Many vacant lots remain; there is potential for development of approximately 30 additional residential units.

Existing residences receive domestic water supply service from the City of South Bend. The existing residences have individual, on-site sewage systems (septic tank and drainfield), discharge directly to surface water features (ditches), or discharge directly to the Willapa River. In 1991, following a condition survey conducted by the Pacific County Department of Health, the Washington State Department of Health classified the area as a public health hazard. A moratorium was imposed by the County for all future development in the area until such time as a public sewage system was implemented.

The Pacific County Department of Community Development together with the Department of Public Works proceeded with a municipal sewer project for the area. A combination gravity and grinder pump collection system was constructed which conveys domestic sewage from all residences to a duplex, submersible pump station. Sewage is pumped via forcemain to the City of South Bend collection system. The sewage collected from the Eklund Park area is conveyed to the City of South Bend's wastewater treatment facility for final treatment and disposal.

In 1996, the Department of Public Works formed the Eklund Park Sanitary Sewer Utility. An interlocal agreement was developed between the City of South Bend and the Utility for treatment

and disposal of sewage received from Eklund Park, for operation and maintenance of the Utility by the City, and for administration and billing for service. The system was completed and available for use in summer 1997.

6.4.3 Planned Improvements

At this time there are no planned improvements to the Eklund Park Sanitary Sewer System, although it is anticipated that new service connections will be added from time to time. The cost of such additional connections will be borne by the private party requesting service.

6.5 STORMWATER MANAGEMENT

6.5.1 Existing Facilities

Pacific County stormwater facilities consist only of roadside ditches and culverts. The County does not currently operate any regional stormwater detention or treatment facilities and road related drainage improvements include maintenance only.

The County does experience severe flooding problems in the coastal areas and various drainage and diking districts have been formed over the years to manage these areas. None of these districts were under the jurisdiction of the County until 1961, when several drainage districts situated on the Long Beach Peninsula, and a separate zone near Chinook, were consolidated into the Flood Control Zone District No. 1 (FCZD#1).

During the 1960s and 1970s, several modifications were made to the FCZD#1 boundaries but little progress was made toward solving flood problems. Following years of inaction, the Board of County Commissioners reestablished the FCZD#1 and its subzones on May 5, 1986. The FCZD#1 now includes the South Long Beach Peninsula Flood Control Zone and the North Long Beach Peninsula Flood Control Zone (Figure 6-1). In accordance with RCW 86.15.070, the Board of County Commissioners is the supervisor of the FCZD#1. As part of the May 5, 1986 order, the Commissioners also created the Flood Control Advisory Board (the Board) which is tasked with the responsibility of advising the Board of Commissioners on surface water matters within the zone, and coordinating with the Department of Public Works on proposed improvements.

The Board is charged with the responsibility for working with the County to develop annual and six year plans for the FCZD#1 and ensuring that adequate funds are available to carry out required construction and maintenance functions. In 1986, the Board recommended and the County Commissioners approved the collection of a service charge from all properties within the FCZD#1. This service charge has been in effect since 1986 and can be used to fund improvements in the plans.

The FCZD's 1994 draft Comprehensive Flood Control Management Plan delineates seven major drainage basins on the Long Beach Peninsula: Tarlatt Slough, South Main, East Main, Loomis

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Lake, South Willapa, Hines-Whiskey, and Surfside. The plan provides a detailed analysis of, and recommends capital improvements to manage runoff in the Loomis Lake Basin and the South Main Basin.

In addition to the 1994 draft plan, the FCZD has completed two additional basin plans to date, and has initiated work on projects identified by the plans. The two basin plans are Surfside (March 1996 draft), and East Main Basin (in progress). Planning for the remaining basins will be undertaken as funds are available.

6.5.2 Planned Improvements

The six year capital improvement plan of the FCZD#1 is updated annually and includes costs for County administrative functions, basin planning and monitoring, engineering, capital improvements, and maintenance. The plan also addresses project financing which includes the costs of bond and legal counsel, and debt service costs. The major planning and capital improvement projects, including implementation date, estimated cost, and proposed funding source, are identified in Table 6-1.

6.6 TRANSPORTATION

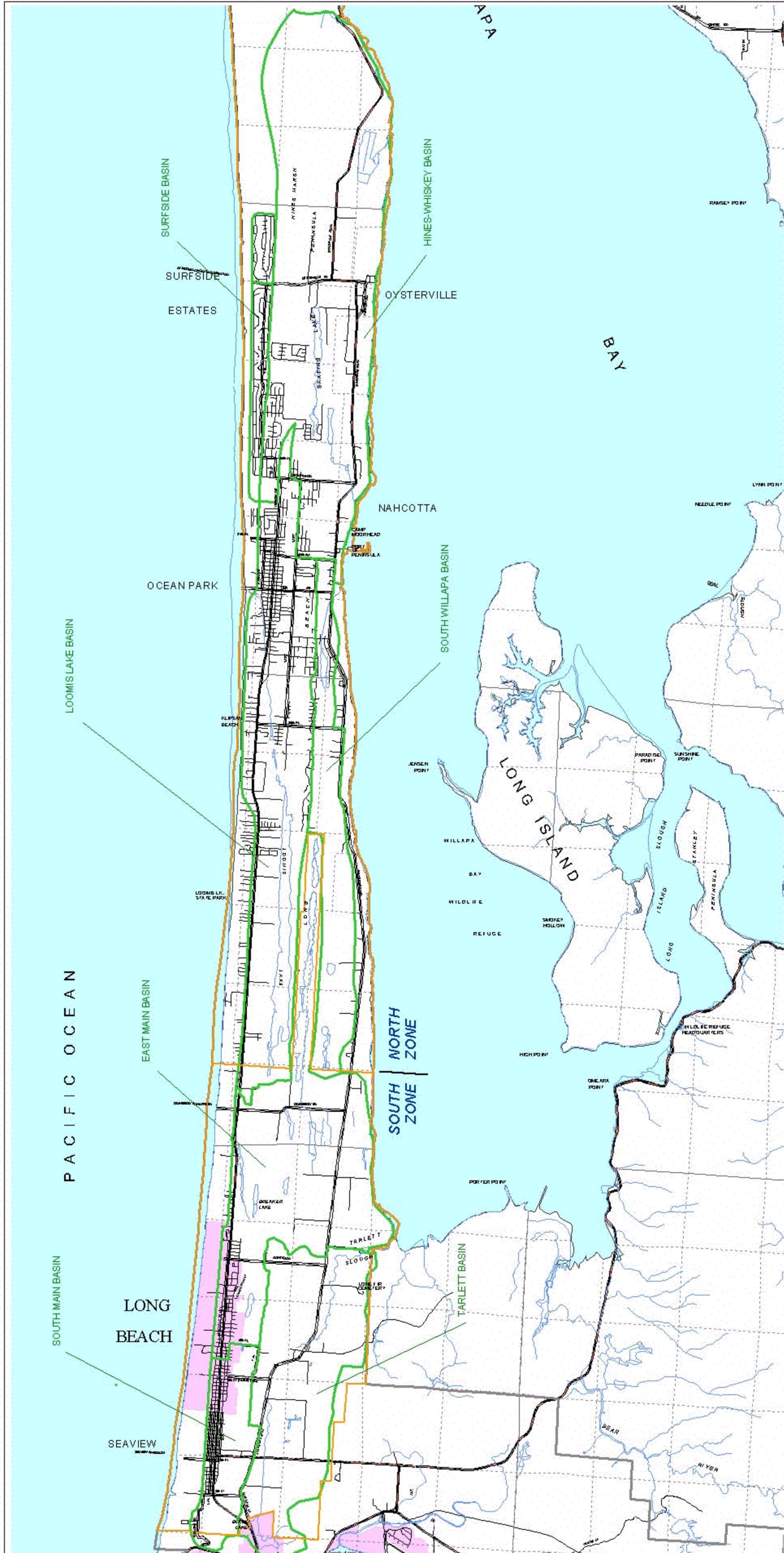
6.6.1 Existing Facilities

The County maintains a system of public streets and roadways within the unincorporated areas of Pacific County. In addition, there are a few roadways in the incorporated cities that are maintained by the county. The County is also served by State Highways 4, 6, 100, 101, 103, 105, and 401, which are maintained by the Washington State Department of Transportation (WSDOT). A more detailed description and analysis of the County's transportation system and proposed projects appears in the transportation element.

This section of the Capital Facilities Element includes those transportation facilities that Pacific County government is responsible for providing (roads, bridges, and sidewalks). It does not include facilities provided by other entities; for example, transit services are provided by Pacific Transit System, and construction of state highways is provided by the WSDOT. Road maintenance is not included as part of the capital program as these costs are covered by designated maintenance funds.

6.6.2 Planned Improvements

Transportation improvements, including implementation date, estimated cost, and proposed funding source, are identified in Table 6-2.



R:/FC2D#1/Mapping/Zone-basin map.apr

Pacific Co. DPW
Geographic Information Systems



Flood Control Zone
District No. 1
North & South
Zones

Pacific County
Comprehensive Plan
Date: 1/13/98
Figure 6 - 1

TABLE 6-1
PLANNED STORMWATER MANAGEMENT PROJECTS

Proposed Project Date	Project Name	Estimated Cost at Project Date	Source of Funds
1998	SR 101 Ditch-Sandridge to Holman	\$18,300	SC, WSDOT
1998	Pioneer Road Vicinity Improvements	\$57,500	SC
1998	I Lane Basin Improvements	\$77,750	SC, FEMA
1998	Sand Road Basin Berm Repair	\$40,000	SC, FCAAP
1999	WPA Ditch Extension and Improvements	\$145,000	SC
1999	Holman Road Approach Improvements	\$2,500	SC
2000	Loomis Lake Control Structure/Channel	\$390,000	SC
2000	South Main Channel Improvements	\$42,000	SC
2000	Skating Lake Control Structure	\$90,000	SC
2001	Klipsan Beach Basin Improvements	\$316,000	SC, CRF
2001	South Main Pump Station	\$591,635	SC, FEMA
2001	M Place Basin Improvements	\$632,000	SC, CRF
2002	Joe Johns Ocean Outfall	\$426,000	SC
2002	Seaview Storm Drain Improvements	\$817,300	SC, CRF
2003	South Surfside Outfall Extension	\$56,000	SC
2003	N Place/Ocean Park Basin Improvements	\$480,000	SC, CRF
2003	East Main Lakes Restoration	\$350,000	SC, Grant

Funding Source Legend:

FCAAP	Flood Control Account Program
WSDOT	Washington State Department of Transportation
FEMA	Federal Emergency Management Agency
SC	Flood Control Zone District No. 1 Service Charge
CRF	County Road Fund

**TABLE 6-2
PLANNED TRANSPORTATION IMPROVEMENTS**

Year of Construction	Project Name	Milepost		Cost	Funding Source
		From	To		
1998	Gamage Bridge	1.58	1.72	\$ 514,000	CRF, BROS
1998	Ulrich Road	0.09	0.15	\$ 20,000	CRF
1998	Oysterville Road/SR 103	0.00	0.85	\$ 910,000	CRF, STP, RAP, DOT
1998	Bay Center Road	1.60	2.00	\$ 363,000	CRF, STP
1998	227 th (Klipsan Beach Road)	0.00	1.10	\$ 289,000	CRF, RAP
1998	Lily Wheaton Road	1.46	2.66	\$ 224,000	CRF, RAP
1998	Willapa Road	0.00	1.16	\$ 230,000	CRF, RAP
1998	Peninsula Corridor Improvements Pre-Design			\$ 50,000	CRF, STP
1998	Sandridge Road Outfall	8.10	8.10	\$ 70,000	CRF
1998	221 st Place	0.00	0.04	\$ 2,000	CRF
1998	Crane Place	0.00	0.03	\$ 2,000	CRF
1998	219 th Street	0.00	0.08	\$ 2,000	CRF
1998	225 th Place	0.00	0.03	\$ 2,000	CRF
1998	N Place	0.00	0.04	\$ 2,000	CRF
1998	J Place	0.58	0.74	\$ 15,000	CRF
1998	Park Avenue	0.60	1.24	\$ 22,000	CRF
1998	G Street	0.67	0.98	\$ 23,000	CRF
1998	311 th Street	0.00	0.05	\$ 4,000	CRF
1998	Knappton Road (Boat Launch)	0.00	0.10	\$ 20,000	CRF
1998	Oregon Street	0.00	0.09	\$ 24,000	CRF
1998	Ilwaco Cemetery Road	0.00	0.29	\$ 12,000	CRF
1998	G Street	0.98	2.27	\$ 96,000	CRF
1998	Miscellaneous Safety Enhancement Projects			\$ 166,000	CRF
1998	Miscellaneous Culvert Replacement			\$ 195,000	CRF
1999	Golf Course Road	0.62	1.58	\$ 267,000	CRF, STP
1999	60 th Street	0.00	0.48	\$ 255,000	CRF, P&T
1999	V Place/68 th Street	0.00	0.47	\$ 295,000	CRF, RAP
1999	67 th /68 th Street Extension to V Place	0.00	0.56	\$ 395,000	CRF
1999	N Street/295 th Street	0.00	0.27	\$ 330,000	CRF, STP
1999	Williams Creek Bridge	0.24	0.38	\$ 381,000	CRF, BROS
1999	270 th Street	0.00	0.77	\$ 50,000	CRF
1999	I Street	0.00	1.00	\$ 240,000	CRF, RAP
1999	Salmon Creek Road	0.00	0.50	\$ 40,000	CRF

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Year of Construction	Project Name	Milepost		Cost	Funding
		From	To		Source
1999	Elkhorn Road	0.34	0.92	\$ 110,000	CRF
1999	I Street	1.00	2.22	\$ 245,000	CRF, CAPP
2000	Bay Center Dike Road	3.54	5.73	\$ 567,000	CRF, RAP
2000	Valley Street	0.00	0.11	\$ 25,000	CRF
2000	Holman Road	0.47	0.52	\$ 10,000	CRF
2000	Second Street, Bay Center	0.00	0.29	\$ 25,000	CRF
2000	113 th Street	0.00	0.43	\$ 22,000	CRF
2000	Menlo-South Fork Road	2.92	3.40	\$ 36,000	CRF
2000	Niawakiakum Bridge	7.59	7.72	\$ 300,000	CRF, BROS
2000	Davis Creek Bridge	1.55	1.62	\$ 432,000	CRF, BROS
2000	U Street	0.00	1.71	\$ 137,000	CRF
2000	Willows Road	0.00	0.88	\$ 75,000	CRF
2000	274 th Place	0.00	0.33	\$ 21,000	CRF
2000	Camp One Road	2.07	2.39	\$ 96,000	CRF
2000	Upper Naselle Road	2.00	3.53	\$ 255,000	CRF, STP
2000	Smith Creek Road	5.80	6.95	\$ 205,000	CRF
2000	Butte Creek Road	0.00	1.02	\$ 305,000	CRF
2001	Sandridge Road	9.50	11.50	\$ 505,000	CRF, RAP
2001	North Nemah Bridge	0.71	0.85	\$ 544,000	CRF, BROS
2001	Smith Anderson Bridge	0.39	0.40	\$ 74,000	CRF, BROS
2001	Monohan Landing Road Thompson Slide	0.55	0.64	\$ 258,000	CRF, RAP
2001	South Valley Road	0.00	2.00	\$ 300,000	CRF, RAP
2001	Smith Creek Road	0.00	1.79	\$ 310,000	CRF, RAP
2001	Raymond-South Bend Road	0.76	1.62	\$ 91,000	CRF, RAP
2001	Sandridge Road	6.50	9.50	\$ 385,000	CRF, RAP
2002	Huber Creek Bridge	0.00	0.07	\$ 382,000	CRF, BROS
2002	Falls River Bridge	0.14	0.28	\$ 677,000	CRF, BROS
2002	SR 101/Sandridge Road Channelization	13.86	13.86	\$ 285,000	CRF, STP
2002	Menlo-Rue Creek Road	0.35	3.66	\$ 660,000	CRF, CAPP
2002	Gould Bridge	0.22	0.34	\$ 200,000	CRF, BROS
2002	Fern Creek Bridge	0.05	0.16	\$ 222,000	CRF, BROS
2002	South Nemah Bridge	0.66	0.80	\$ 502,000	CRF, BROS
2002	Surfside Bridge	0.84	0.94	\$ 405,000	CRF, BROS
2002	North Nemah Road	0.40	0.77	\$ 111,000	CRF, RAP
2003	Butte Creek Bridge	0.11	0.23	\$ 195,000	CRF, BROS
2003	Smith Creek Road Slide Reconstruction	3.40	3.60	\$ 400,000	FHWA
2003	Sandridge Road	0.99	3.75	\$ 355,000	CRF, RAP

Year of Construction	Project Name	Milepost		Cost	Funding Source
		From	To		
2003	Sandridge Road	3.75	6.50	\$ 355,000	CRF, RAP
2003	Heckard Road	0.00	1.02	\$ 130,000	CRF, CAPP

Funding Legend:

CRF	County Road Fund	STP	Surface Transportation Program
BROS	Bridge Replacement Off System	RAP	Rural Arterial Preservation
P&T	Paths and Trails Fund	FHWA	Federal Highway Administration

6.7 BUILDINGS

6.7.1 Existing Facilities

Pacific County owns and maintains the buildings shown in Table 6-3.

6.7.2 Needs Assessment

A Draft Facilities Master Plan has been prepared to address the future needs of Pacific County's planning, public works, law enforcement, and other public services. The plan provides an inventory of existing staff, buildings, and equipment, and addresses future needs and capital improvement budgets for the 20-year planning period.

6.7.3 Planned Improvements

While many facility needs have been identified in the Draft Facilities Master Plan, the six year capital improvement budget includes only a small portion of the proposed improvements. The planned improvements, including implementation date, estimated cost, and proposed funding source, are identified in Table 6-4.

6.8 PARKS AND RECREATION

6.8.1 Existing Facilities

The County presently operates eight major parks, and maintains ten beach access points. In addition the Washington State Parks and Recreation Commission, Department of Fish and Wildlife, and Department of Natural Resources operate several parks, boat launch facilities, conservation areas, and a public golf course. Existing county parks are summarized below.

Bruceport Park

This park is situated on the southeast portion of Willapa Bay, on SR 101, midway between South Bend and Bay Center. This large park provides several campsites, picnic shelter, picnic tables, and restroom facilities. The park offers scenic views and close to 4,000 feet of shoreline.

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**TABLE 6-3
COUNTY BUILDING INVENTORY**

Facility	Location	Area (sq. ft.)	Value¹
Courthouse	South Bend	29,752	\$6,300,000
Public Safety Building	South Bend	25,730	\$5,197,500
Generator Building	South Bend	168	\$21,788
Community Services Center	Raymond	2,016	\$132,300
Vehicle Repair Shop	Raymond	5,290	\$282,340
Equipment Storage/Road Office	Raymond	4,128	\$147,000
Equipment Shed/Sign Shop	Raymond	8,760	\$147,000
Retired People Center	Raymond	2,720	\$131,250
Bruceport Park Facilities	SR 101	1,260	\$26,213
Chinook Park Facilities	Chinook	1,152	\$58,697
Bush Pioneer Park Facilities	Bay Center	1,296	\$35,795
Camp Morehead Facilities	Peninsula SR	6,240	\$193,942
Storage Shed	SE Raymond	1,584	\$20,160
Road Oil Tank	Raymond	240	\$34,200
Garage	Tokeland	2,000	\$65,263
Garage	Naselle	1,440	\$36,901
Equipment Storage/Sign Shop/Oil Tank	Long Beach	7,750	\$185,650
Public Services Building	Long Beach	12,160	\$1,008,000
Communications Building	Long Beach	240	\$15,479
Generator and Fuel Storage Building	Long Beach	240	\$16,538
Health Department/Substance Abuse	Long Beach	560	Leased
PUD Building	Raymond	120	Leased
Holy Cross Radio Relay Tower		NA	\$49,612
Radar Ridge Radio Relay	Naselle	NA	Leased
Church Road Radio Relay		NA	\$31,500
Megler Hill Radio Relay	Megler	NA	\$81,112
KO Hill Radio Relay and Generator		NA	\$49,612
Courthouse Annex	South Bend	9,848	Purchased
South District Court	Ilwaco	1,806	Leased
Fairgrounds	Menlo	41,278	\$912,346
Evidence Room	Long Beach	1,050	Leased ²

¹ Insured value as reported by County Risk Manager.

² Lease ends July 1, 1998.

**TABLE 6-4
PLANNED BUILDING PROJECTS**

Proposed Project Date	Project Name	Estimated Cost at Project Date	Source of Funds
1998	DCD South County Modular Facility	\$185,000	GO
1998	Courthouse Annex Improvements	\$150,000	GO
1998	Adult Detention/Correction Improvements	\$230,000	GO
1998	Courthouse UST Replacement	\$70,000	GO
1999	South County Law & Justice Facility	\$2,760,000	GO
1999	South County Maintenance Facility	\$2,500,000	GO, CRF
1999	North County Maintenance/Public Works Facility	\$3,205,000	GO

Funding Legend: GO General Obligation Bonds CRF County Road Fund

Bush Pioneer Park

Located on the Goose Point peninsula, adjacent to the unincorporated community of Bay Center. This park has a few camping sites, but is more oriented towards day use. Amenities include restrooms, playground equipment, picnic tables and shelter, and open space. The park also provides some of the finest sand beaches on Willapa Bay.

Chinook Park

Located on Baker Bay and north of the Columbia River, the park is at the east end of the unincorporated community of Chinook and provides easy access to the largest salmon fishery on the west coast. The park is Pacific County's largest campground with 100 sites. Restrooms, picnic tables, and playground equipment are also provided.

Morehead Park

This park was donated to the county for the benefit of youth activities. Currently various youth groups including 4H use the park. The park is located in the unincorporated community of Nahcotta. The Willapa Bay borders the east side of the park. Amenities include several cabins, restrooms, meeting room/mess hall, amphitheater, ball field, parking, and RV hook-ups. The site is wooded and has a wonderful sand beach.

Courthouse Park

The grounds around the historic Pacific County Courthouse are maintained and landscaped to enhance the beauty of the courthouse and offer the visitor a pleasant area to enjoy the vista over South Bend. The grounds also provide a scenic pond with picnic area.

Pacific County Fairgrounds

These historic fairgrounds in Menlo are the scene of a lively fair during August of every year. Fairgrounds provide facilities for livestock and games, a grandstand, produce and craft display

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buildings, and concession stands.

Hangman's Park

This County park is located within the city limits of South Bend. It was the location of the only public execution to occur in Pacific County and provides a grassed area and picnic tables.

Beach Gap Roads

There are ten gap roads that provide access from County roads to the ocean beaches. These are maintained to provide driving access to those portion of beaches open to vehicular traffic. The Seaview, Ocean Park, and Midway gap roads have improved parking and restroom facilities.

6.8.2 Park Classification System

The park and recreation facilities in Pacific County are classified as either a community park or a regional facility as shown in Table 6-5. These designations and the level of service standard are defined as follows:

Community Park

Community parks are designed to serve the surrounding community and are intended for day-use activities. Such parks often provide amenities including playgrounds, playfields, and picnic areas.

Service Area: Approximately 2 to 10 mile radius
Size: Approximately 2 to 20+ acres

Regional Facilities

Regional facilities are designed to serve users from outside the county as well as residents within the County. These facilities may contain a range of camping accommodations, from primitive sites to those with utility service, or special amenities attractive to visitors throughout the area. Such parks often consist of significant natural features, such as large tracts of open space or natural areas.

Service Area: County wide
Size: Approximately 2 to 20+ acres

Service Standards

The level of service standard for park and recreation facilities in the county is shown below. This service standard may be achieved through any combination of park types.

Service Standard: Eight acres per 1,000 population

**TABLE 6-5
PARKS WITHIN THE PLANNING AREA**

Park Facility	Total Acres	Park Type
Bruceport	60.0	Regional
Bush Pioneer	46.0	Regional
Chinook	19.0	Regional
Morehead	7.0	Regional
Courthouse	5.0	Community
Pacific County Fairgrounds	4.0	Community
Hangman's	0.5	Community
Beach Gap Roads		NA
Total	141.5	

6.8.3 Capacity Analysis

The adopted level of service standard for parks is provision of eight acres per 1,000 population (community and regional combined). This pertains only to that segment of the population residing in unincorporated areas. The standard can be used to evaluate whether the existing supply of recreational land is adequate to meet the demands of the county residents. Based upon the level of service standard, Pacific County has adequate recreational lands to meet the needs of the population through the year 2016 as shown in Table 6-6.

6.8.4 Needs Assessment

Park facilities are generally in fair condition. Currently, all regional parks are operated through contract or lease with private parties. While this approach minimizes costs to Pacific County, it substantially removes the park system from its control. In some cases, this management approach has resulted in minimal capital improvements, and some elements of the park facilities are in need of renovation.

**TABLE 6-6
RECREATIONAL LAND NEEDS**

Park Type	Total Acres	Acre/1000 Population (1996)¹	Acre/1000 Population (2016)²
Regional	132.0	9.30	7.56
Community	9.5	0.67	0.54
Total	141.5	9.96	8.10

¹ 1996 Pacific County population in unincorporated areas is 14,216.

² 2016 Pacific County population in unincorporated areas is 17,457.

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Pacific County has prepared a Comprehensive Parks and Recreation Plan dated January 10, 1995. The plan identified improvements needed at the county's existing parks, as well as additional facilities needed throughout the county. Additional facility needs are based on the results of public participation workshops and a mail-in survey. The findings of the parks plan are summarized below.

Bruceport

The focus of this park is overnight camping, currently providing 35 sites with seven providing full RV hook-up facilities. Proposed improvements include relocation of the park entrance and new signage, additional campsites for recreational vehicles, new ADA compatible restrooms with showers, office, and concessionaire space, shoreline access trail, playground equipment, picnic shelter, interpretive signs, and landscaping.

Bush Pioneer

This park has few amenities, most of which are in poor condition. However, the park has tremendous potential because of its location of Willapa Bay and its 4,600 feet of beachfront. Amenities include picnic tables, an old picnic shelter, and a well used restroom and playground. In addition, there are ten camp sites, but all are primitive. The County would like to transition this facility to a day use park for residents and visitors, maintaining some campsites for use with the proposed Willapa Bay Water Trail system. Proposed improvements include new or significantly remodeled restrooms with shower facilities, addition of a community center, a shoreline access trail, new playground equipment, interpretive signs, an entrance sign, and landscaping.

Morehead

This park, located on the Long Beach Peninsula, provides 300 feet of Willapa Bay shoreline. It has been dedicated to youth functions and provides five cabins, a recreation hall, craft hall, mess hall and kitchen, amphitheater, and restrooms. The facilities are in need of general maintenance only. The County's vision for this park is to provide a coastal environmental retreat center. The center would be used by school districts and youth groups to allow hands on awareness of local ecosystems, as well as by professional groups and agencies. Proposed improvements include upgrading all facilities including the fireplace and refrigeration system, addition of a small conference center and laboratory, new playground equipment, interpretive signs, an entrance sign, and landscaping.

Chinook

Located on the Columbia River, this park is frequently used by fishermen and local residents. In the past, it provided campsites and hook-ups, and like the other parks, the facility is in need of several upgrades. Proposed improvements include new ADA compatible restrooms with showers, fish cleaning stations, office, and concessionaire space, improved delineation of campsites and addition of more RV hook-ups, a boat launch facility, playground equipment, picnic shelter, interpretive signs, and landscaping. In addition, an assessment of the seawall/bulkhead should be completed.

Fairgrounds

Proposed improvements to the fairgrounds include upgrading the grandstands and restrooms (including ADA accessibility), parking area improvements, and addition of an SR 6 rest stop.

Additional Facilities Needed

Additional facilities requested by the public include water front parks (boat launch and water trails), an indoor swimming facility, multipurpose recreational centers, and development of trails to serve pedestrians, bicyclists, and equestrians. While both the County and public support the development of these facilities, there are currently no funds identified to complete these projects.

6.8.5 Planned Improvements

While the above facility needs have been identified, the six year capital improvement budget includes only a small portion of the projects. The planned improvements, including implementation date, estimated cost, and proposed funding source, are identified in Table 6-7.

TABLE 6-7
PLANNED PARKS AND RECREATION PROJECTS

Proposed Project Date	Project Name	Estimated Cost at Project Date	Source of Funds
1998	Naselle Boat Launch, Phase I & II	\$88,000	L, M
1999	Naselle Boat Launch, Phase III	\$400,000	U
1998	Morehead Park, Septic and Drainfield Replacement	\$17,500	L
1999	60 th Street Trail	\$10,000	L
1999	Columbia Pacific Resource Center, Phase I	\$440,000	D, M, U
2000	Columbia Pacific Resource Center, Phase II	\$50,000	D, M, U
2001	Columbia Pacific Resource Center, Phase III	\$4,232,000	D, M, U
1999	Bush Park Land Acquisition	\$25,000	U
2000	Bush Park Improvements	\$150,000	U
1999	Chinook Park Rest Area Phase I	\$339,000	U
2000	Chinook Park Rest Area Phase II	\$275,000	U
2002	Chinook Park Rest Area Phase III	\$50,000	U
1998	Long Beach Peninsula Trail System – Planning	\$17,600	M, U
1999	Ocean Park to Nahcotta Trail	\$232,000	U
1998	Menlo Fairgrounds	\$20,000	L
Unknown	Lewis & Clark Bicentennial Project	\$9,000,000	U
Unknown	EDC, Peninsula Senior Center	\$900,000	U
Unknown	Port of Peninsula Public Boat Launch	\$40,000	U
Unknown	North County Swimming Pool	\$800,000	U
1999	Bruceport Park Restroom Improvements	\$90,000	GF
Funding Legend: GF County General Fund D Donation L Local			
U Unknown M Match			

6.9 LAW ENFORCEMENT

6.9.1 Existing Facilities

A Facility Report is currently being prepared to address the future needs of Pacific County's public service departments including planning, public works, and law enforcement. The plan will provide an inventory of existing staff, buildings, and equipment, and will assess future needs through the 20-year planning period. As the findings of this plan become available, they will be considered for addition to the Comprehensive Plan through the regular amendment cycle. Although subject to revision, a brief description of existing law enforcement activities is provided below.

Sheriff's Department

The Pacific County Sheriff's Department serves all unincorporated areas of the County. The department provides patrol, detective, DARE, records, and evidence services. The north County department and jail facility is located in the Public Safety Building adjacent to the County Courthouse, in South Bend. In addition, there is a south County office located within the County Administration Building in Long Beach.

In 1996, the sheriff department staff consisted of a sheriff, 13 deputies, eight dispatchers, six correction officers and a supervisor, and one clerk. The department also uses a volunteer force that varies from ten to 16 reserve officers. Equipment includes 14 patrol vehicles, one transportation van, one DARE van, and three rescue vehicles.

The County Sheriff Department has a mutual aid agreement with the City Police Departments of Long Beach, Raymond, and South Bend, to ensure cooperation and efficient police protection throughout the county. The County Sheriff Department provides jail services to the other incorporated cities under contract.

Courts

The Pacific County District Court is a court of limited jurisdiction that handles felony preliminary appearances, misdemeanors, infractions, anti-harassment orders, name changes, civil and small claims cases, and impounds hearings. The District Court is divided into the Peninsula District and the Willapa District which serve the south and north ends of the County, respectively. Superior Court services are also provided. Both the Willapa District Court and the Superior Court convene on the second floor of the courthouse located in South Bend.

6.9.2 Capacity Analysis

As the population increases, the need for additional sheriff staff and equipment will be evaluated. To serve the projected population, the sheriff department would have to add approximately ten regular employees, and four volunteers by the year 2016 in order to maintain its current level of service. The projected staff needs are identified in Table 6-8.

TABLE 6-8
LAW ENFORCEMENT STAFF NEEDS

Position	1996 ¹ Staff Level	LOS ² Staff /1,000 Pop	2016 Projected ³ Staff Level
Sheriff	1	NA	1
Deputy	13	0.91	16
Corrections Officer	7	0.49	9
Dispatch	8	0.56	10
Clerk	1	0.07	2
Reserve Officer	10 to 16	0.91	16 to 20
Total Staff	43		54

¹ Source: Draft Pacific County Capital Facilities Master Plan 1996-2016.

² Based on unincorporated county population of 14,216.

³ Based on unincorporated county population of 17,456.

6.9.3 Needs Assessment

As previously discussed, a Facility Report is currently being prepared to address the future needs of Pacific County's law enforcement services. The plan's assessment of future needs and the proposed capital improvement budget will be added to the comprehensive plan through the regular amendment cycle. At this time, while it is impossible to provide an estimated cost, it is believed that existing facilities may be inadequate and that improvements will be necessary.

6.10 REFUSE AND RECYCLING SERVICES

6.10.1 Existing Facilities

The County adopted the Pacific County Solid Waste Management Plan Update, 1994, which requires solid waste storage and disposal facilities to be located, maintained, and operated in a manner that will protect the public health, prevent air and water pollution, and avoid the creation of nuisances. While the County is responsible for administering these solid waste facilities and services throughout Pacific County, all facilities are privately owned and operated.

Peninsula Sanitation Service provides the majority of garbage collection service within Pacific County. Harbor Disposal Company provides Service in the North Cove and Tokeland area, and the Cities of Raymond and South Bend provide collection service to city residents and businesses. With the exception of waste from the North Cove and Tokeland area, waste from the northern part of the county is transported to the Royal Heights Transfer Station. Refuse from the North Cove area is transported directly to disposal facilities in Grays Harbor County. In the southern part of the County, waste is transported to Pacific Solid Waste Disposal's transfer station. From the transfer stations the waste is hauled to the Finley Buttes Regional Landfill in

Morrow, Oregon, and to the Roosevelt Regional Landfill located in Klickitat County, near Goldendale, Washington.

The county initiated a recycling program in October 1992, to reduce waste. Recycling receptacles are available at both transfer stations, in Bay Center, Chinook, Ocean Park, Ilwaco, Raymond, Naselle, Willapa Valley, and at the Pacific County Annex in South Bend. Materials accepted include plastic, glass, metal, aluminum, cardboard, and newspaper. The County also administers periodic collection of household hazardous wastes.

6.10.2 Capacity Analysis

Transfer station and landfill facilities serving Pacific County are privately owned and operated. At this time, all facilities provide adequate capacity to meet the county’s needs and no major improvements are planned within the six year planning period. However, as part of the ongoing solid waste management planning process, Pacific County should identify transfer station capacity and projected demand to determine if satisfactory levels of service will be provided.

6.10.3 Planned Improvements

In addition to ongoing administration, planning, and operation of local recycling receptacles, the County is planning to construct a permanent household hazardous waste facility in the Long Beach peninsula area. The project implementation date, estimated cost, and proposed funding source is identified in Table 6-9.

**TABLE 6-9
PLANNED REFUSE AND RECYCLING PROJECTS**

Proposed Project Date	Project Name	Estimated Cost at Project Date	Source of Funds
1998	Household Hazardous Waste Facility	\$150,000	GF, DOE

Funding Source Legend: GF General Fund
DOE Washington State Department of Ecology
Coordinated Prevention Grant

6.11 FACILITIES OF OTHER PUBLIC ENTITIES

6.11.1 Overview

Other public entities within Pacific County include individual water systems, school districts, library system, hospitals, and fire protection districts. For these services that are not within the jurisdiction of the County government, but are required by the residents of Pacific County, this plan encourages those service providers to consider the information and vision presented in this

SECTION 6...

document when planning for future capital improvements. Because the County acts as coordinator and/or clearing house for population growth and related development, this plan also encourages these service providers to maintain close communications with the county in regard to the capacities of their systems or facilities as growth and development take place. By coordinating individual purveyors' plans with this plan, a more effective, cost efficient provision of services will benefit the users and the purveyors. Inclusion of other entities' public facilities does not imply approval by the County of others' level of service standards or plans. This plan includes facilities of other public entities for informational purposes only.

6.11.2 Existing Facilities

Water Systems

The Washington State Department of Health categorizes public purveyors of potable water into two groups. The Group "A" water systems have 15 or more service connections, regardless of the number of people served, or serve 25 or more people per day for a minimum of 60 days per year. Group "B" systems serve less than 25 people for 60 days or more per year. Pacific County has a total of 11 Group A water systems, 47 Group B water systems, and numerous small scale private water systems in operation throughout the county.

Four of the Group A systems are provided by the incorporated cities of Ilwaco, Long Beach, Raymond, and South Bend. For information on these municipal systems, the reader is referred to the individual City Comprehensive Plans. The remaining seven purveyors are located primarily on the Long Beach Peninsula but may also be found along the Willapa Valley, and in the communities of Bay Center and Naselle (see Figure 6-2). These purveyors are:

- Pacific Water Company
- Surfside Water Company
- Ocean Park Water Company
- Chinook Water District
- Willapa Valley Water District
- PUD No. 2 (Bay Center)
- Naselle Water Company

By Joint Plan of Operation, all activities of the Group A and B water systems, including system operation, maintenance, expansion, and water quality, are monitored by the Washington State Department of Health (DOH). Data obtained from the DOH Southwest Regional Office regarding the permitted capacity of each Group A system is summarized in Table 6-10. The DOH reports no capacity problems at this time.

Pacific County is in the process of mapping the Group A service area boundaries. This will allow for a comparison of projected population densities to service area and system capacity. At this time, it is not clear if water system purveyors have the long-term capacity to meet county needs. Pacific County should continue to work with the water districts to develop a county-wide system inventory and should encourage all water system purveyors to complete long-term plans

that coordinate with the land use, population, and other assumptions generated in this Comprehensive Plan.

Comprehensive Plan Pacific County, Washington

WATER DISTRICTS



 Water District Boundaries

Source: Pacific County Auditor's Records.

Note: Naselle Water District Boundary not on record with Pacific County Auditor

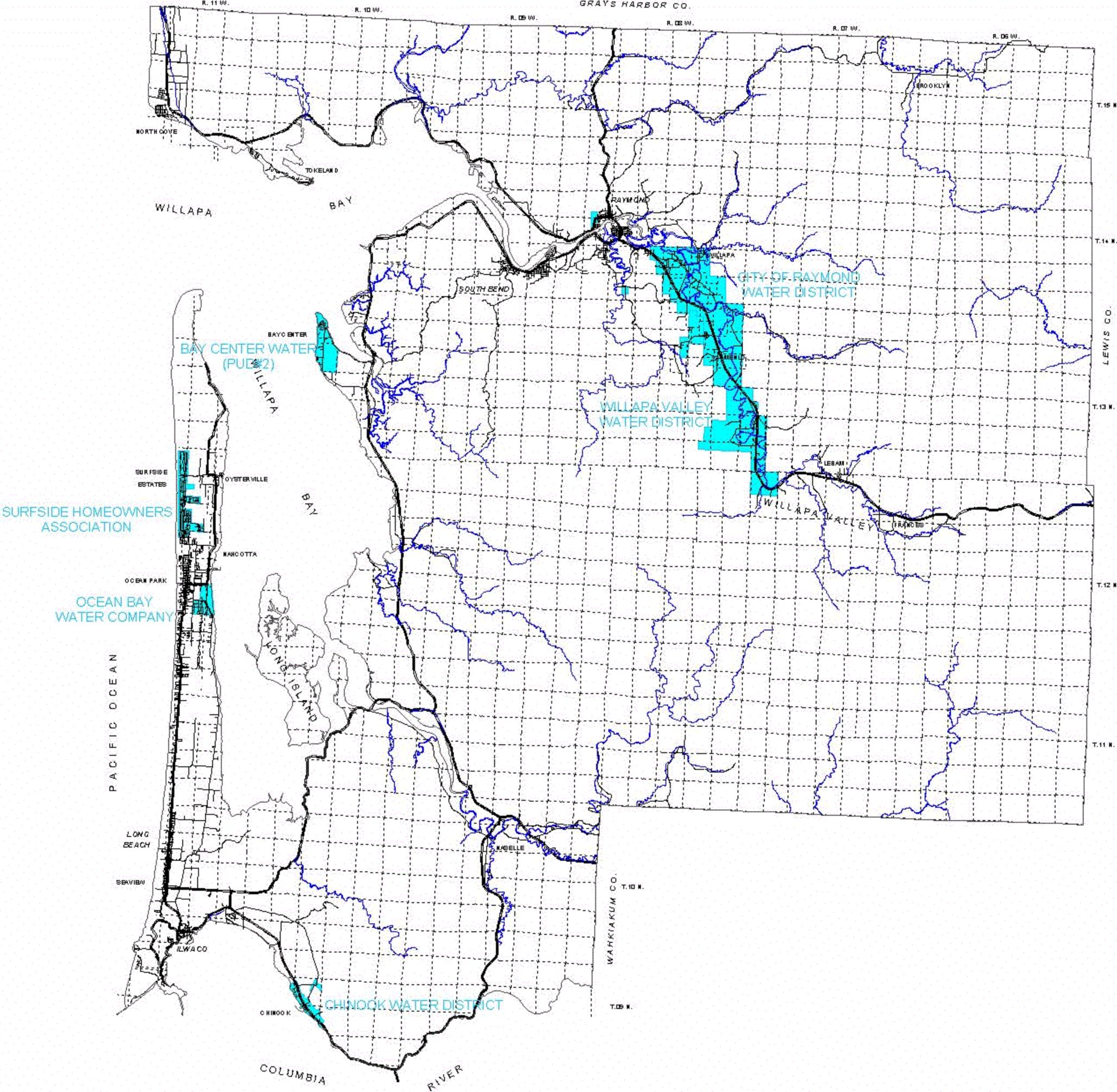
Pacific Co. DPW
Geographic
Information
Systems

The property lines on this map are not accurate. The intended use is for referencing land use only.

Pacific County
Comprehensive Plan

Date: 7-16-98

Figure 6-2



**TABLE 6-10
GROUP A WATER DISTRICTS
PERMITTED SERVICE CONNECTIONS**

Water District	Approved ¹ Connections	Active Connections ²		Total Connections
		Residential	Non-Residential	
Pacific Water Company	259	155	131	286
Surfside Water Company	1,958	581	949	1530
Ocean Park Water Company	U	1,155	0	1155
Chinook Water District	U	221	79	300
Willapa Valley Water District	U	699	0	699
PUD No. 2 (Bay Center)	180	162	0	162
Naselle Water Company	578	415	22	437

¹ Water Districts with approved connections designation ‘U’ have unlimited connection ability. DOH allows them to be self-governing based on data provided in water system plans.

² The DOH reporting system notes residential and non-residential connections without identifying the specific demands of the user. Non-residential uses range from part-time seasonal residents, public drinking faucets, and commercial and industrial users. Where total connections exceed approved connections, an equivalent residential unit (ERU) justification order is on file with the DOH.

School Districts

There are seven school districts serving Pacific County. The South Bend, Raymond, and Ocean Beach districts serve the incorporated cities, but they also draw students from beyond their urban growth areas. The remaining districts primarily serve rural areas. The Ocosta district is located in Grays Harbor County but includes the northwest portion of Pacific County within its boundaries. A summary of the seven school districts, including a brief description of their facilities is provided below.

South Bend School District No. 118

The South Bend School District provides an elementary school, and a combined junior and senior high school. The two facilities are located adjacent to each other on First Street in South Bend. Ancillary facilities include a gymnasium, bus garage, playground, track and field, and separate buildings for administration, vocational occupations, special education, ECEAP, and the North Pacific County-Grays Harbor College facility.

Raymond School District No. 116

The Raymond School District provides the Ninth Street Elementary School and a combined junior and senior high school. The facilities are located across from each other at Ninth and Commercial Streets in Raymond. The district also provides a gymnasium, bus garage, ECAP building, athletic practice field, tennis courts, and a playground. A second elementary school, located in the riverview residential area of Raymond, was closed at the end of the 1996 school year. The future use of this facility is unknown.

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Ocean Beach School District No. 101

The Ocean Beach School District serves the entire Long Beach Peninsula as well as the Chinook area. The district provides two elementary schools (k - 6), a combined junior and senior high school, and an alternative high school. The elementary schools are located in the Long Beach Urban Growth Area, and in the Ocean Park Rural Village. Elementary schools located in the Chinook and Oysterville areas have been closed. The future use of these facilities is unknown. The junior and senior high facility is located within the Ilwaco Urban Growth Area (Hill Top) and provides a bus/maintenance building and an outdoor athletic field. The alternative high school is located in Long Beach. This facility began operation in 1996 and has a current enrollment of 51 students.

Naselle-Grays River Valley School District No. 155

The Naselle-Grays River School District provides a single school combining all grades, kindergarten through twelve. The Naselle School is located at the intersection of Highways SR 401 and SR 4, within the Rural Activity Center of Naselle. Ancillary facilities include a gymnasium, separate maintenance/bus garage, and outdoor athletic field.

Willapa Valley School District No. 160

The Willapa Valley School District provides two elementary schools and one junior/senior high school. Elementary schools are located in Old Willapa (East Raymond) and within the Rural Activity Center of Lebam. The Willapa Valley High School is located in the Rural Activity Center of Menlo. Each of the three campuses contains a gymnasium. The Menlo campus also provides athletic fields and a bus garage.

Ocosta School District No. 172

The Ocosta School District provides an elementary school, and a combined junior and senior high school. The two facilities are located adjacent to each other in Westport, Grays Harbor County. While not physically located within Pacific County, the district serves students from the County's northwest region.

North River School District No. 200

The North River School District provides a single facility serving Kindergarten through 12th grade. The school is located in North River.

Each of the seven school districts were contacted to review capacity issues and proposed capital projects. Of the seven districts, no capacity problems were reported. The Naselle district reports having an extra classroom. Raymond, Ocean Beach, and Willapa Valley all have plans to construct new high schools due to the age and poor condition of the facilities but any such construction is subject to voter approval.

Historic enrollment at Pacific County schools is provided in Table 6-11. Total enrollment between 1994 and 1997 has increased in South Bend, Ocean Beach and Willapa Valley, while total enrollment has decreased or remained constant in the remaining districts

**TABLE 6-11
HISTORIC ENROLLMENT BY SCHOOL DISTRICT**

School District	Grade	1994	1995	1996	1997
South Bend No. 118	K - 6	242	244	262	293
	7 - 12	234	236	223	191
	Total	476	480	485	484
Raymond No. 116	K - 6	369	365	357	332
	7 - 12	345	351	362	324
	Total	714	726	719	666
Ocean Beach² No. 101	K - 6	756	728	730	716
	7 - 12 ³	568	633	644	682
	Total	1324	1361	1374	1398
Naselle No. 155	K - 6	NA	NA	182	166
	7 - 12	NA	NA	160	157
	Total	NA	NA	342	323
Willapa Valley No. 160	K - 6	235	235	245	248
	7 - 12	262	260	262	260
	Total	497	495	507	518
Ocosta No. 172	K - 6	538	525	499	462
	7 - 12	417	456	482	494
	Total	955	981	981	956
North River⁴ No. 200	K - 6	NA	NA	NA	NA
	7 - 12	NA	NA	NA	NA
	Total	60	60	60	60

¹ Source: Washington Superintendent of Public Instruction, year-end average.

² Enrollment recorded on October First.

³ Enrollment includes alternative high school.

⁴ Enrollment estimates provided by district Secretary.

With the exception of Willapa Valley, all districts prepare forecasts of future enrollment on an annual basis and report either no growth or a decline in enrollment projected for the 1998/1999 school year. Willapa Valley is projecting a one percent growth rate over the next five years. To provide a preliminary evaluation of potential facility needs, forecasts were prepared for the year 2016 based on a range of growth. Table 6-12 shows potential enrollment using an annual growth rate ranging from 0.5 to 1.26 percent. The higher rate corresponds to the Office of Financial Management's medium series of growth projected for Pacific County, and to the population forecasts provided in Section 2.

Based on these projections, the increase in enrollment can be expected to range from an additional 6 students at North River to 208 students at Ocean Park Elementary. Most districts could accommodate the new students, either within their existing facilities or by adding portables at the current school site. Depending on where actual population growth occurs, a new school may be warranted.

TABLE 6-12
2016 ENROLLMENT BY SCHOOL DISTRICT

School District	Grade	1996	2016 0.5%/yr	2016 1.26%/yr	Additional Students
South Bend No. 118	K - 6	262	289	337	27 - 75
	7 - 12	223	246	286	23 - 63
	Total	485	535	623	
Raymond No. 116	K - 6	357	394	459	37 - 102
	7 - 12	362	400	465	38 - 103
	Total	719	794	924	
Ocean Beach No. 101	K - 6	730	807	938	77 - 208
	7 - 12	644	712	827	68 - 183
	Total	1374	1519	1765	
Naselle No. 155	K - 6	182	201	234	19 - 52
	7 - 12	160	177	206	17 - 46
	Total	342	378	440	
Willapa Valley No. 160	K - 6	245	271	315	26 - 70
	7 - 12	262	289	337	27 - 75
	Total	507	560	652	
Ocosta No. 172	K - 6	499	551	641	52 - 142
	7 - 12	482	533	619	51 - 137
	Total	981	1084	1260	
North River No. 200	K - 6	NA	NA	NA	NA
	7 - 12	NA	NA	NA	NA
	Total	60	66	77	6 - 17

The Growth Management Act requires school districts to prepare plans for future needs including six-year capital facilities plans. Each district is charged with developing long-range strategic plans that outline facility conditions, establish maintenance and utilization plans for existing facilities, plan for additions to existing facilities, and plan for new or replacement facilities. It is expected that level of service standards, future school needs, and funding mechanisms will be identified during the planning processes. Pacific County cannot control the planning of these school districts but encourages them to complete these long-term plans and to use land use, population, and other assumptions generated in this Comprehensive Plan.

Fire Districts

There are eight fire protection districts that serve Pacific County (see Figure 6-3). These districts operate as junior taxing districts within the county with all revenue obtained from property taxes or special bonds. The bulk of fire suppression resources are provided by volunteers who report to the emergency scene or to assigned stations to bring equipment to the fire scene. The only district with a paid staff is District No. 1 on the peninsula with a staff of two paid employees and 54 volunteers. Two districts, 3 and 8, contract with nearby cities for fire protection. A brief summary of each district is provided below. Capital needs are included for those districts

providing this information. No budget data was available.

Peninsula District No.1

Peninsula District No. 1 serves the entire Long Beach peninsula with the exception of the incorporated cities of Long Beach and Ilwaco, both of which maintain a mutual aid agreement with the district. Facilities include two primary stations located in Ocean Park and Seaview, and five satellite stations throughout the peninsula area. Staff includes two full time paid employees (Chief and District Secretary) and 52 volunteer fire fighters and 2 volunteer paramedics. The district operates 25 fire trucks and or aid cars. Projected needs include Jaws of Life equipment and thermal imager.

Chinook District No.2

The Chinook District No. 2 serves the Chinook valley area to the Oregon boarder. Maintains one fire station in Chinook and operates with 18 volunteer fire fighters, two EMTs, and one paramedic. Equipment includes three trucks. Projected need for new fire truck.

Willapa Valley District No. 3

The Willapa Valley District No. 3 serves the area east of Raymond to Elk Prairie Road, north to the County boarder, and west to Baleville. The district contracts with the City of Raymond to provide fire protection services throughout the majority of the district. District volunteers staff one satellite fire station in Lebam. Currently evaluating need for a new station in the Valley area.

Naselle District No. 4

The Naselle District No. 4 extends east to Salmon Creek, west to Parpala Road, north to Johnson Landing, and south along Knappton Road. Maintains one fire station and operates with a volunteer staff of 30 fire fighters, and seven EMTs. Equipment includes three tankers, three trucks, three ambulances, and one rescue vehicle. Projected need for a new fire truck.

North Cove District No. 5

The North Cove District No. 5 includes the Pacific Coast area from Tokeland, north to the county boarder. Service is provided from two fire stations located in North Cove and Tokeland, and with a volunteer staff of 24 fire fighters, one paramedic. Equipment includes two trucks, one tanker, and one brush truck. Projected need for a new fire truck.

Bay Center District No. 6

The Bay Center District No. 6 serves the Bay Center peninsula west to Goosepoint, and the area south to Nemah, and north to Stony Point. Service is provided from one fire station in Bay Center and with a volunteer staff of 14 fire fighters, four EMTs, and seven first responders. Equipment includes three trucks, and one tanker. Projected needs include new septic service.

Comprehensive Plan Pacific County, Washington

FIRE DISTRICTS



- Fire Districts
- BAY CENTER FIRE DIST. NO. 6
 - CHINOOK FIRE DIST. NO. 2
 - NASELLE FIRE DIST. NO. 4
 - NEMAH FIRE DIST. NO. 7
 - NORTH COVE FIRE DIST. NO. 5
 - PENINSULA FIRE DIST. NO. 1
 - SOUTH BEND FIRE DIST. NO. 8
 - WILLAPA VALLEY FIRE DIST. NO. 3

Source: Pacific County Auditor's Records

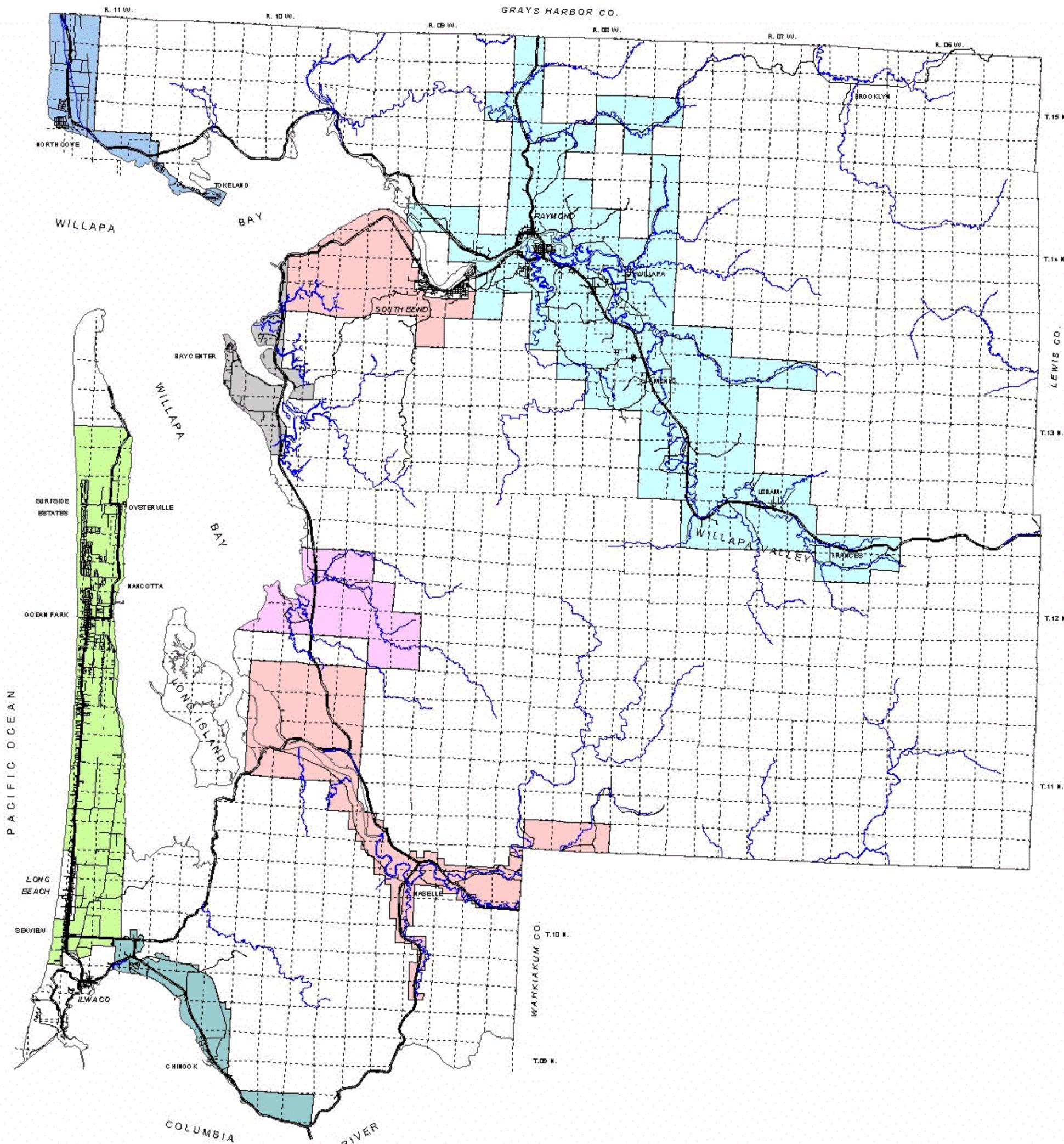
Pacific Co. DPW
Geographic
Information
Systems

The property lines on this map are not accurate. The intended use is for referencing land use only.

Pacific County
Comprehensive Plan

Date: 7-16-98

Figure 8-3



Nemah District No. 7

The Nemah District No. 7 serves the area from Nemah Road to Linn Point. The district provides one fire station and operates with a volunteer staff of eight fire fighters, and two trucks. Projected needs include remodeling the existing fire station.

Rural South Bend No. 8

The Rural South Bend No. 8 service area extends from Eklund Park, west to Bruceport Park with the exception of Stony Point. The district contracts with the City of South Bend to provide fire protection services.

Libraries

The County is served by the Timberland Regional Library System, with facilities located in South Bend, Raymond, Naselle, Ilwaco, and Ocean Park.

Hospitals

The north end of the County is served by the Willapa Harbor Hospital, located in South Bend. South County is served by the Ocean Beach Hospital located in Ilwaco.

6.12 AVAILABLE SOURCES OF REVENUE

6.12.1 General

Pacific County has three general criteria for the funding of capital improvement projects. First, the County is committed to meeting all county, state, and federal laws and regulations, particularly as they apply to public health and safety. Second, the County wishes to meet its capital facilities needs in the most cost-effective manner possible. Finally, the County attaches much importance to financial responsibility. While the County anticipates that the capital improvements included in this plan will contribute to greater economic vitality, fiscal prudence dictates that the County must plan for relatively flat revenues over the next few years.

Capital outlays in Pacific County tend to vary a great deal from year to year, depending on need and ability of the County to secure grants to fund particular projects. In the past, Pacific County has not typically allocated general fund revenues for large capital projects. Rather, these projects are funded through bond issues, state and federal grants, and revenues from enterprise funds, such as water and solid waste fee revenues. Special assessment or special benefit district formation, including local improvement district bonds, is another potential method of funding projects. The County also taps the resources of the private sector to help pay for capital construction, through developer contributions which may be assessed as part of the development permit review process.

Abbreviations used throughout this section for funding sources include:

ALEA Aquatic Lands Enhancement Account
BROS Bridge Replacement Off System

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CCWF	Centennial Clean Water Fund
CDBG	Community Development Block Grant, Department of Community, Trade, and Economic Development
CRF	County Road Fund
CZMF	Coastal Zone Management Fund
DOE	Department of Ecology Coordinated Prevention Grant
ESF	Eklund Park Sewer Fund
FCAAP	Flood Control Account Program
GO	General Obligation Bonds
SC	Flood Control Zone District Service Charge
FEMA HMA	Federal Emergency Management Agency Hazard Mitigation Assistance
GF	Pacific County General Fund
P&T	Paths and Trails Fund
PWTF	Public Works Trust Fund
RAP	Rural Arterial Preservation
RB	Revenue Bonds
STP	Surface Transportation Plan
WSDOT	Washington State Department of Transportation

6.12.2 Locally-Generated Revenue

Locally generated revenues can be used to cover costs of capital facility improvements as well as the expenses of replacing and updating existing facilities, administration, operations and maintenance, and debt service on previous system improvements. Typical local revenue sources include the following:

- General government taxes such as property taxes and sales tax.
- Revenue or general obligation bonds.
- Local Improvement District (LID), Utility Local Improvement District (ULID), or Road Improvement District (RID) formation as an equitable assessment of benefited properties.
- Developer financing, or improvements made in lieu of financial contributions, utilizing a variety of extensions and agreements tailored to specific projects.
- County funding with a general facilities charge assessment made to each property in the benefited area.
- Creation of Special Districts, such as a Flood Control Zone District, with a rate structure to generate required revenue.

Several of these revenue options are discussed below.

Revenue Bonds

The most common source of funds for construction of major utility improvements is the sale of revenue bonds. The tax-free bonds are issued by the County. The major source of funds for debt service on these revenue bonds is from user service rates. In order to qualify to sell revenue bonds, the County must show that its net operating income (gross income less expenses) is equal to or greater than a factor, typically 1.2 to 1.4, times the annual debt service on all par debt. If a coverage factor has not been specified it will be determined at the time of any future bond issue. This factor is commonly referred to as the coverage factor and is applicable to revenue bonds sold on the commercial market.

General Obligation Bonds

The County, by special election, may issue general obligation bonds to finance almost any project of general benefit to the County. The bonds are paid off by assessments levied against all privately owned properties within the County. This includes vacant property which otherwise would not contribute to the cost of such general improvements. This type of bond issue is usually reserved for municipal improvements that are of general benefit to the public, such as arterial streets, bridges, lighting, municipal buildings, fire fighting equipment, parks, and water and wastewater facilities. Inasmuch as the money is raised by assessment levied on property values, the business community also provides a fair share of funds to pay off such bonds.

General obligation bonds have the best market value and carry the lowest rate of interest of all types of bonds available to the county.

Disadvantages of general obligation bonds include the following:

- Voter approval is required which may be time-consuming, with no guarantee of successful approval of the bond; and
- The County would have a practical or legal limit for the total amount of general obligation debt. Financing large capital improvements through general obligation debt reduces the ability of the utility to issue future debt.

Utility Local Improvement Districts

Another potential source of funds for improvements comes through the formation of Utility Local Improvement Districts (ULIDs) involving an assessment made against properties benefited by the improvements. ULID bonds are further guaranteed by revenues and are financed by issuance of revenue bonds.

ULID financing is frequently applied to utility system extensions into previously unserved areas. Typically, ULIDs are formed by the County at the written request (by petition) of the property owners within a specific area of the County. Upon receipt of a sufficient number of signatures on petitions, the local improvement area is defined, and a utility system is designed for that particular area in accordance with the County's Comprehensive Plan. Each separate property in the ULID is assessed in accordance with the special benefits the property receives from the

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system improvements. A county-wide ULID could form part of a financing package for large-scale capital projects such as water supply or storage improvements which benefit all residents in the service area.

There are several benefits to the county in selecting ULID financing. The assessment places a lien on the property and must be paid in full upon sale of the property. Further, property owners may pay the assessment immediately upon receipt reducing the costs financed by the ULID.

The advantages of ULID financing, as opposed to rate financing, to the property-owner include:

- The ability to avoid interest costs by early payment of assessments;
- If the ULID assessment is paid off in installments, it may be eligible to be deducted from federal income taxes;
- Low-income senior citizens may be able to defer assessment payments until the property is sold; and
- Some Community Block Grant funds are available to property owners with incomes near or below the poverty level. Funds are available only to reduce assessments.

The major disadvantage to the county-wide ULID process is that it may be politically difficult to approve formation. The ULID process may be stopped if owners of 40 percent of the property area within the ULID boundary protest its formation.

Developer Financing

Developers may fund the construction of extensions to the utility systems to property within new plats. The developer extensions are turned over to the county for operation and maintenance when completed.

It may be necessary, in some cases, to require the developer to construct more facilities than those required by the development in order to provide either extensions beyond the plat and/or larger pipelines for the ultimate development of the system. The County may institute regulations to reimburse the developer through either direct outlay, latecomer charges, or reimbursement agreements for the additional cost of facilities, such as increased size of pumping stations and pipelines over those required to serve the property under development. Developer reimbursement (latecomer) agreements provide up to ten years or more for developers to receive payment from other connections made to the developer-financed improvements.

System Development Charges (SDC)

The County may adopt a system development charge or connection charge to finance improvements of general benefit to infrastructure which are required to meet future growth. System development charges are generally established as one-time charges assessed against new customers as a way to recover a part or all of the cost of additional infrastructure capacity

constructed for their use.

The system development charge or fee is deposited in a construction fund to construct such infrastructure. The intent is that all new customers will pay an equitable share of the cost of the infrastructure improvements needed to accommodate growth.

6.12.3 Non-Local Revenue

It is important for the County to identify sources of revenue available from agencies outside the county for implementing projects identified in this Capital Facilities Element. Federal, State, and other public program funds have assisted in financing capital improvement projects in the past. However, such monies have become increasingly scarce in recent years.

The following describes several funding sources available to the county without reference to any specific project. The selected funding sources will depend on the status of the County's existing financial commitments, capital and cash flow requirements, funding source availability, and the impact on the service rates and connection charges. Potential funding sources include:

Grants: Department of Community Development
USDA, Rural Development (Formerly FmHA)

Loans: Public Works Trust Fund
Flexline
Rural Economic Community Development

Community Development Block Grant

Community Development Block Grant (CDBG) financing is available to non-entitlement cities and counties for projects primarily benefiting low to moderate-income persons. The maximum grant funding available is \$500,000. To be eligible for CDBG grants, the municipality must be included on the list of eligible jurisdictions and this must be a jurisdiction with at least 51 percent low/moderate incomes. The county meets both of these eligibility requirements.

USDA, Rural Development (Formerly FmHA)

Rural Development (RD) has a loan program, which, under certain conditions, includes a limited grant program. Grants may be awarded when the annual debt service portion of the utility rate exceeds 1.0 percent to 1.5 percent of the municipality's median household income. In addition, RD has a loan program for needy communities that cannot obtain funding by commercial means through the sale of revenue bonds. The loan program provides long-term 30 to 40-year loans at an interest rate that is based on federal rates and varies with the commercial market. RECD loans are revenue bonds with a 1.1 debt coverage factor.

Public Works Trust Fund

The Public Works Trust Fund (PWTF) is a revolving loan fund designed to help local governments finance needed public works projects through low-interest loans and technical

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assistance. The PWTF, established in 1985 by legislative action, offers loans substantially below market rates, payable over periods ranging up to 20 years.

Interest rates are one, two, or three percent, with the lower interest rates providing an incentive for a higher local financial share. To qualify for a three percent loan, the local community must provide ten percent of the project costs. A 20 percent local share qualifies the applicant for a two percent interest rate and a 30 percent local share qualifies for a one percent loan. The useful life of the project determines the loan term, with a maximum term of 20 years.

To be eligible, an applicant must be a local government such as a city or county, or special purpose utility district, and have a long-term plan for financing its public work needs. If the applicant is a county or city, it must adopt the 1/4 percent real estate excise tax dedicated to capital purposes. Eligible public works systems include streets and roads, bridges, storm sewers, sanitary sewers, and domestic water. Loans are presently offered only for purposes of repair, replacement, rehabilitation, reconstruction or improvement of existing eligible public works systems, in order to meet current standards and to adequately serve the needs of existing service users. Ineligible expenses include public works financing costs that arise from forecasted, speculative, or service area growth. Such costs do not make a project ineligible but must be excluded from the scope of their PWTF proposal.

Since substantially more trust fund dollars are requested than are available, local jurisdictions must compete for the available funds. The applications are carefully evaluated, and the Public Works Board submits to the Legislature a prioritized list of those projects recommended to receive low-interest financing. The Legislature reviews the list and indicates its approval through the passage of an appropriation from the Public Works Assistance Account to cover the cost of the proposed loans. Once the Governor has signed the appropriation bill into law (as action that usually occurs by the following April), those local governments recommended to receive loans are offered a formal loan agreement with appropriate interest rate and term as determined by the Public Works Board.

Flexline

Flexline is a low cost cooperative program offered by the Association of Washington Cities (AWC) and Washington State Association of Counties (WSAC) in cooperation with U.S. Bank of Washington. Cities and counties may pool debt of up to \$500,000 per jurisdiction per issuance into one larger certificate of participation. The cooperation financing alternative may be used to purchase equipment, real property, or other debt financed projects.

The certificates of participation (COPs) have the appearance of a bond or note, and are tax exempt. Typically, Flexline debt is non-voted or non-utility backed revenue debt. To receive Flexline financing, a municipality needs to submit an application and pass an ordinance or resolution for financing. Funding is usually provided after the ordinance or resolution becomes effective. Interest rates are determined in the open market.

6.13 CAPITAL IMPROVEMENT PLAN

The Capital Improvement Plan is prepared to prioritize projects and predict fiscal trends based on revenues and expenditures of the county. This enables the county to maintain and improve public facilities and infrastructure to meet established standards. A master list of capital improvement projects is presented in Table 6-13.

To ensure that the resources are available to provide the needed facilities, the plan will be reviewed on an annual basis by the county. If the county is faced with funding shortfalls various strategies to meet funding needs may be used. These include, but are not limited to, prioritizing projects focusing on concurrency, increasing revenues through use of bonds or user fees, decreasing facility costs by changing the project scope, or revising the comprehensive plan's land use element or adopted levels of service. In addition, the year in which a project is carried out, or the exact amounts of expenditures by year for individual facilities may vary from that stated in the capital improvement plan due to:

- unanticipated revenues or revenues that become available to the county with conditions about when they may be used; or
- new development that occurs in an earlier or later year than had been anticipated.

Specific debt financing proposals may vary from that shown in the comprehensive plan due to changes in interest rates, other terms of financing, or other conditions which make the proposals in the plan not advantageous financially.

6.14 GOALS AND POLICIES

The goals and policies of the Pacific County Comprehensive Plan are intended to provide guidance for decision-making processes subject to this Plan. These goals and policies were initially developed by separate groups of citizens across the various regions of the County, and by the incorporated cities within the County. To reflect the desired direction of the County as a whole, the work of these individual regions, and cities have been combined as presented below. Goals and policies do not apply to the incorporated cities, but rather, only to unincorporated areas of the County.

Goal CF-1: Public involvement should be solicited and encouraged in public facilities planning.

Goal CF-2: When designing and locating public facilities, public entities and utility providers should provide mitigation to prevent adverse impacts on the environment and other public facilities.

Policy CF-2.1: Impacts on water resources, drainage systems, natural habitat, geologically hazardous areas, other sensitive areas, and transportation

systems should be considered and adverse impacts avoided or mitigated.

Goal CF-3: The costs of proposed County-owned capital facilities should be within the County's funding capacity, and be equitably distributed between facility users and the County in general.

Policy CF-3.1: The Capital Facilities Plan should integrate all of the County's capital project resources (grants, bonds, general county funds, donations, real estate excise tax, fees and rates for public utility services, and any other available funding).

Policy CF-3.2: The additional operation and maintenance costs associated with the acquisition or development of new capital facilities should be assessed. If accommodating these costs places an unacceptable burden on the operating budget, capital plans may need to be adjusted.

Policy CF-3.3: Regional funding strategies should be explored for capital facilities to support comprehensive plans developed under the Growth Management Act.

Policy CF-3.4: Agreements should be developed between the County and cities for transferring the financing of capital facilities in the Urban Growth Areas to the cities before annexations occur.

Policy CF-3.5: Public utility services should be provided at the lowest possible cost, taking into account both construction and operation/maintenance costs.

Policy CF-3.6: New public utility services should provide adequate growth capacity to avoid expensive retrofits or expansions.

Policy CF-3.7: If the County is faced with capital facility funding shortfalls, any combination of the following strategies should be used to balance revenues and public facility needs:

- Increase revenues through use of bonds, new or increased user fees or rates, new or increased taxes/service charges, regional cost sharing, or impact fees.
- Decrease level of service standards if consistent with Growth Management Act Goals.
- Reprioritize projects.

- Decrease the cost of the facility by changing project scope, or finding less expensive alternatives.
- Decrease the demand for the public service or facility. This could involve instituting measures to slow or direct population growth or development.
- Revise the Comprehensive Plan's land use and rural areas element to change types or intensities of land use as needed to match the amount of capital facilities that can be provided.

Goal CF-4: Public facilities and services should be provided commensurate with planned development intensities without unduly impacting current service levels.

Policy CF-4.1: Land use decisions as identified in the comprehensive plans of the County and cities should be the determinants of development intensity rather than public utility decisions and public utility planning.

Policy CF-4.2: Where land use plans and zoning regulations conflict with long-range plans for public utilities, the plan and zoning designations should be reviewed.

Policy CF-4.3: Extension of services and construction of public capital facilities should be provided at levels consistent with development intensity identified in this Comprehensive Plan.

Policy CF-4.4: Public utility services within urban growth areas and areas of more intense development should be phased outward from the urbanizing core in order to promote infilling.

Goal CF-5: Public facilities and services should be provided at reasonable costs, consistent with the County's Comprehensive Plan, capital budget, and six year transportation program.

Policy CF-5.1: Pacific County's annual capital budget and six year transportation program required under RCW 36.81.121 should be consistent with the intent and substance of this Capital Facilities Plan and the Transportation Element of this Comprehensive Plan.

Goal CF-6: Sewer systems should be provided in rural areas only to correct public health problems.

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Policy CF-6.1: Pacific County should allow sewer systems in designated urban growth areas. They should be allowed in rural areas only to correct identified health hazards or water quality problems in areas of existing development.

Policy CF-6.2: Where new sewer systems are being provided to unincorporated rural areas, Pacific County should be the primary sewer system provider.

Goal CF-7: New County owned drinking water systems should be provided in rural areas only to correct public health problems.

Policy CF-7.1: In unincorporated areas inside the urban growth areas around cities, the cities should be the primary water provider.

Policy CF-7.2: In order to resolve documented health hazards, safety, or pollution problems in areas of existing rural development, the County may serve as the water utility owner, or develop a proactive assistance program focused on keeping small distribution systems in private ownership.

Goal CF-8: Capital facilities should be designed to include mitigation to protect surface and ground water quality and habitat, to prevent chronic flooding from stormwater, to maintain natural stream hydrology, and to protect aquatic resources in areas experiencing flood control problems.

Policy CF-8.1: Within active flood control zone districts, comprehensive Drainage Basin Plans should be developed to identify and prioritize necessary stormwater services and capital facilities. As new Basin Plans are adopted, the stormwater element of the Capital Facilities Plan should be reprioritized and updated as needed.

Policy CF-8.2: Within active flood control zone districts, the County should attempt to limit potential damage, dangers, or public costs associated with inappropriate land development by reasonable regulation of and application of uniform surface water and erosion control standards.

Policy CF-8.3: New development activities in sensitive areas should make provisions for surface water control.

Policy CF-8.4: Public improvements and private developments should not alter natural drainage systems without acceptable mitigating measures which limit the risk of flooding or negative impacts to water quality.

Policy CF-8.5: Natural surface water storage sites that help regulate streamflows and/or recharge groundwater should be preserved and their water

quality protected, as may be further defined in any adopted drainage ordinance.

Policy CF-8.6: Capital facilities development should not increase peak surface water runoff. In critical drainage, erosion, or flood hazard areas, development should not increase total runoff quantity.

Policy CF-8.7: Site designs and construction practices should limit on-site erosion and sedimentation during and after construction.

Policy CF-8.8: Surface water runoff from development adjacent to steep slopes, ravines, or marine bluffs should be routed so it does not cause erosion or landslides. Runoff should be sufficiently diffused so that flows do not create erosion.

Policy CF-8.9: Natural stream channels should be preserved, protected, and enhanced for their hydraulic, ecological, and aesthetic functions.

Policy CF-8.10: The natural flood storage function of floodplains should be preserved where practicable.

Policy CF-8.11: One hundred year floodplains should be protected by locating roads and structures above the one hundred year level, and requiring development to mitigate for existing flood storage capacity lost to filling.

Policy CF-8.12: Development on steep slopes should be designed to prevent property damage and environmental degradation.

Policy CF-8.13: In areas subject to erosion, native ground cover should be retained or replaced after construction, special construction practices should be used, and allowable site coverage may need to be reduced to prevent erosion and sedimentation. Limitations on the time when site work can be done may also be appropriate.

Goal CF-9: **The County should coordinate planning of parks, trails, and preserves with other local governments within the County so as to serve all residents of the County.**

Policy CF-9.1: The County should work with cities and other local governments to coordinate park needs throughout the County and to identify regional funding strategies.

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Policy CF-9.2: Future acquisition of parks, trails and preserves, if desired, should occur in a coordinated manner, within an overall plan that identifies priorities, funding sources, and a timetable for acquisition.

Policy CF-9.3: The County should cooperate with other public agencies to share public facilities for park and year-round recreational use.

Goal CF-10: New County government buildings should be located to provide convenient access to residents. County government buildings should be designed for efficient and frugal use of public monies.

Policy CF-10.1: Standards for level of service must be realistic, attainable, and not excessive. Level of Service standards should be based on:

- Consideration of national, state and professional standards for the applicable space.
- Applicable federal and state laws.
- Cost effectiveness and consideration of the ability of the county to fund ongoing costs of operations and maintenance.

Policy CF-10.2: Efficiency in design and use should be a goal for new facility development. Building design and function should promote flexibility to accommodate a variety of uses and interior spatial changes.

Policy CF-10.3: Charges for space in County buildings should recover full costs, including capital expenses, amortization, depreciation, and maintenance and operation cost.

Goal CF-11: The impact of new school facilities on roads and neighboring uses should be assessed before construction begins.

Policy CF-11.1: Where the size of a single proposed development warrants, the developer should identify at the first stage of project review proposed school sites which meet school district needs.

Policy CF-11.2: Where practical, schools should be located along non-arterial roads, or should include frontage and off-site improvements needed to mitigate the impacts of pedestrian and vehicular traffic. Availability of sewer and water facilities and the presence of safety hazards should also be considered in siting schools.

Goal CF-12: The County should not provide landfill services.

Policy CF-12.1: The County should continue to oversee the landfill and transfer station facility activities provided by private companies. To facilitate the coordination of these services, the County should discuss and exchange population forecasts, development plans, and technical data with the providers identified in this plan.

Goal CF-13: A recycling program should exist with the goal of reducing or recycling the County's waste stream as defined in the 1994 Pacific County Solid Waste Management Plan Update, and subsequent amendments.

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TABLE 6-13
MASTER LIST OF CAPITAL IMPROVEMENT PROJECTS

Project Date	Project Name	Estimated Cost	Source of Funds
Water & Sewer System Projects			
	None Identified	\$0	
Refuse and Recycling Projects			
1998	Household Hazardous Waste Facility	\$150,000	GF, DOE
Total Refuse and Recycling Projects		\$ 150,000	
Stormwater System Projects			
1998	SR 101 Ditch-Sandridge to Holman	\$18,300	SC, WSDOT
1998	Pioneer Road Vicinity Improvements	\$57,500	SC
1998	I Lane Basin Improvements	\$77,750	SC, FEMA
1998	Sand Road Basin Berm Repair	\$40,000	SC, FCAAP
1999	WPA Ditch Extension and Improvements	\$145,000	SC
1999	Holman Road Approach Improvements	\$2,500	SC
2000	Loomis Lake Control Structure/Channel	\$390,000	SC
2000	South Main Channel Improvements	\$42,000	SC
2000	Skating Lake Control Structure	\$90,000	SC
2001	Klipsan Beach Basin Improvements	\$316,000	SC, CRF
2001	South Main Pump Station	\$591,635	SC, FEMA
2001	M Place Basin Improvements	\$632,000	SC, CRF
2002	Joe Johns Ocean Outfall	\$426,000	SC
2002	Seaview Storm Drain Improvements	\$817,300	SC, CRF
2003	South Surfside Outfall Extension	\$56,000	SC
2003	N Place/Ocean Park Basin Improvements	\$480,000	SC, CRF
2003	East Main Lakes Restoration	\$350,000	SC, Grant
Total Stormwater System Projects		\$ 4,531,985	
Transportation Projects			
1998	Gamage Bridge	\$ 514,000	CRF, BROS
1998	Ulrich Road	\$ 20,000	CRF
1998	Oysterville Road/SR 103	\$ 910,000	CRF, STP, RAP, DOT
1998	Bay Center Road	\$ 363,000	CRF, STP
1998	227 th (Klipsan Beach Road)	\$ 289,000	CRF, RAP
1998	Lily Wheaton Road	\$ 224,000	CRF, RAP
1998	Willapa Road	\$ 230,000	CRF, RAP
1998	Peninsula Corridor Improvements Pre-Design	\$ 50,000	CRF, STP

Project Name		Estimated Cost	Source of Funds
Transportation Projects (Continued)			
1998	Sandridge Road Outfall	\$ 70,000	CRF
1998	221 st Place	\$ 2,000	CRF
1998	Crane Place	\$ 2,000	CRF
1998	219 th Street	\$ 2,000	CRF
1998	225 th Place	\$ 2,000	CRF
1998	N Place	\$ 2,000	CRF
1998	J Place	\$ 15,000	CRF
1998	Park Avenue	\$ 22,000	CRF
1998	G Street	\$ 96,000	CRF
1998	311 th Street	\$ 4,000	CRF
1998	Knappton Road (Boat Launch)	\$ 20,000	CRF
1998	Oregon Street	\$ 24,000	CRF
1998	Ilwaco Cemetery Road	\$ 12,000	CRF
1998	G Street	\$ 96,000	CRF
1998	Miscellaneous Safety Enhancement Projects	\$ 166,000	CRF
1998	Miscellaneous Culvert Replacement	\$ 195,000	CRF
1999	Golf Course Road	\$ 267,000	CRF, STP
1999	60 th Street	\$ 255,000	CRF, P&T
1999	V Place/68 th Street	\$ 295,000	CRF, RAP
1999	67 th /68 th Street Extension to V Place	\$ 395,000	CRF
1999	N Street/295 th Street	\$ 330,000	CRF, STP
1999	Williams Creek Bridge	\$ 381,000	CRF, BROS
1999	270 th Street	\$ 50,000	CRF
1999	I Street	\$ 240,000	CRF, RAP
1999	Salmon Creek Road	\$ 40,000	CRF
1999	Elkhorn Road	\$ 110,000	CRF
1999	I Street	\$ 245,000	CRF, CAPP
2000	Bay Center Dike Road	\$ 567,000	CRF, RAP
2000	Valley Street	\$ 25,000	CRF
2000	Holman Road	\$ 10,000	CRF
2000	Second Street, Bay Center	\$ 25,000	CRF
2000	113 th Street	\$ 22,000	CRF
2000	Menlo-South Fork Road	\$ 36,000	CRF
2000	Niawakiakum Bridge	\$ 300,000	CRF, BROS
2000	Davis Creek Bridge	\$ 432,000	CRF, BROS

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Project Date	Project Name	Estimated Cost	Source of Funds
Transportation Projects (Continued)			
2000	U Street	\$ 137,000	CRF
2000	Willows Road	\$ 75,000	CRF
2000	274 th Place	\$ 21,000	CRF
2000	Camp One Road	\$ 96,000	CRF
2000	Upper Naselle Road	\$ 255,000	CRF, STP
2000	Smith Creek Road	\$ 205,000	CRF
2000	Butte Creek Road	\$ 305,000	CRF
2001	Sandridge Road	\$ 505,000	CRF, RAP
2001	North Nemah Bridge	\$ 544,000	CRF, BROS
2001	Smith Anderson Bridge	\$ 74,000	CRF, BROS
2001	Monohan Landing Road Thompson Slide	\$ 258,000	CRF, RAP
2001	South Valley Road	\$ 300,000	CRF, RAP
2001	Smith Creek Road	\$ 310,000	CRF, RAP
2001	Raymond-South Bend Road	\$ 91,000	CRF, RAP
2001	Sandridge Road	\$ 385,000	CRF, RAP
2002	Huber Creek Bridge	\$ 382,000	CRF, BROS
2002	Falls River Bridge	\$ 677,000	CRF, BROS
2002	SR 101/Sandridge Road Channelization	\$ 285,000	CRF, STP
2002	Menlo-Rue Creek Road	\$ 660,000	CRF, CAPP
2002	Gould Bridge	\$ 200,000	CRF, BROS
2002	Fern Creek Bridge	\$ 222,000	CRF, BROS
2002	South Nemah Bridge	\$ 502,000	CRF, BROS
2002	Surfside Bridge	\$ 405,000	CRF, BROS
2002	North Nemah Road	\$ 111,000	CRF, RAP
2003	Butte Creek Bridge	\$ 195,000	CRF, BROS
2003	Smith Creek Road Slide Reconstruction	\$ 400,000	FHWA
2003	Sandridge Road	\$ 355,000	CRF, RAP
2003	Sandridge Road	\$ 355,000	CRF, RAP
2003	Heckard Road	\$ 130,000	CRF, CAPP
Total Transportation Projects		\$15,699,000	
Building Projects			
1998	DCD South County Modular Facility	\$185,000	GO
1998	Courthouse Annex Improvements	\$150,000	GO
1998	Adult Detention/Correction Improvements	\$230,000	GO

...CAPITAL FACILITIES ELEMENT

Project Date	Project Name	Estimated Cost	Source of Funds
Building Projects (Continued)			
1998	Courthouse UST Replacement	\$70,000	GO
1999	South County Law & Justice Facility	\$2,760,000	GO
1999	South County Maintenance Facility	\$2,500,000	GO, CRF
1999	North County Maintenance/Public Works Facility	\$3,205,000	GO
Total Building Projects		\$8,535,000	

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Planned Parks and Recreation Projects

Proposed Project Date	Project Name	Estimated Cost at Project Date	Source of Funds
1998	Naselle Boat Launch, Phase I & II	\$88,000	L, M
1999	Naselle Boat Launch, Phase III	\$400,000	U
1998	Morehead Park, Septic and Drainfield Replacement	\$17,500	L
1999	60 th Street Trail	\$10,000	L
1999	Columbia Pacific Resource Center, Phase I	\$440,000	D, M, U
2000	Columbia Pacific Resource Center, Phase II	\$50,000	D, M, U
2001	Columbia Pacific Resource Center, Phase III	\$4,232,000	D, M, U
1999	Bush Park Land Acquisition	\$25,000	U
2000	Bush Park Improvements	\$150,000	U
1999	Chinook Park Rest Area Phase I	\$339,000	U
2000	Chinook Park Rest Area Phase II	\$275,000	U
2002	Chinook Park Rest Area Phase III	\$50,000	U
1998	Long Beach Peninsula Trail System – Planning	\$17,600	M, U
1999	Ocean Park to Nahcotta Trail	\$232,000	U
1998	Menlo Fairgrounds	\$20,000	L
Unknown	Lewis & Clark Bicentennial Project	\$9,000,000	U
Unknown	EDC, Peninsula Senior Center	\$900,000	U
Unknown	Port of Peninsula Public Boat Launch	\$40,000	U
Unknown	North County Swimming Pool	\$800,000	U
1999	Bruceport Park Restroom Improvements	\$90,000	GF
Total Planned Parks and Recreation Projects		\$17,176,100	

Funding Source Legend:

ALEA	Aquatic Lands Enhancement Account	NCRD	North County Recreational District
BROS	Bridge Replacement Off System	P&T	Paths and Trails Fund
CCWF	Centennial Clean Water Fund	PWTF	Public Works Trust Fund
CDBG	Community Development Block Grant	RAP	Rural Arterial Preservation
CRF	County Road Fund	RB	Revenue Bond
CZMF	Coastal Zone Management Fund	S	State Grant
DOE	Ecology Coordinated Prevention Grant	STP	Surface Transportation Program
FCAAP	Flood Control Account Program	TIA	Transportation Improvement Account
SC	Flood Control Zone District No. 1 Service Charge	U	Unknown
FEMA	Federal Emergency Management Agency	DOT	Washington State Department of Transportation
GF	County General Fund	GO	General Obligation Bonds
U	Unknown	D	Donation
L	Local	M	Match

SECTION 7 UTILITIES ELEMENT

7.1 INTRODUCTION

The utilities element has been developed in accordance with Section 36.70A.070 of the Growth Management Act (GMA) to address utility services in Pacific County for the next twenty years. The GMA defines electricity, gas, telecommunications, and cable TV as "utilities." It defines water and sewer systems separately as "public facilities." As used in this comprehensive plan, "utility" and "public facility" are not interchangeable terms. Plans for transportation and circulation-related facilities are addressed in Section 5, the transportation element, and water supply and sewage treatment are addressed in Section 6, the capital facilities element.

Pacific County understands that providers of electricity, telephone, and telecommunication services are regional or inter-regional entities, and that provision of utility services must be well coordinated. In devising a utility plan for Pacific County, the County has consulted providers, other jurisdictions, and regional coordinating groups to ensure that this plan is consistent with other plans.

Virtually all land uses require one or more of the utilities discussed in this element. Local land use decisions drive the need for new or expanded utility facilities. In other words, private utilities follow growth. Expansion of the utility systems is a function of the demand for reliable service that people, their land uses, and activities place on the systems.

7.2 RELATIONSHIP OF UTILITIES ELEMENT TO OTHER PLANS

7.2.1 Growth Management Act

This utilities element must be consistent with the Growth Management Act (GMA). RCW 36.70A.070 states that this element must consist of:

- a description of the general location, proposed location, and capacity of all existing and proposed utilities, including, but not limited to, electrical lines, telecommunication lines, and natural gas lines.

7.2.2 County-Wide Planning Policies

In addition to the GMA, comprehensive plans should be consistent with adopted county-wide policies. This element has been developed to be consistent with the County-Wide Planning Policies.

7.3 ELECTRICAL POWER SUPPLY

7.3.1 Existing Facilities

The largest power supplier in Pacific County is the Pacific County Public Utility District No. 2

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(PUD). Formed in 1936, the PUD serves all of Pacific County with the exception of small areas in the northwest and east portions of the county. Grays Harbor County PUD serves the Grayland, North Cove, and Tokeland areas. Lewis County PUD serves a small east county area. As of this date, the PUD purchases 15 percent of their wholesale power supply from LG&E Power Marketing, Inc. and the remainder from the Bonneville Power Administration (BPA).

In accordance with state law, electric power providers have an obligation to provide electricity upon demand. In other words, the power companies must provide service to customers within their service territory as it is requested. This is known as a utility's duty to serve. Consistent with this duty, the electric power providers follow growth and will provide electrical service to development both within and outside of urban growth areas. Electrical facilities are therefore not a distinguishing factor in delineating "urban" from "rural" areas. An increased demand for electricity is expected as development occurs.

System Inventory

This inventory includes only the major features of the electrical transmission and distribution systems. A full discussion and inventory of the distribution feeder systems throughout the county is not included in this element because the level of detail required to do so is prohibitive. The design and location of future additions to the feeder system is not presented here because the exact design of the feeder system is driven by new development as it occurs.

The Pacific County PUD #2 has seven delivery points from the Bonneville Power Administration within Pacific County. Those seven sites along with PUD substation and service areas are described below.

Valley Substation

A 115 kV BPA tap, located just east of Oxbow County Road along SR 6, is the delivery point serving PUD's Valley Substation (intersection of Oxbow County Road and SR 6). This substation, with a capacity of 5/6.25 Mva, has two feeder lines that provide electricity to customers in the east service area of Pacific County. The service area extends from Menlo east. Facilities are located both overhead and underground.

Raymond Substation

BPA's Raymond Substation, located approximately three miles north of the City of Raymond along SR 101, steps the transmission voltage down from 115 kV to 12.47 kV. From this point, a 12.47 kv line enters the City of Raymond from the north, crosses the Willapa River and continues along Seventh and Eighth Streets, terminating at the PUD's Henkle Street Substation. The Henkle Street Substation is located along the south side of SR 6 just east of the intersection of SR 101 and SR 6. This substation, with a 15/20.1 Mva capacity from BPA, has six feeder lines that provide power to the city and the surrounding area. Facilities are located both overhead and underground.

Willapa River Substation

BPA's Willapa River Substation, located along the old South Bend/Raymond Road just east of

Harrison Avenue in South Bend, is the power supply for the PUD's Skidmore Substation. The transmission voltage is reduced in the BPA station from 115 kV, via a four mile line from the Raymond Substation, to 12.47 kV. The two substations, located near the easterly boundary of the South Bend City limits, are separated only by approximately 250 feet of 12.47 kV line. The Skidmore Substation, with a 12/16/20 Mva capacity from BPA, has six feeder lines that provide power to the city and the surrounding area, traveling as far west and south as the Nemah Valley Area. Facilities are located both overhead and underground.

Naselle Substation

The Naselle area is served by BPA's Naselle Substation. This facility is located along SR 4, just west of the SR 4/SR 401 intersection, and steps down the transmission voltage from 115 kV to 34.5 kV. A short 34.5 kV line distributes power to the PUD's Naselle Substation for conversion to 12.47 kV, and distribution along two feeders to customers within the Naselle service area. This facility is scheduled to be upgraded in 1998 during which time BPA will supply voltage at 115 kV and the PUD will step down the voltage to the 12.47 kV distribution level. A 10/12.5 Mva transformer with three feeders will supply electricity to the Naselle area. Facilities are located both overhead and underground.

Hagen Substation

A 115 kV BPA tap is located at the top of Bear River Hill along the south side of SR 101. This delivery point serves the PUD's Hagen Substation located east of the SR 101/Alternate 101 intersection. This substation, with a capacity of 10/12.5 Mva, to be upgraded to 15/20/25 Mva in 1998, has three feeder lines that provide electricity to customers in Chinook, the City of Ilwaco, Seaview and other surrounding areas. Facilities are located both overhead and underground.

Long Beach Substation

BPA's Long Beach Substation, located east of Sandridge Road on the north side of 95th Street, is the power source for PUD's Long Beach Substation. The transmission voltage of 115 kV is reduced to 12.47 kV and sent over two spans to the PUD station. The PUD's Long Beach substation, with a capacity of 12/16/20 Mva from BPA, has five feeder lines that provide power to the City of Long Beach, portions of Sandridge Road, Klipsan, Loomis, and other surrounding areas. Facilities are located both overhead and underground.

Ocean Park Substation

A 115 kV BPA tap is located at BPA's Long Beach Substation. From this point, a PUD 115 kV transmission line continues north along the east side of Sandridge Road for nine miles to the PUD's Ocean Park Substation. The transmission voltage is stepped down to 12.47 kV through a power transformer with a capacity of 15/20/25 Mva. Electricity is distributed via four feeders to customers north of 227th Street, including the communities of Ocean Park, Nahcotta, Oysterville, Surfside Estates and other surrounding areas. Facilities are located both overhead and underground.

7.3.2 Condition and Capacity Analysis

According to Pacific County PUD No. 2, the 1995 total winter peak load within their Pacific County service area was 77,745 Kilowatts (kW). For each of the PUD's seven delivery points, winter peak loads for 1995, and projected loads for the year 2015 are shown in Table 7-1. The 1995 figures are actual demand amounts whereas the projected 2015 values are weather adjusted and do not approximate actual amounts.

**TABLE 7-1
PACIFIC COUNTY PUD NO. 2 PEAK LOADS**

Delivery Point	Winter Peak 1995	Weather Adjusted 2015
Vallev 115 kv	2.651	2.574
Ravmond 12.47 kv	20.215	19.771
Willaba River 12.47 kv	12.260	13.244
Naselle 155 kv	4.050	4.803
Hagen 115 kv	11.605	20.624
Long beach 12.47 kv	12.740	13.483
Ocean Park 115 kv	14.224	24.642
Total	77,745	99,141

Source: Doug Miller, General Manager, Pacific County PUD No. 2

7.3.3 Needs Assessment

While Pacific County PUD No. 2 does not anticipate any problems meeting future demands throughout their service areas in the County, it is continually working to provide the most reliable, cost effective system possible. Proposed electrical distribution and transmission facility improvements intended to serve local and regional needs through the year 2004, as well as descriptions, maps, and inventories of existing and in-progress projects, are presented the Pacific County PUD No. 2, Capital Improvement Plan, dated May 1996.

7.3.4 Energy Demand Management

The per capita consumption of electricity in Pacific County is low relative to averages from other utility service areas. This is due in part to the large number of summer only customers (vacation homes) as well as the significant number of homes that rely on wood burners as the primary heating source. Even so, the County promotes a number of community programs aimed at conserving electricity by decreasing demand.

The Housing Rehabilitation Program, funded by a Community Development Block Grant,

provides loans to low-income families in order to rehabilitate deteriorated housing units. Many of the improvements that are funded through this program (such as restoration of foundations, walls, windows, or ceilings) improve energy efficiency in the home. Precise data on energy savings resulting from the program are not available because the program does not collect such data. Other programs available through the power companies include providing home weatherization assistance.

7.4 TELEPHONE

7.4.1 Existing Facilities

The majority of telephone service in Pacific County is provided by Century Telephone. Century Telephone provides telephone service in 11 states, with 144,000 access lines in the State of Washington. Their local coverage includes all of Pacific County with the exception of Naselle, Brooklyn, and Tokeland and North Cove which are served by West Wahkiakum County Telephone and General Telephone Electronics (GTE), respectively.

Like providers of electricity, providers of basic telephone service have a duty to provide service as it is requested within their service areas. All providers, Century Telephone, GTE, and West Wahkiakum, are proactive in making certain that adequate facilities are in place when and where service is requested.

7.4.2 Condition and Capacity Analysis

Exchange telephone services are currently provided to 14,502 customers in Pacific County. This basic service provides all local switching and connects the equipment of a subscriber to the transmission facilities of long distance carriers such as AT&T, MCI, and US Sprint. All providers report new exchange service connections added in 1996 to be at or near record. These connections have been both new construction starts, and second lines installed in existing homes for modem or fax use.

As shown in Table 7-2, all providers anticipate continued growth in Pacific County for both second lines and new construction. Century Telephone maintains central offices in seven locations throughout the county. The typical capacity of an office location is approximately 10,000 exchange service connections, with the exception of the Long Beach office that will accommodate up to 100,000 connections. GTE's central office for the Grayland area is in Westport. This facility can accommodate approximately 6,000 connections. While just over half of these connections are currently in use (includes Pacific and Grays Harbor County), GTE is expanding their office to outpace demand. Similarly, even though West Wahkiakum Telephone has capacity to meet future demands, they are continuing to upgrade facilities to offer the most advanced technology feasible.

In general, all provider's central offices and telephone access lines are in satisfactory condition. No difficulties are expected in continuing to provide services to future residents over the next 20 years.

TABLE 7-2
CURRENT AND FORECAST TELEPHONE SERVICES

Provider	1996 Exchange Telephone Services	2002 Exchange Telephone Services
Century Telephone	12,613	16,903
West Wahkiakum County	618	828
GTE	1,271	1,451
Total	14,502	19,182

Source: Regional Managers from respective companies.

7.4.3 Needs Assessment

Century Telephone acquired the telephone system throughout the Pacific County area in September 1995. Since that time, capital improvement plans have been made for several system upgrades. Of primary concern to Century Telephone is the replacement of all lead cable service lines. Lead cable lines were used extensively up until the 1960s and often provide poor connections or loss of service with age. Replacement projects will continue, at a minimum, through the year 2000.

Other improvements proposed by Century Telephone include deployment of CLASS switching services throughout Pacific County. These services include caller name identification, caller number identification, last number continuous redial, and others. GTE and West Wahkiakum Telephone have no specific projects identified but are continuously working to offer customers the most advanced technology feasible.

7.5 TELECOMMUNICATIONS

With passage of the recent telecommunications bill at the Federal level, public utility districts are allowed to offer telephone, cable television, and other communication services. Beginning July 12, 1996, the Pacific County PUD No. 2 has provided an internet service. This service is offered in portions of Wahkiakum County and throughout Pacific County with the exception of the Tokeland and Grayland areas. By subscribing to the service and making a local telephone call, users are able to access the worldwide internet. Entrance by the PUD as a provider of other telecommunication services could occur at sometime in the future.

7.6 CABLE TELEVISION

Several cable companies provide cable television service in Pacific County. The two primary providers are TCI Cablevision of Washington and Falcon Cable. TCI services the northwest and central areas of the county, including the cities of Raymond and South Bend, and the Grayland area. TCI cable reception is via satellite with residential service provided via below ground

cables. There are currently 30 channels offered to the area. Although TCI plans some system reliability improvements to its services in the South Bend area, no new programming or major extension of cables is planned. Any future expansion that does occur will be completed as technology, market demand and return on investment allows.

Falcon Cable services the Long Beach peninsula, Cathlamet, and Naselle. They currently offer 61 channels in the Cathlamet and Naselle areas and 23 channels on the peninsula. Improvements are currently underway to offer the peninsula similar expanded choices in programming. Other cable television providers in Pacific County currently include Chinook Cable and Computel Cable. These providers offer services in the Chinook, Menlo and Bay Center areas.

7.7 MAJOR ISSUES

Pacific County needs to coordinate with private utility companies and other regional jurisdictions so that utilities may provide high-quality and reliable services to their customers and to plan for future development and expansion of utility facilities. The siting of utility facilities requires coordination with Pacific County's land use plan so that they will be sited in a manner reasonably compatible with adjacent land uses. In order to site utility facilities in a reasonably compatible manner, the county may investigate development standards that require some utilities to be located underground, in accordance with any rates and tariffs, as well as with the public service obligations applicable to the servicing utility.

7.8 GOALS AND POLICIES

The goals and policies of the Pacific County Comprehensive Plan are intended to provide guidance for decision-making processes subject to this plan. These goals and policies were initially developed by separate groups of citizens across the various regions of the County, and by the incorporated cities within the County. To reflect the desired direction of the County as a whole, the work of these individual regions and cities have been combined as presented below. Goals and policies do not apply to the incorporated cities, but rather, only to unincorporated areas of the County.

Goal U-1: Necessary energy and communication facilities/services should be available to support current and future development.

Policy U-1.1: The County will not provide energy or communication services. Energy and communication services are currently provided by private companies. To facilitate the coordination of these services, the County should discuss and exchange population forecasts, development plans, and technical data with the agencies and utilities identified in this plan.

Policy U-1.2: The County should provide timely and effective notification to interested utilities of road construction, and of maintenance and upgrades of existing roads to facilitate coordination of public and private utility trenching

activities.

Policy U-1.3: The County should encourage the location of necessary utility facilities within existing and planned transportation and utility corridors.

Policy U-1.4: The County's land use planning should be coordinated with the planning activities of electrical, telephone, and cable providers, to ensure that providers of public services and private utilities use the land use element of this plan when planning for future facilities.

Policy U-1.5: City utilities should not extend beyond their associated UGA, except to correct existing sewage or water supply problems in already developed areas, to address significant public health and safety problems outside the UGA, or to effectuate purposes mutually agreed upon by the city and County.

Policy U-1.6: The County should encourage energy conservation by informing citizens of available BPA conservation programs.

Goal U-2: Negative impacts associated with the siting, development, and operation of utility services and facilities on adjacent properties and the natural environment should be minimized.

Policy U-2.1: Electric power substations should be sited, designed, and buffered to mitigate for potential deleterious impacts to the surrounding neighborhood.

Policy U-2.2: Within active flood control zone districts, the County should encourage or require implementation of resource conservation practices and best management practices according to Pacific County's Surface Water and Erosion Control Manual during the construction, operation, and maintenance of utility systems.

Policy U-2.3: The County should work cooperatively with surrounding municipalities in the planning and development of multi-jurisdictional utility facility additions and improvements.

Policy U-2.4: Where practical, utilities should be encouraged to place facilities underground and encourage the reasonable screening of utility meter cabinets, terminal boxes, pedestals, and transformers in a manner reasonably compatible with the surrounding environment.

- Policy U-2.5:*** The joint use of transportation rights-of-way and utility corridors should be encouraged, provided that such joint use is consistent with limitations as may be prescribed by applicable law and prudent utility practice.
- Policy U-2.6:*** The County should revise existing County ordinances regulating use of rights-of-way by utilities to be in compliance with the Federal Telecommunications Act of 1996.
- Policy U-2.7:*** Mechanisms should be developed to notify interested utilities of road maintenance, upgrades, and new construction to facilitate coordination of public and private utility trenching activities.

SECTION 8 SITING ESSENTIAL PUBLIC FACILITIES

8.1 GROWTH MANAGEMENT ACT REQUIREMENTS

The Growth Management Act (GMA) requires the comprehensive plan for each county and city planning under the Act to address both lands for public purposes and siting essential public facilities. The GMA states that the county:

- Shall identify lands useful for public purposes;
- Will work with the state and cities within its borders to identify areas of shared need for public facilities;
- Shall prepare with other jurisdictions a prioritized list of lands necessary for the identified public uses;
- Shall include a process for identifying and siting essential public facilities; and
- May preclude siting essential public facilities in their jurisdiction.

Confusion often arises as to the distinction between lands for public purposes and essential public facilities. Essential public facilities can be thought of as a subset of public purpose lands. Table 8-1 illustrates the distinctions.

8.2 COUNTY-WIDE PLANNING POLICIES

In addition to meeting requirements of the GMA, siting of essential public facilities should be consistent with Pacific County's adopted County-Wide Planning Policies. The policies address siting essential facilities as follows:

Policy #7, Siting Public Capital Facilities of a County or State Wide Significance.

- The county should inventory existing public capital facilities and identify facilities that need to be expanded or constructed.
- Public facilities and services should be planned to maximize efficiency and cost effectiveness.
- The county should site capital facilities in a manner that is consistent with the Comprehensive Plan.
- When siting state and local public facilities, the county should consider land use compatibility, economic and environmental impacts, and public need.

TABLE 8-1
DISTINGUISHING PUBLIC PURPOSE LANDS FROM ESSENTIAL PUBLIC FACILITIES

Public Purpose Lands	Essential Public Facilities
<p>FOCUS: Lands needed to accommodate public facilities.</p> <p>Lands needed to provide the public with government services, including services substantially funded by government, contracted for by government, or provided by private entities subject to public service obligations.</p> <p>Examples include:</p> <ul style="list-style-type: none"> • Utility Corridors • Transportation Corridors • Sewage Treatment Facilities • Stormwater Management Facilities • Recreation • Schools • Other Public Uses 	<p>FOCUS: Facilities needed to provide public services and functions that are typically difficult to site.</p> <p>Those public facilities that are usually unwanted by neighborhoods, have unusual site requirements, or other features that complicate the siting process.</p> <p>Examples include:</p> <ul style="list-style-type: none"> • Large Scale Transportation Facilities • State Educational Facilities • State and Local Correctional Facilities • Solid Waste Handling Facilities • Airports • Inpatient Facilities, such as, Substance Abuse Facilities, Mental Health Facilities, and Group Homes • County road and equipment maintenance facilities • Regional biosolids, septage, sewage pump out, composting, land application and/or treatment facilities

8.3 POLICY

Pacific County will implement the GMA's requirements for siting essential public facilities through its zoning ordinance. The ordinance will provide guidance for designating and siting essential public facilities throughout the county.

8.4 DESIGNATION OF ESSENTIAL PUBLIC FACILITIES

Essential public facilities are public facilities and privately owned or operated facilities serving a public purpose and that are typically or historically difficult facilities to site. They include, but are not limited to:

1. Airports; state education facilities; state or regional transportation facilities; prisons, jails and other correctional facilities; solid waste handling facilities; and inpatient facilities such as group homes, mental health facilities and substance abuse facilities; sewage treatment facilities; and communication towers and antennas;
2. Facilities identified by the State Office of Financial Management as essential public facilities, consistent with RCW 36.70A.200; and
3. Facilities identified as essential public facilities in the County's development regulations.
4. The Naselle Youth Camp is designated as a type one essential public facility of statewide significance.
5. New North and South Pacific County road and equipment maintenance facilities are designated as type 3 essential public facilities.

8.5 SITING ESSENTIAL PUBLIC FACILITIES

Essential public facilities may be allowed in UGAs, RAIDs or Rural Areas as permitted or conditional (special) uses in the zoning ordinance. Essential public facilities identified as conditional (special) uses in the applicable zoning district shall be subject, at a minimum, to the following requirements:

Classification of Facilities

Classify essential public facilities as follows:

1. *Type One:* These are major, multi-county facilities serving or potentially affecting more than one county. These facilities include, but are not limited to, regional transportation facilities, such as regional airports; state correction facilities; and state educational facilities.
2. *Type Two:* These are local or inter-local facilities serving or potentially affecting residents or property in more than one jurisdiction. They could include, but are not limited to, county jails, county landfills, community colleges, sewage treatment facilities, communication towers, and inpatient facilities (e.g., substance abuse facilities, mental health facilities, and group homes). Such facilities that would not have impacts beyond the jurisdiction in which

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they are proposed to be located would be classified as Type Three facilities.

3. *Type Three:* These are facilities serving or potentially affecting only the jurisdiction in which they are proposed to be located.

In order to enable the County to determine the project's classification, the applicant shall identify the approximate area within which the proposed project could potentially have adverse impacts, such as increased traffic, public safety risks, noise, glare, emissions, or other environmental impacts.

Notification of Public

Development regulations should be enacted that provide early notification and involvement of affected citizens and jurisdictions as follows:

1. *Type One and Two Facilities:* At least ninety days before submitting an application for a Type One or Type Two essential public facility, the prospective applicant should notify the public and jurisdictions of the general type and nature of the proposal, identify sites under consideration for accommodating the proposed facility, and identify opportunities to comment on the proposal. Applications for specific projects should not be considered complete in the absence of proof of a published notice regarding the proposed project in a newspaper of general circulation in the affected area. This notice should include the information described above and should be published at least ninety days prior to the submission of the application.

The Pacific County Department of Community Development may provide the project sponsor and affected jurisdiction(s) with their comments or recommendations regarding alternative project locations during this ninety day period (the purpose of this provision is to enable potentially affected jurisdictions and the public to collectively review and comment on alternative sites for major facilities before the project sponsor has made their siting decision).

2. *Type Three Facilities:* Type Three essential public facilities are subject to the County's standard notification requirements.

Impact on Critical Areas or Resource Lands

Essential public facilities should not have any probable significant adverse impact on critical areas or resource lands, except for "linear" facilities, such as highways, unless those impacts can be mitigated according to current ordinance requirements.

Alternative Site Analysis

Applicants for Type One essential public facilities should provide an analysis of the alternative sites considered for the proposed facility. This analysis should include the following:

1. An evaluation of the sites' capability to meet basic siting criteria for the proposed facility, such as size, physical characteristics, access, and availability of necessary utilities and support services;
2. An explanation of the need for the proposed facility in the proposed location;
3. The sites' relationship to the service area and the distribution of other similar public facilities within the service area or jurisdiction, whichever is larger;
4. A general description of the relative environmental, traffic, and social impacts associated with locating the proposed facility at the alternative sites that meet the applicant's basic siting criteria. The applicant should also identify proposed mitigation measures to alleviate or minimize significant potential impacts; and
5. The applicant should also briefly describe the process used to identify and evaluate the alternative sites.

Compliance with Plans, Ordinances and Regulations

The proposed project should comply with all applicable provisions of the Comprehensive Plan, zoning ordinance, and other county regulations.

8.6 GOALS AND POLICIES

The goals and policies of the Pacific County Comprehensive Plan are intended to provide guidance for decision-making processes subject to this plan. These goals and policies were initially developed by separate groups of citizens across the various regions of the County, and by the incorporated cities within the County. To reflect the desired direction of the County as a whole, the work of these individual regions and cities have been combined as presented below. Goals and policies do not apply to incorporated cities, but rather, only to unincorporated areas of the County.

Goal PF-1: Appropriately located lands for essential public services should be identified before development or redevelopment of essential public services occurs.

Policy PF-1.1: The County should obtain or secure (e.g., by obtaining a right of first refusal for desired property) sites needed for County public facilities as early as possible to ensure that the facilities are well located to serve the area and to minimize acquisition costs.

Policy PF-1.2: The County should support regional coordinating efforts in identifying

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shared needs for lands for public purposes to maximize the efficient use of public capital resources.

Policy PF-1.3: The County should ensure that its development regulations do not preclude the siting of essential public facilities, subject to reasonable development standards and mitigation measures, within Pacific County.

SECTION 9 PLAN AMENDMENT PROCESS

9.1 GROWTH MANAGEMENT ACT REQUIREMENTS

The Growth Management Act (GMA) establishes procedures for the review and amendment of comprehensive plans governing counties and cities planning under the Act. RCW 36.70A.130 states that the county:

- Shall provide for the continuing review and evaluation of the comprehensive land use plan and development regulations, at a frequency no greater than every five years;
- Establish a public participation program identifying procedures whereby proposed amendments or revisions of the comprehensive plan are considered by the governing body of the county no more frequently than once every year (some exceptions to this schedule are provided for in the GMA);
- Review at least every ten years, the designated urban growth areas and the densities permitted within both the incorporated and unincorporated portions of the growth areas. Such areas shall be revised to accommodate the urban growth projected to occur in the county for the succeeding twenty-year period.

In addition to the Growth Management Act requirements for the review and amendment of the comprehensive plan, the Washington Administrative Code provides for the implementation of the plan. WAC 365-195-805 states that each county or city planning under the act should develop a detailed strategy for implementing its comprehensive plan, including the regulatory and non-regulatory measures to be used in order to apply the plan in full (including actions for acquiring and spending money). The strategy should identify each of the specific development regulations needed as follows:

- determine the specific regulations to be adopted with consideration given to the types of controls such as general development limitations (lot size, setbacks, etc.), means and process of applying regulations (permits, licenses, etc.), and methods of enforcement;
- include a list of all regulations identified as development regulations for implementing the comprehensive plan including those in existence and consistent with the plan, those requiring amendment, and those that need to be written;
- include a schedule for the adoption or amendment of the regulations identified; and
- prepare the implementation strategy in writing and make the strategy available to the public.

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9.2 POLICY

When amendments or amplifications to the plan are deemed necessary, they will be handled as specified in the Growth Management Act. This section outlines the procedures for the implementation, monitoring and evaluation of the comprehensive plan. It is important to establish mechanisms to implement the policies, and to review and amend these policies on a regular basis. Such review will allow the county to measure progress and clarify inconsistencies that may occur as a result of changes in the community. The process also prepares the county for future updates of the plan. The procedure for implementing and amending the plan is as follows:

- The plan will be reviewed not more than once per year and updated every five years.
- Upon initial adoption of the plan, measurable objectives, development regulations, and action items will be identified by staff for implementation.
- Base-line data and measurable objectives will be updated as appropriate when the plan is subsequently reviewed.
- Obstacles or problems that result in under-achievement of goals and policies will be identified when the plan is reviewed, and action will be taken to address identified problems.
- The County will update development ordinances and establish new ones to implement the policies in the plan amendment.
- The process will be monitored on a regular basis.

In accordance with RCW 36.70A.130, Pacific County will consider proposed amendments or revisions of this Comprehensive Plan no more frequently than once every year. All proposed amendments will be considered concurrently so that the cumulative effect of the various proposals can be ascertained. However, the county may adopt amendments or revisions to the comprehensive plan that conform with RCW 36.70A.130 when an emergency exists.

When the Comprehensive Plan is reviewed, or amended, a public hearing will be held before adoption of the amended or revised plan. By reviewing this document on a regular basis, the county will be able to rely on this document in decision-making, and also maintain public interest and support of the planning process, and adequately manage and direct development and growth in the county. Pacific County will submit copies of proposed amendments to the comprehensive plan to other affected jurisdictions and to the Washington State Department of Community, Trade, and Economic Development (CTED) for review and comment at least 60 days prior to the intended date of adoption.

It is the intent of this Comprehensive Plan to establish a review process that occurs on a five-year cycle with the first amendment cycle beginning November 2002. The following table is a graphic representation of the timeline for amendments. After five years, the County will re-examine the plan to determine if any zoning changes or other land use changes need to be made within the county to better accommodate population growth.

**TABLE 9-1
TIMELINE FOR COMPREHENSIVE PLAN AMENDMENTS**

Date	Task	Responsible Group
October 1 (Beginning 10/1/99)	Application deadline for all proposed amendments.	Staff
Nov 15 - Dec 31	Initial SEPA comments and at least two public meetings for the Planning Commission to review proposed changes.	Staff, Planning Commission
Jan - Feb	SEPA review requirements and CTED 60 day review.	Staff
Mar 1 - Apr 15	Planning Commission to review proposed changes and make a recommendation to Board of County Commissioners by April 15.	Staff, Planning Commission
Apr 15 - May 15	Board of County Commissioner review of proposed changes with final adoption of amendments to be completed by May 30. ¹	Staff, Board of County commissioners

¹ Various capital improvement schedules included in the Comprehensive Plan may be amended by the Board of County Commissioners at points in time as provided by law. Such schedules will be incorporated into the Comprehensive Plan in accordance with the above timeline.

9.2.1 Implementation

The county recognizes that adoption of this Comprehensive Plan is only the first phase in implementing growth management strategies throughout Pacific County. Through the preparation of this plan, several policies were developed and additional planning needs were identified where further action is warranted. These include, but are not limited to, such action items as preparation and adoption of new development ordinances, review and revision of current zoning requirements, possible evaluation of the unincorporated Seaview urban growth area, and further analysis of existing density and housing availability in rural villages and activity centers.

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In order to comply with the requirements of WAC 365-195-805, Pacific County will use the following strategy to implement the Comprehensive Plan.

Funding Ability

To begin with, the regular County budgetary processes will be used to appropriate funds to carry out the goals and policies of this plan and to monitor the efficacy of the County's actions. The pace at which any portion of this plan will be implemented will depend entirely on the adequacy of budgetary appropriations, including any grant or nonrecurring funds that may be secured to implement the plan.

Current County Ordinances

Table 9-2 shows the County ordinances regulating land development activities.

**Table 9-2
Land Development Ordinances**

Activity	Ordinance
Building	Pacific County Ordinance No. 34
Subdivision	Pacific County Ordinances No. 31A and 48 B/C
Zoning	Pacific County Ordinance No. 95
Flood Damage Prevention	Pacific County Ordinance No. 116
Mobile Homes	Pacific County Ordinance No. 119
Environmental Protection	Pacific County Ordinance No. 121
Oysterville Historic District and Design Review	Pacific County Ordinance No. 131
Procedural Requirements for Processing Land Development Applications	Pacific County Ordinance No. 145
Critical Areas and Resource Lands	Pacific County Ordinance No. 147

In addition, the County administers the Pacific County Shoreline Master Program, which is part of the Washington Administrative code. The County also regulates road/public right-of-way issues through the Pacific County Road Standards and Resolution No. 79-60.

Other land development regulations are contained in Ordinance Nos. 1 through 3 of the Flood Control Zone District No. 1 of Pacific County. These ordinances of the Flood Control Zone District regulate land alteration activities and drainage issues on the Long Beach Peninsula.

Table 9-3 shows the ordinances that have been enacted by Pacific County and the Pacific County Board of Health pertaining to public health.

**Table 9-3
Public Health Ordinances**

Activity	Ordinance
Sanitation Standards for RVs/Camping	Pacific County Ordinance No. 100
Sanitation Standards for RVs/Camping	Pacific County Ordinance No. 5
Solid Waste/Litter	Pacific County Ordinance No. 111
Solid Waste/Litter	Pacific County Ordinance No. 2
On-Site Sewage Disposal	Pacific County Ordinance No. 117
On-Site Sewage Disposal	Pacific County Ordinance No. 3A
Public Nuisances	Pacific County Ordinance No. 118
Public Nuisances	Pacific County Ordinance No. 4

Pacific County also has enacted Ordinance No. 130 (Sanitary Sewer Utility Administrative Code) that regulates the placement of sanitary sewers in the unincorporated areas of the County.

Finally, Pacific County, the Pacific County Board of Health, and the Flood Control Zone District No. 1 of Pacific County all have a separate civil infraction ordinance that allows violations of most of the regulations listed above to be handled through a "ticketing" process that involves a monetary penalty. Violations of most of the regulations listed above also constitute a misdemeanor.

Proposed Modifications

To a greater or lesser extent, all of the regulations listed above will need to be modified. The most immediate concern is to adopt a new subdivision ordinance that codifies regulations pertaining to platting (both short and long subdivisions) and boundary line adjustments. Enacting this ordinance is essential because the County's current rules have become outdated. The subdivision rules, which were enacted in the 1970s and 1980s, have only been modified slightly since that time. More importantly, the failure to adopt new subdivision rules quickly will create a "window of opportunity" for land developers to circumvent the explicit language in this Comprehensive Plan pertaining to lot size; any project which "vests" before the new subdivision ordinance is enacted must be processed under the County's current platting rules. In short, any delay in adopting a new subdivision ordinance will give land developers an expanded opportunity to "vest" projects that are inconsistent with the intent of this plan.

After a new subdivision ordinance is adopted, the County needs to turn its attention to enacting a new land use ordinance that will replace Ordinance No. 95 (Zoning). Since it is expected that a multiplicity of issues will need to be addressed during the hearing process, it likely will take an extended period of time to bring this new land use ordinance to fruition. Consequently, if it appears that a new land use ordinance cannot be processed expeditiously, the County intends to

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modify simultaneously other "smaller" County ordinances that need to be revised. Such ordinances include Ordinance no. 34 (Building), Ordinance No. 116 (Flood Damage Prevention), Ordinance no. 119 (Mobile Homes), Ordinance No. 131 (Oysterville Historic District and Design Review). The Pacific County Road Standards and Resolution No. 79-60 also need to be updated. Among these regulations, the enactment of new SEPA rules is the highest priority, since the County's current SEPA rules are not fully consistent with Chapter 36.70B RCW and Chapter 197-11 WAC.

Once the new land use ordinance is adopted, the County then will revise the Shoreline Master Program. Any "smaller" regulations that have not been revised will be processed at the same time the Shoreline Master Program is being revised. Pacific County Ordinance No. 100 (Sanitation Standards for RVs/Camping), Ordinance No. 111 (Solid Waste/Litter), Ordinance No. 117 (On-site Sewage Disposal), and Ordinance No. 118 (Public Nuisances) are duplicative and can be repealed. The prohibitions contained in these ordinances have been updated and recodified in the corresponding Pacific County Board of Health Ordinances. Placing these updated regulations under the umbrella of the Pacific County Board of Health has the added advantage of expanding jurisdictional boundaries since the Pacific County Board of Health has authority to regulate activities inside the incorporated cities.

At this juncture, it is anticipated that the Pacific County Board of Health Ordinances listed above will not need to be extensively revised (with the possible exception of Pacific County Board of Health Ordinance No. 5). In a similar vein, Pacific County Ordinance No. 145 (Procedural Requirements for Processing Land Development Applications), Pacific County Ordinance No. 147 (Critical Areas and Resource Lands), and the various civil infraction ordinances may need minor revisions. Such revisions will be processed as expeditiously as possible when the need arises. However, it should be pointed out that the full implementation of Ordinance No. 147 will be a labor intensive task. At present, critical areas and resource lands are being field located on a case-by-case basis. While the County would like to create a database that identifies all parcels which contain critical areas and/or resource lands, this daunting task will not be completed in the foreseeable future.

In updating current ordinances and in promulgating new development regulations, the County needs to ensure that appropriate development limitations are placed on land activities. Given the diverse nature of the County, the specific composition of the regulations will vary widely. For example, the Long Beach Peninsula may be subject to a complex set of rules, while areas such as Willapa Valley and Naselle may only be subject to minimal restrictions. While some people would like this Comprehensive Plan to layout the proposed development regulations with excruciating specificity, the heterogeneity of the County prevents a "one size fits all" approach. What works well in Oysterville, for example design review criteria, would be viewed as an anathema in Willapa Valley. Consequently, it is anticipated that land development regulations will run the gamut from being highly complex (for example, restrictions pertaining to lot size,

setbacks, buffers, height, density, filling/grading, and wetland/wildlife protection) to being very generic.

Anyone who seeks to engage in land development activities, or is otherwise subject to the development regulations which this Comprehensive Plan contemplates, will have to obtain the necessary local permits, licenses, and/or franchises. In general, applications for land development activities will be processed according to the requirements of Ordinance No. 145, or any amendments thereto. The County will have a number of available remedies for individuals who violate development regulations. These remedies include, but are not limited to, bond forfeiture, abatement, injunctive relief, permit/license/franchise revocation, civil penalties, and criminal sanctions.

GLOSSARY

Adequate Public Facilities:	facilities that have the capacity to serve development without decreasing levels of service below locally established minimums.
Affordable Housing:	decent, quality housing that costs no more than 30% of a household's gross monthly income for rent/mortgage and utility payments.
Areas of More Intensive Development:	those rural areas generally having a permitted density of one (1) or more dwelling units per acre including, but not limited to, Rural Activity Center, Rural Village, Unincorporated Urban Growth Area, Commercial Crossroad, and Shoreline Development.
Available Public Facilities:	facilities or services that are in place or that a financial commitment is in place to provide the facilities or services within a specified time. In the case of transportation, the specified time is six years from the time of development.
Capital Improvement:	projects to create, expand, or modify a capital facility.
Commercial Use:	a land use activity that is associated with the sale and purchase of goods and services, and/or storage of commercial contractor materials.
Comprehensive Plan:	a generalized coordinated land use plan of the governing body and the citizens of a county or city that is adopted and implemented.
Concurrency:	exists when adequate capital facilities are available when development occurs.
Cottage Industry:	a home occupation that does not require retail sales or courier delivery services (as used in this plan).
Cultural heritage:	a community identity based on a unique historic background.
Density:	a measure of the intensity of development, generally expressed in terms of dwelling units per acre.

GLOSSARY...

Developer:	a person who makes housing, highways, commercial and industrial structures, etc., more available or extensive.
Dwelling unit:	an enclosure containing sleeping, kitchen, and bathroom facilities designed for use as a residence.
Eco-tourism:	low impact, nature oriented tourist activities that involve an interaction of small groups of people with the environment and natural resources in an area.
Foster care:	to give parental care without being related by blood or legal ties.
Goal:	a general statement that reflects a positive and realistic view of what could be achieved or represents an ideal situation.
Group homes:	unrelated individuals living together and being cared for in a residential facility.
Industrial Use:	activities predominantly associated with manufacturing, assembly, or processing of products.
Level of Service [LOS]:	defines the quality and quantity of service provided by a community's infrastructure and services. It can be defined for a wide range of facilities and services, including transportation, potable water, sewer, fire, parks and schools.
Mobile Home:	a dwelling unit that is composed of one or more components, each of which is substantially assembled in a manufacturing plant, is constructed to HUD standards and designed to be transported to the home site on its own chassis.
Modular Home:	a dwelling unit composed of components assembled in a manufacturing plant to UBC standards and transported to the building site for final assembly on a permanent foundation. A modular home may consist

of two sections transported to the site in a manner similar to a mobile home, or a series of panels or room sections transported on a truck and erected or joined together on the site.

Multi-family Housing:

housing designed to accommodate more than one household or family.

Objective:

a measurable statement of what must be accomplished to each a goal.

Planned Residential Development:

adequately designed high density residential developments such as mobile home parks, clustered, single- and multi-family housing, condominiums, group homes and other alternative housing facilities.

Policy:

a statements that defines an action intended to achieve an objective.

Public Facilities:

include streets, roads, highways, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, government buildings, hospitals, and schools.

Public Utilities:

include systems for the delivery of natural gas, electricity, and telecommunications services.

Recreation:

activities associated with any form of play, amusement, or relaxation, such as games, sports, or hobbies.

Residential Use:

as used in this plan for all types of dwelling units such as single and multi-family housing including mobile/modular homes.

Urban Growth Boundary:

boundary designating areas of existing and future urban growth, which is growth that makes intensive use of land for residential, commercial, and industrial development.

Shall:

a directive or requirement.

GLOSSARY...

Should:	an expectation or recommendation.
Structure:	anything constructed or erected.
Subdivision:	the division of a tract of land into two or more lots, building sites, or other divisions for the purpose of sale or building development (whether immediate or future) and including all divisions of land involving the dedication of a new street or a change in existing streets. Lot sizes in the Land Use and Rural Areas Element represent gross lot area requirements.
Sustainable Development:	development of long-term economic significance, that promotes environmental, and community health.

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APPENDIX A

LAND USE ANALYSIS

APPENDIX A LAND USE ANALYSIS

Following is the methodology used in distributing population, and in approximating land use areas within the population centers defined in Section 2 of the Pacific County Comprehensive Plan. These centers, summarized below, include the Rural Activity Centers, the Rural Village, and the Unincorporated Seaview Urban Growth Area. An individual worksheet has been provided for each location. Site maps for the above population centers, as well as for Community Crossroad areas are also provided.

Section 3 of this Comprehensive Plan evaluates the County's ability to provide housing over the 20 year planning period. This appendix also includes the methodology used in estimating the number and distribution of housing units under current conditions. And finally, it includes the land use assumptions used in identifying the number of potential housing units that could be constructed in unincorporated areas of the County.

**TABLE A-1
RURAL AREAS OF MORE INTENSIVE DEVELOPMENT**

Location	Area (Acres)
Rural Activity Centers	
Bay Center	265
Chinook	540
Frances	60
Lebam	160
Menlo	190
Naselle	1180
Tokeland	165
Rural Village	
Ocean Park	580
Unincorporated UGA	
Seaview	240
Community Crossroad	
Klipsan Crossing	71
Lindgren Road	22
East Raymond	7
Surfside Estates	9
Tokeland Road	91

Population Distribution

Population data for the Rural Activity Centers, Rural Village, and the Unincorporated Seaview Urban Growth Area was obtained from the 1990 Federal Census Block Maps. Where census block boundaries do not match logical outer boundaries of the subject population center, total population numbers were adjusted to better match existing conditions. Adjustments were based on site reconnaissance and discussions with County staff. The adjusted block data was then projected ahead to the year 1996 using a 15 percent growth rate as recorded for unincorporated areas of the County by the Office of Financial Management (OFM) in the "April 1 Population of Cities, Towns, and Counties Used for the Allocation of Designated State Revenues, State of Washington," dated June 28, 1996.

To obtain the forecast population for the year 2016, the 1996 data was projected ahead using a 22.8 percent growth rate. The OFM Forecasting Division provides this rate in the "Official Growth Management Population Projections, Medium Series: 1990-2020," December 29, 1995. Pacific County's total population is anticipated to be 27,107 in the year 2016, with 9,651 people residing within the incorporated cities. This leaves 17,456 people in unincorporated areas, or an increase of 3,240 residents (22.8%) over the 1996 recorded population of 14,216. For the purposes of this analysis, the 22.8 percent growth rate was assumed to be evenly distributed over all unincorporated areas of the County.

Logical Outer Boundaries and Land Use

Logical outer boundaries for the Rural Activity Centers, the Rural Village, and the Unincorporated UGA were developed in a two-phase process. First, a site visit was completed for each of the population centers to identify current conditions. With initial land surveys completed, area boundaries were drawn to delineate the built environment. Second, a land use analysis was completed to determine if adequate vacant, buildable land was available within these boundaries to meet future needs. The logical outer boundaries were adjusted accordingly, and were located to provide more regular shaped boundaries or to match physical ground features whenever possible.

During the site visit, residential areas and known commercial, industrial, and public properties (schools, fairgrounds, parks, buildings, etc.) were identified. Likewise, large wetlands and other property with apparent physically limiting features were noted. Property use and parcel size was verified with the assessor's office whenever feasible. Pacific County is just developing a GIS program and is in the initial steps of computerizing property ownership and parcel data. At this time, limited information is readily available. Where property ownership, parcel size, and other land use data were not available, reasonable assumptions were made.

Total land area within the population centers has been divided into residential and non-residential use. Non-residential use includes roads, commercial, industrial, public lands, and property not available for development. Property not available for development includes property that will not be for sale during the 20-year planning period, critical areas, and land with other physically

limiting features. Residential land has been divided into property that has been developed (1996 conditions), and vacant, buildable land.

The non-residential categories often provide land areas that are based on a percentage of the total area. It is assumed that this percentage reflects both 1996 and 2016 conditions with any growth maintaining the overall percentage. Roads and public right of way are generally assumed to be 10 to 20 percent of the total land area. Multiple state highways traverse some areas while access to others is provided only by County roads.

The 1996 residential land area is based on population data and an average household size of 2.39 people. An average density is used to convert number of housing units to land area. Densities are based on field observations and are generally assumed to be 1 housing unit per acre. Exceptions are the Chinook Rural Activity Center, which assumes 1 housing unit per 0.75 acre, Ocean Park rural Village, which assumes 2 housing units per acre, and Seaview UGA, which assumes 4 housing units per acre. Additional land needed through the year 2016 is also provided. This category shows vacant, buildable land that will accommodate future residential development. The land area is based on the permitted density and an average household size of 2.39 people.

Table A-2 provides a summary of land use for the rural areas of more intensive development. Logical outer boundaries for the Community Crossroads are based on field reconnaissance and generally delineate the built environment. Land use within this designation is commercial and industrial.

**TABLE A-2
LAND USE IN RURAL AREAS OF MORE INTENSIVE DEVELOPMENT**

Location	Land Use (Acres)						
	Total	Residential (developed)	Comm./ Industrial	Roads	Public	Other	Vacant Land
Rural Activity Centers							
Bay Center	265	115	25	40	31	24	30
Chinook	540	185	54	106	5	130	60
Frances	60	30	6	11	0	6	7
Lebam	160	75	8	30	4	26	17
Menlo	190	80	18	37	17	18	20
Naselle	1180	245	120	175	40	415	185
Tokeland	165	30	35	30	17	45	8
Rural Village							
Ocean Park	580	170	145	90	5	90	80
Unincorp.UGA							
Seaview	240	80	70	35	0	35	20

Housing

To determine the total amount of land available to absorb new housing within Pacific County, it is necessary to evaluate land use in the remaining rural areas. These remaining areas are summarized below and can be found on the Land Use Map.

**TABLE A-3
OTHER RURAL LAND USE**

Designation	Total Area (Acres)	Permitted Density
Remote Rural	16,230	1 DU/10 Acres
General Rural	99,460	1 DU/5 Acres
Rural Agriculture	7,600	1 DU/5 Acres
Shoreline Development	1,430	1DU/Acre

As completed for the areas of more intensive development discussed above, the total land area in these remaining rural areas has been divided into residential and non-residential use. It was assumed that non-residential use accounted for 60 percent of the total land area as follows:

Non-Residential

Roads and public land	15%
Property not available	25%
Critical areas	<u>20 %</u>
Subtotal	60 %

Property not available for development includes property that will not be for sale during the 20 year planning period. Critical areas include land with physically limiting features. The remaining 40 percent of the total land area is assumed to be residential land and has been divided into developed property (1996 conditions), and vacant, buildable land.

The total residential land area considered to be developed is based on the distribution of housing units in Pacific County and the average density within each land use designation. The OFM reports the total number of housing units in unincorporated areas as 9,030 units (Source: Office of Financial Management, 1996 Population Trends). The number of housing units in the Rural Village, the Rural Activity Center, and the Unincorporated UGA totals 1,477. This estimate is based on population data and existing densities as discussed above (see individual worksheets). It was assumed the remaining 7,553 housing units were distributed as follows:

Distribution of Housing

Remote Rural	7%	528 DU
General Rural	79%	5,969
Rural Agriculture	7%	528
Shoreline Development	7%	<u>528</u>
Total		7,553 DU

Table A-4 shows the distribution of housing units in the unincorporated County, and provides an estimate of land area that has already been developed. Table A-5 provides a summary of land use, and Table A-6 shows the permitted density and the number of potential housing units within each land use designation. Resource lands have been excluded from the analysis as it is County policy to preserve these areas.

TABLE A-4
1996 DISTRIBUTION OF HOUSING UNITS IN
RURAL PACIFIC COUNTY

Residential Land Use Designation	No. Housing Units	Average Density¹ 1996	Developed Area (Acres)²
Remote Rural	528	1 unit per 10 acres	5,280
General Rural	5,969	1 unit per 5 acres	29,840
Rural Agriculture	528	1 unit per 5 acres	2,640
Shoreline Development	528	1 unit per acre	530
Rural Activity Center	820	1 unit per acre	760
Rural Village	346	2 units per acre	170
Unincorporated UGA	311	4 units per acre	80
Totals	9,030		39,300

¹ Rural Activity Centers ave. density is 1 unit per acre except Chinook (1unit/0.75 acre).

² Numbers are rounded.

TABLE A-5
SUMMARY OF LAND USE

Land Use Designation	Total Area (Acres)	Non-Residential (Acres)	Residential	
			1996 (Acres)	Vacant (Acres)
Remote Rural	16,230	9,738	5,280	1,212
General Rural	99,460	59,676	29,840	9,944
Rural Agriculture	7,600	4,560	2,640	400
Shoreline Development	1,430	858	530	42
Rural Activity Center	2,560	1,473	760	327
Rural Village	580	330	170	80
Unincorporated UGA	240	140	80	20
Totals	128,100	76,775	39,300	12,025

**TABLE A-6
POTENTIAL HOUSING UNITS IN
RURAL PACIFIC COUNTY**

Residential Land Use Designation	Total Area (Acres)	Vacant Land (Acres)	Permitted Density	No. of Potential Housing Units
Remote Rural	16,230	1,212	1 unit per 10 acres	121
General Rural	99,460	9,944	1 unit per 5 acres	1,989
Rural Agriculture	7,600	400	1 unit per 5 acres	80
Shoreline Development	1,430	42	1 unit per acre	42
Rural Activity Center	2,560	327	1 unit per acre	327
Rural Village	580	80	1 unit per acre	80
Unincorporated UGA	240	20	4 units per acre	80
Totals	128,100	12,025		2,719

BAY CENTER - RURAL ACTIVITY CENTER

Population

Projection	Population	Year
Census block total	287 people	
Adjusted for portions of blocks within RAC boundary	239	1990
Assume 15% growth in unincorporated county 1990-1996 (239)(1.15)	275	1996
Assume 22.8% growth through 2016 (275)(1.228)	337	2016
Additional People		62

Land Use

Total Land Area		265 Acres	
Non-Residential			
		Area (Acres)	Notes
County Park		31	Bush Memorial.
Port of Willapa		0	Less than one land acre.
Roads and ROW	15%	40	Access by county road only. No State Rt.
Commercial/Industrial	10%	25	
Other	10%	24	Includes not for sale during plan period, critical areas, physically limited land.
Subtotal Non-Residential		120	
Residential - 1996			
275 people at 2.39 people/DU (115 DU)/(1 DU/Ac)		115 DU 115 Ac	Average density 1996 is 1 DU/Ac.
Additional Land Needed - 2016			
62 people at 2.39 people/DU (26 DU)/(1 DU/Ac)		26 DU 30 Ac	Future permitted density is 1 DU/Ac due to on-site sewage disposal. Numbers are rounded.
Subtotal Residential		145	

CHINOOK - RURAL ACTIVITY CENTER

Population

Projection	Population	Year
Census block total 511 people		
No adjustment. Census blocks match RAC boundary.	511	1990
Assume 15% growth in unincorporated county 1990-1996 (511)(1.15)	588	1996
Assume 22.8% growth through 2016 (588)(1.228)	722	2016
Additional People		134

Land Use

Total Land Area		540 Acres	
Non-Residential			
		Area	Notes
		(Acres)	
School		2	
Port of Chinook		3	
Roads and ROW	20%	106	Access by SR, traverses town.
Commercial/Industrial	10%	54	
Other	25%	130	Includes substantial shoreline areas, not for sale during plan period, critical areas, physically limited land.
Subtotal Non-Residential		295	
Residential - 1996			
588 people at 2.39 people/DU	246 DU		Town core density 1996 is 6 DU/Ac,
(246 DU)/(1DU/0.75 Ac)	185 Ac		decreases to north and south. Use 1DU/0.75 Ac.
Additional Land Needed - 2016			
132 people at 2.39 people/DU	56 DU		Future permitted density is 1 DU/Ac due to on-site sewage disposal.
(56 DU)/(1 DU/Ac)	60 Ac		Numbers are rounded.
Subtotal Residential		245	

FRANCES - RURAL ACTIVITY CENTER

Population

Projection	Population	Year
Census block total 100 people		
Assume 60 percent of blocks within RAC boundary	60	1990
Assume 15% growth in unincorporated county 1990-1996 (60)(1.15)	70	1996
Assume 22.8% growth through 2016 (70)(1.228)	86	2016
	Additional People	16

Land Use

Total Land Area		60 Acres	
Non-Residential		Area	Notes
		(Acres)	
Roads and ROW	20%	11	State highway traverses area.
Commercial/Industrial	10%	6	
Other	10%	6	Includes not for sale during plan period, critical areas, physically limited land.
Subtotal Non-Residential		23	
Residential - 1996			
70 people at 2.39 people/DU (30 DU)/(1 DU/Ac)		30 DU 30 Ac	Average density 1996 is 1 DU/Ac.
Additional Land Needed - 2016			
16 people at 2.39 people/DU (7 DU)/(1 DU/Ac)		7 DU 7 Ac	Future permitted density is 1 DU/Ac due to on-site sewage disposal. Numbers are rounded.
Subtotal Residential		37	

LEBAM - RURAL ACTIVITY CENTER

Population

Projection	Population	Year
Census block total	312 people	
Adjusted for portions of blocks within RAC boundary	156	1990
Assume 15% growth in unincorporated county 1990-1996 (156)(1.15)	179	1996
Assume 22.8% growth through 2016 (179)(1.228)	220	2016
Additional People		41

Land Use

Total Land Area		160 Acres	
Non-Residential		Area (Acres)	Notes
School		4	
Critical Area		10	Wetland is historic mill site, potential to become industrial with mitigation of offsite wetland.
Roads and ROW	20%	30	Access by county road only. No State Rt.
	5%	8	Only 5% due to historic mill site
Commercial/Industrial			
Other	10%	16	Includes not for sale during plan period, critical areas, physically limited land.
Subtotal Non-Residential		68	
Residential - 1996			
179 people at 2.39 people/DU (75 DU)/(1 DU/Ac)		75 DU 75 Ac	Average density 1996 is 1 DU/Ac.
Additional Land Needed - 2016			
41 people at 2.39 people/DU (17 DU)/(1 DU/Ac)		17 DU 17 Ac	Future permitted density is 1 DU/Ac due to on-site sewage disposal. Numbers are rounded.
Subtotal Residential		92	

MENLO - RURAL ACTIVITY CENTER

Population

Projection	Population	Year
Census block total	172 people	
Adjusted for portions of blocks within RAC boundary	164	1990
Assume 15% growth in unincorporated county 1990-1996 (164)(1.15)	189	1996
Assume 22.8% growth through 2016 (189)(1.228)	232	2016
Additional People		43

Land Use

Total Land Area		190 Acres	
Non-Residential		Area	Notes
		(Acres)	
School		13	
County Fairground		4	
Roads and ROW	20%	37	State highway on north border.
Commercial/Industrial	10%	18	
Other	10%	18	Includes not for sale during plan period, critical areas, physically limited land.
Subtotal Non-Residential		90	
Residential - 1996			
189 people at 2.39 people/DU	79 DU	Average density 1996 is 1 DU/Ac.	
(79 DU)/(1 DU/Ac)	80 Ac	Numbers are rounded.	
Additional Land Needed - 2016			
43 people at 2.39 people/DU	18 DU	Future permitted density is 1 DU/Ac due to on-site sewage disposal.	
(18 DU)/(1 DU/Ac)	20 Ac	Numbers are rounded.	
Subtotal Residential		100	

NASELLE - RURAL ACTIVITY CENTER

Population

Projection	Population	Year
Census block total	910 people	
Adjusted for portions of blocks within RAC boundary	511	1990
Assume 15% growth in unincorporated county 1990-1996 (511)(1.15)	588	1996
Assume 22.8% growth through 2016 (588)(1.228)	722	
	Population Growth	134
Naselle Youth Camp (NYC) ¹		
Displaced persons - existing housing to be demolished (27 DU)(2.39 People/DU)	65	2010
Additional staff and families (100 staff)(2.39 family members per staff member)	239	2010
	Population Increase Due to NYC	304
Total Population	1,026	2016
	Additional People	438

¹ The Naselle Youth Camp (NYC) is an essential public facility providing housing for juveniles with special needs. The facility is situated adjacent to SR 4, approximately one mile northwest of the Naselle Rural Activity Center. The NYC currently houses 68 youths with a staff of approximately 135 people. The ten year expansion plans of the NYC call for a sentenced population of 300 youths, which in turn will add approximately 100 staff members. Further, 27 existing dwelling units will be demolished to accommodate the expanded facility. It is anticipated that the Rural Activity Center of Naselle will be the host community to the majority of the displaced and new residents.

NASELLE - RURAL ACTIVITY CENTER CONT.

Land Use

Total Land Area	1180	Acres
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Non-Residential

		Area (Acres)	Notes
School		36	
County Shop		4	
Roads and ROW	15%	175	Intersection of SR 4 and SR 401.
Commercial/Industrial	10%	120	Includes approx. 40 Ac PUD.
Critical Areas	20%	240	Naselle River & S.Fork Naselle meander through RAC-much low-lying area.
Other	15%	175	Includes not for sale during plan period, and physically limited land.
Subtotal Non-Residential		750	

Residential - 1996

588 people at 2.39 people/DU	246DU	Average density 1996 is 1 DU/Ac.
(246 DU)/(1 DU/Ac)	245 Ac	Numbers are rounded.

Additional Land Needed - 2016

438 people at 2.39 people/DU	183 DU	Future permitted density is 1 DU/Ac due to on-site sewage disposal.
(183DU)/(1 DU/Ac)	185 Ac	Numbers are rounded.

Subtotal Residential 430

TOKELAND - RURAL ACTIVITY CENTER

Population

Projection	Population	Year
Census block total	96 people	
Adjusted for portions of blocks within RAC boundary	63	1990
Assume 15% growth in unincorporated county 1990-1996 (63)(1.15)	72	1996
Assume 22.8% growth through 2016 (72)(1.228)	89	2016
Additional People		17

Land Use

Total Land Area		165 Acres	
Non-Residential		Area	Notes
		(Acres)	
Port of Willapa		17	
Roads and ROW	18%	30	
Commercial/Industrial	20%	35	Includes cannery.
Other	30%	45	Includes extensive shoreline and what is potentially tideland in total area. Also not for sale during plan period.
Subtotal Non-Residential		127	
Residential - 1996			
72 people at 2.39 people/DU		30 DU	Average density 1996 is 1 DU/Ac.
(30 DU)/(1 DU/Ac)		30 Ac	
Additional Land Needed - 2016			
17 people at 2.39 people/DU		8 DU	Future permitted density is 1 DU/Ac due to on-site sewage disposal.
(8 DU)/(1 DU/Ac)		8 Ac	
Subtotal Residential		38	

OCEAN PARK - RURAL VILLAGE

Population

Projection	Population	Year
Census block total	736 people	
Adjusted for portions of blocks within village boundary	719	1990
Assume 15% growth in unincorporated county 1990-1996 (719)(1.15)	827	1996
Assume 22.8% growth through 2016 (827)(1.228)	1015	2016
Additional People		188

Land Use

Total Land Area		580 Acres	
Non-Residential		Area (Acres)	Notes
School		5	
Roads and ROW	15%	90	2-lane only
Commercial/Industrial	25%	145	Includes downtown core plus industrial lands to the east.
Other	15%	90	Includes not for sale during plan period, critical areas and physically limited land.
Subtotal Non-Residential		330	
Residential - 1996			
827 people at 2.39 people/DU (346 DU)/(2 DU/Ac)		346 DU 170 Ac	Average density 1996 is 2 DU/Ac. Numbers are rounded.
Additional Land Needed - 2016			
188 people at 2.39 people/DU (79 DU)/(1 DU/Ac)		79 DU 80 Ac	Future permitted density is 1 DU/Ac due to on-site sewage disposal. Numbers are rounded.
Subtotal Residential		250	

SEAVIEW - UNINCORPORATED URBAN GROWTH AREA

Population

Projection	Population	Year
Census block total	652 people	
Adjusted for portions of blocks within village boundary	646	1990
Assume 15% growth in unincorporated county 1990-1996 (646)(1.15)	743	1996
Assume 22.8% growth through 2016 (743)(1.228)	912	2016
Additional People		169

Land Use

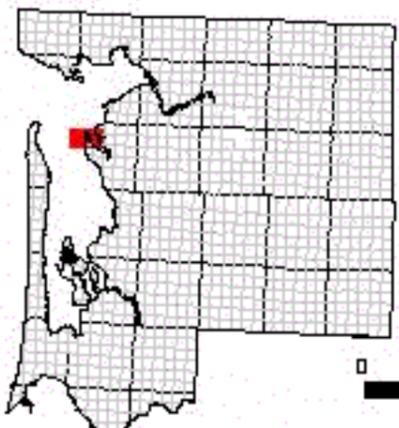
Total Land Area		240 Acres	
Non-Residential		Area	Notes
		(Acres)	
Roads and ROW	15%	35	Includes beach approach
Commercial/Industrial	30%	70	
Other	15%	35	Includes not for sale during plan period, critical areas and physically limited land.
Subtotal Non-Residential		140	
Residential - 1996			
743 people at 2.39 people/DU (311 DU)/(4 DU/Ac)	311 DU	80 Ac	Average density 1996 is 4 DU/Ac. Numbers are rounded.
Additional Land Needed - 2016			
169 people at 2.39 people/DU (71 DU)/(4 DU/Ac)	71 DU	20 Ac	Assumes future density averages 4 DU/Ac. Numbers are rounded.
Subtotal Residential		100	



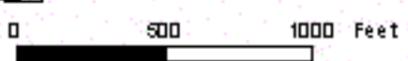
Section 8 and 17, Township 13, Range 10

Pacific Co. DPW
Geographic
Information
Systems

The property lines on this map
are not accurate. The intended
use is for referencing landuse only.



Scale: 1" = 1000'



Bay Center Rural Activity Center

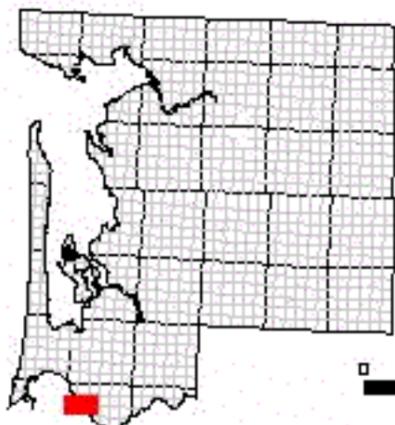
Pacific County
Comprehensive Plan
Figure A-1



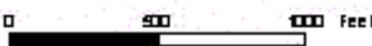
Section 8 and 17, Township 09, Range 10

Pacific Co. DPW
Geographic
Information
Systems

The property lines on this map
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use is for referencing landuse only.



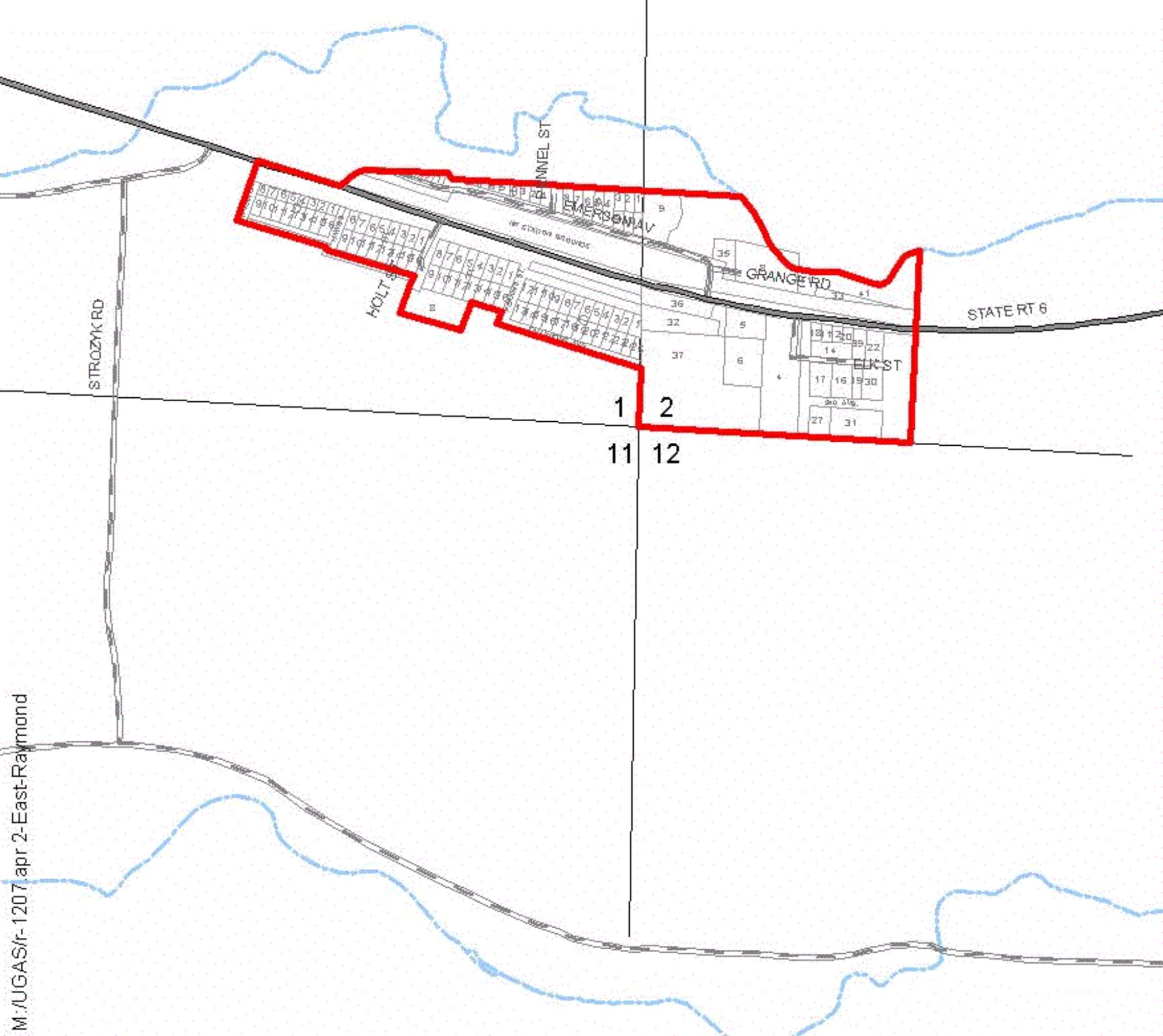
Scale: 1" = 1000'



Chinook Rural Activity Center

Pacific County
Comprehensive Plan

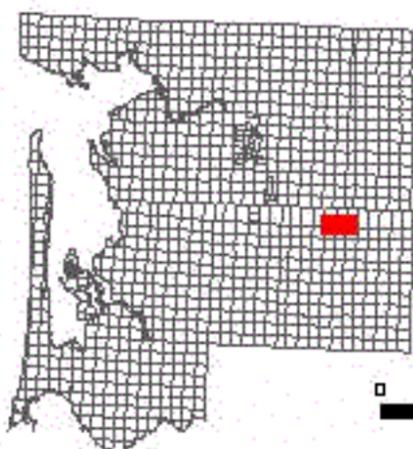
Figure A-2



Section 1 and 2, Township 12, Range 07

Pacific Co. DPW
Geographic
Information
Systems

The property lines on this map
are not accurate. The intended
use is for referencing land use only.



Scale: 1" = 800'



Frances Rural Activity Center

Pacific County
Comprehensive Plan

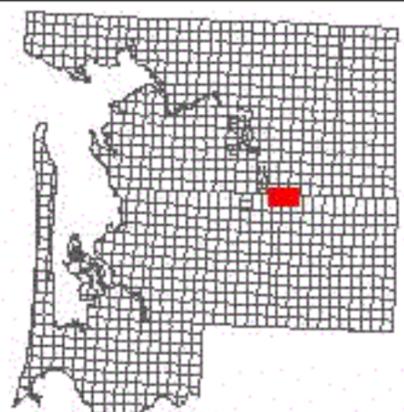
Figure A-3



Section 33 and 34, Township 13, Range 07
 Section 2, Township 12, Range 07

Pacific Co. DPW
 Geographic
 Information
 Systems

The property lines on this map
 are not accurate. The intended
 use is for referencing landuse only.



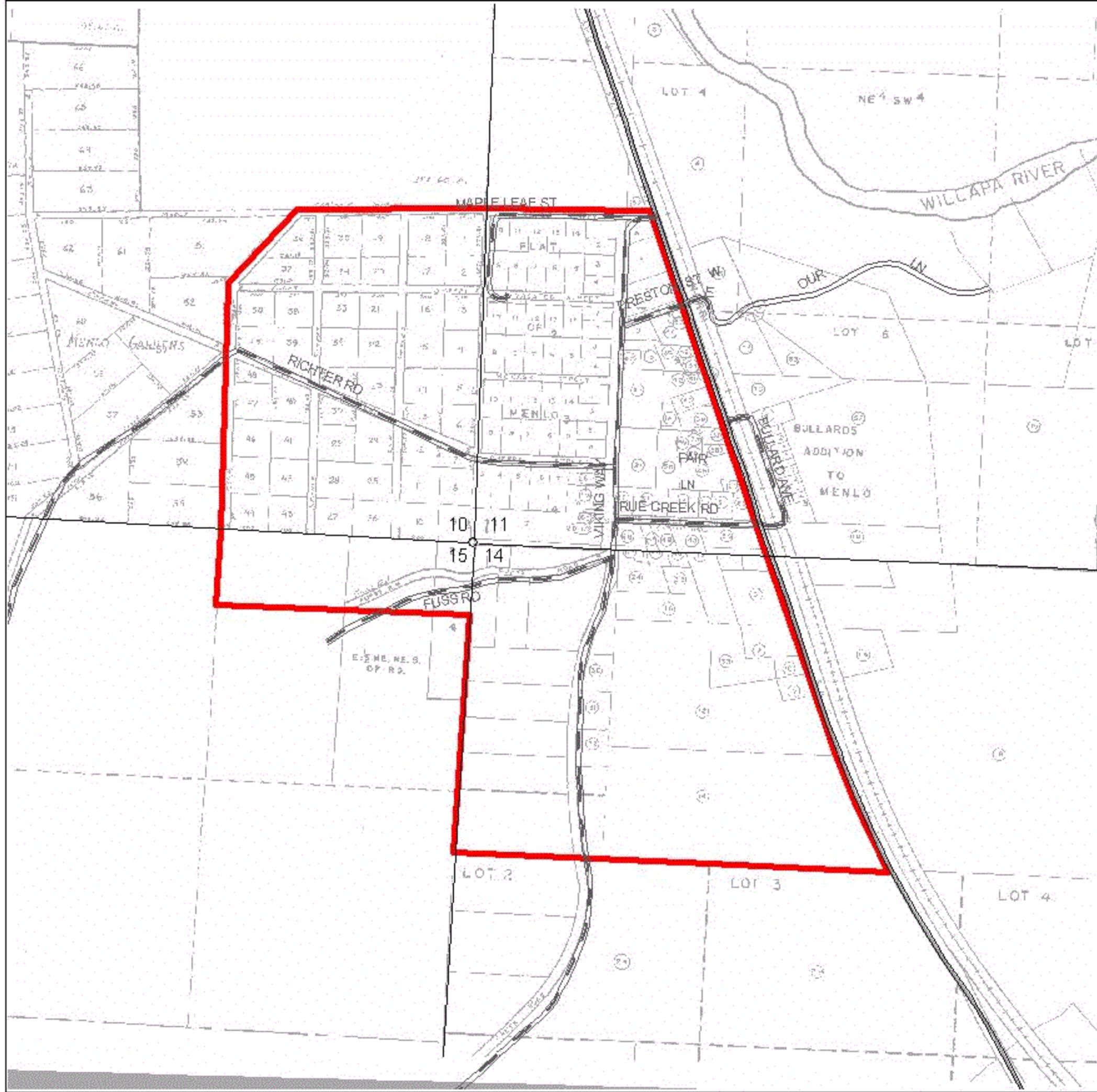
Scale: 1" = 800'



Lebam Rural Activity Center

Pacific County
 Comprehensive Plan

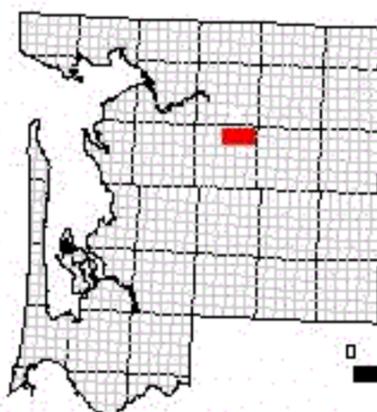
Figure A-4



Section 10,11,14 and 15 Township 13, Range 08

Pacific Co. DPW
Geographic
Information
Systems

The property lines on this map
are not accurate. The intended
use is for referencing landuse only.



Scale: 1" = 800'

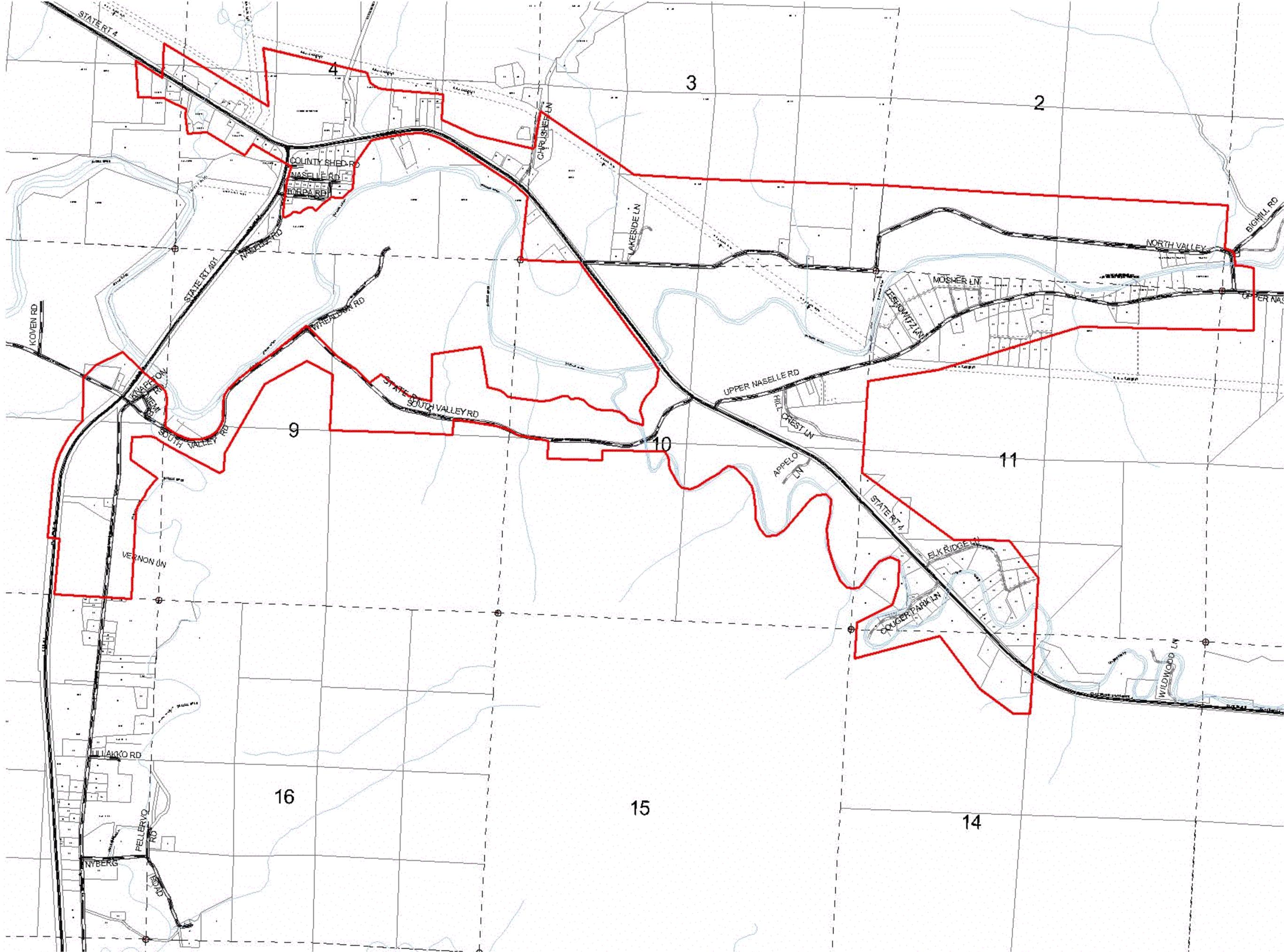
0 400 800 Feet

Menlo Rural Activity Center

Pacific County
Comprehensive Plan

Figure A-5

The property lines on this map
are not accurate. The intended
use is for referencing landuse only.



Prtns. of Sections
1,2,3,4,5,8,9,10,11and14
Township 10
Range 09



Vicinity Map



Scale: 1"= 1320' = 1/4 Mile

0 0.25 Miles

Naselle Rural Activity Center

Pacific County
Comprehensive Plan

Date: 7-22-98

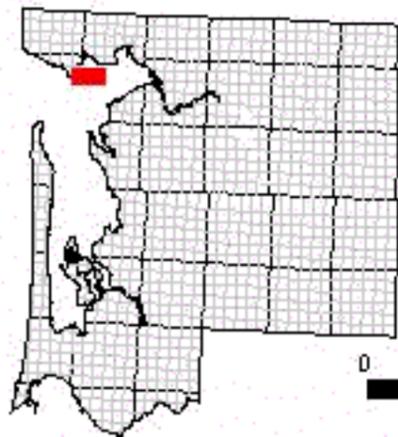
Figure A - 6



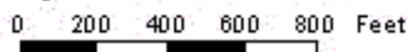
Section 7 and 18, Township 14, Range 10
 Section 12 and 13, Township 14, Range 11

Pacific Co. DPW
 Geographic
 Information
 Systems

The property lines on this map
 are not accurate. The intended
 use is for referencing land use only.



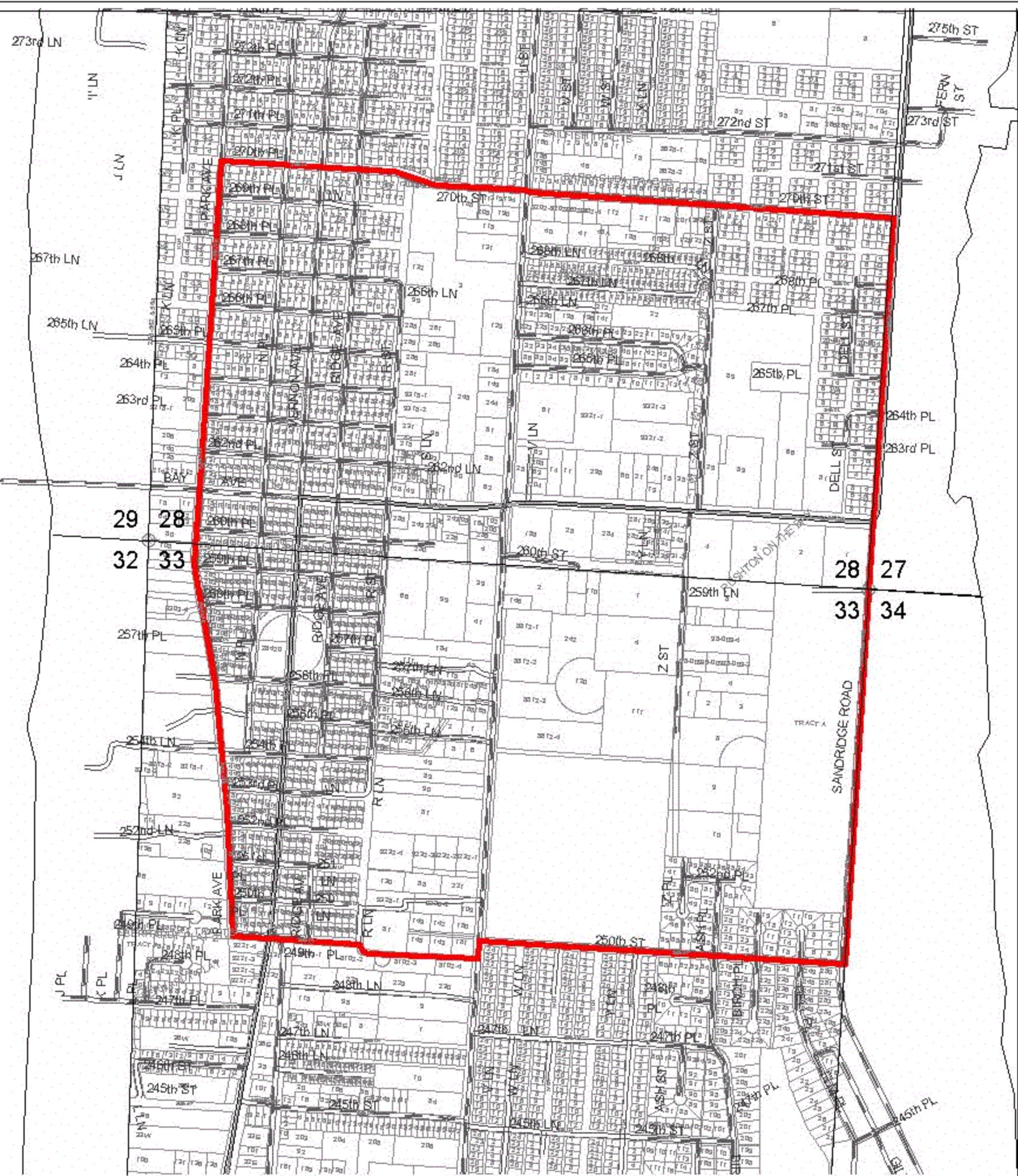
Scale: 1" = 800'



Tokeland Rural Activity Center

Pacific County
 Comprehensive Plan

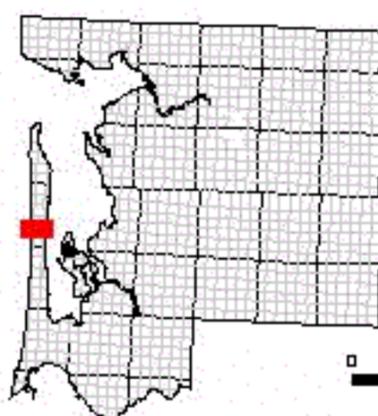
Figure A-7



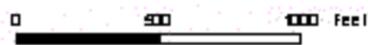
Section 28 and 33, Township 12, Range 11

Pacific Co. DPW
Geographic
Information
Systems

The property lines on this map
are not accurate. The intended
use is for referencing landuse only.

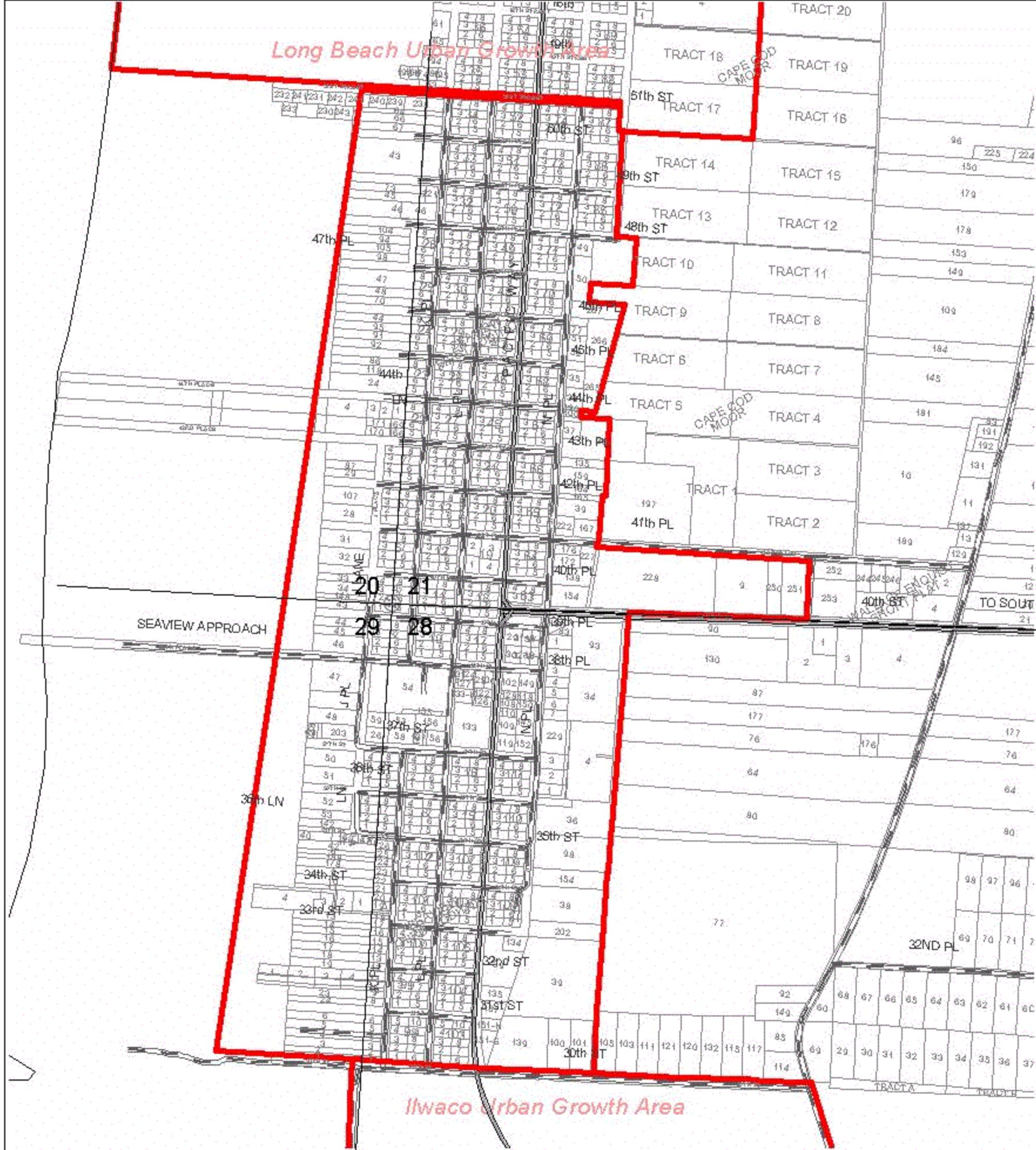


Scale: 1" = 1000'



Ocean Park
Rural
Village
Pacific County
Comprehensive Plan

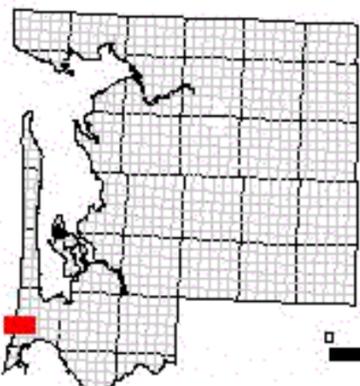
Figure A-8



Section 20, 21, 28 and 29 Township 10, Range 11

Pacific Co. DPW
Geographic
Information
Systems

The property lines on this map
are not accurate. The intended
use is for referencing landuse only.



Scale: 1" = 800'

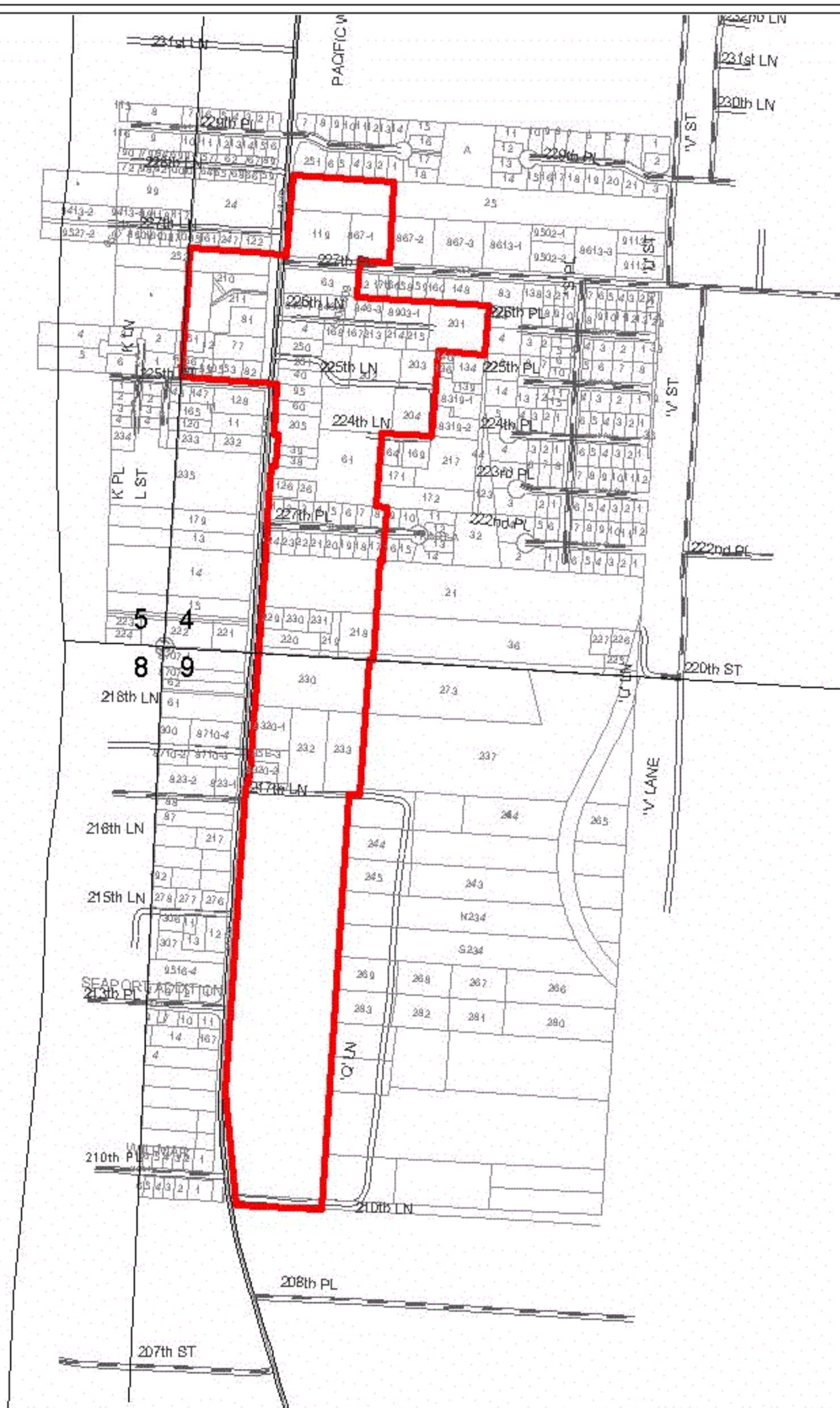


Seaview Urban Growth Area

Pacific County
Comprehensive Plan

Figure A-9

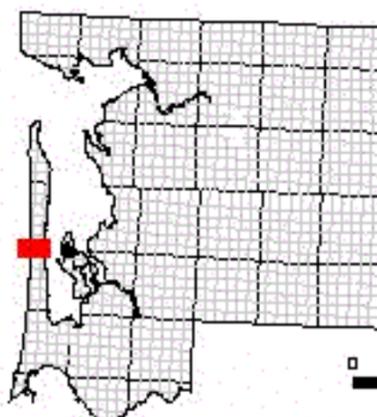
Pacific Ocean



Section 4 and 9, Township 11, Range 11

Pacific Co. DPW
Geographic
Information
Systems

The property lines on this map
are not accurate. The intended
use is for referencing landuse only.



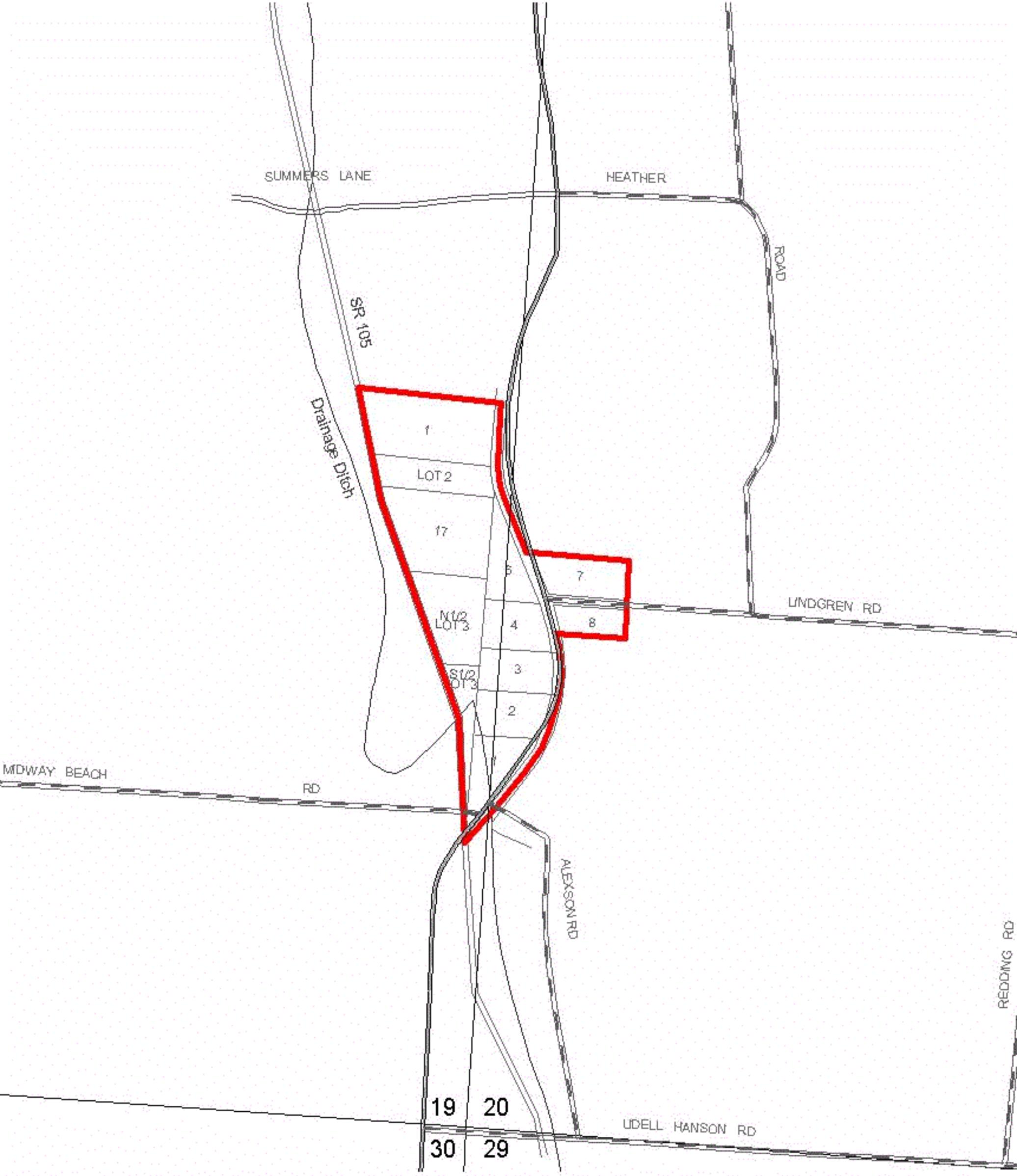
Scale: 1" = 800'

0 200 400 600 800 Feet

Klipsan Crossing Community Crossroads

Pacific County
Comprehensive Plan

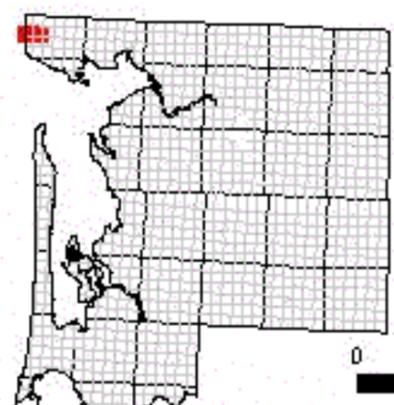
Figure A-10



Section 19 and 20, Township 15, Range 11

Pacific Co. DPW
Geographic
Information
Systems

The property lines on this map are not accurate. The intended use is for referencing landuse only.



Scale: 1" = 600'



Lindgren Road Community Crossroad

Pacific County
Comprehensive Plan

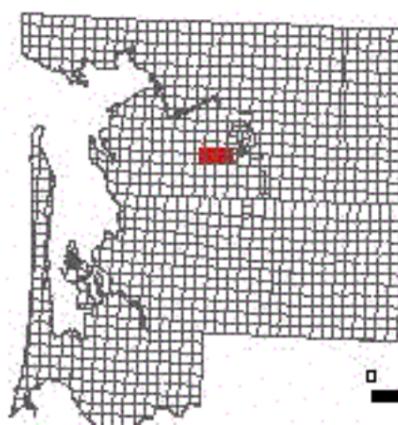
Figure A-11



Section 28, Township 14, Range 08

Pacific Co. DPW
Geographic
Information
Systems

The property lines on this map
are not accurate. The intended
use is for referencing landuse only.



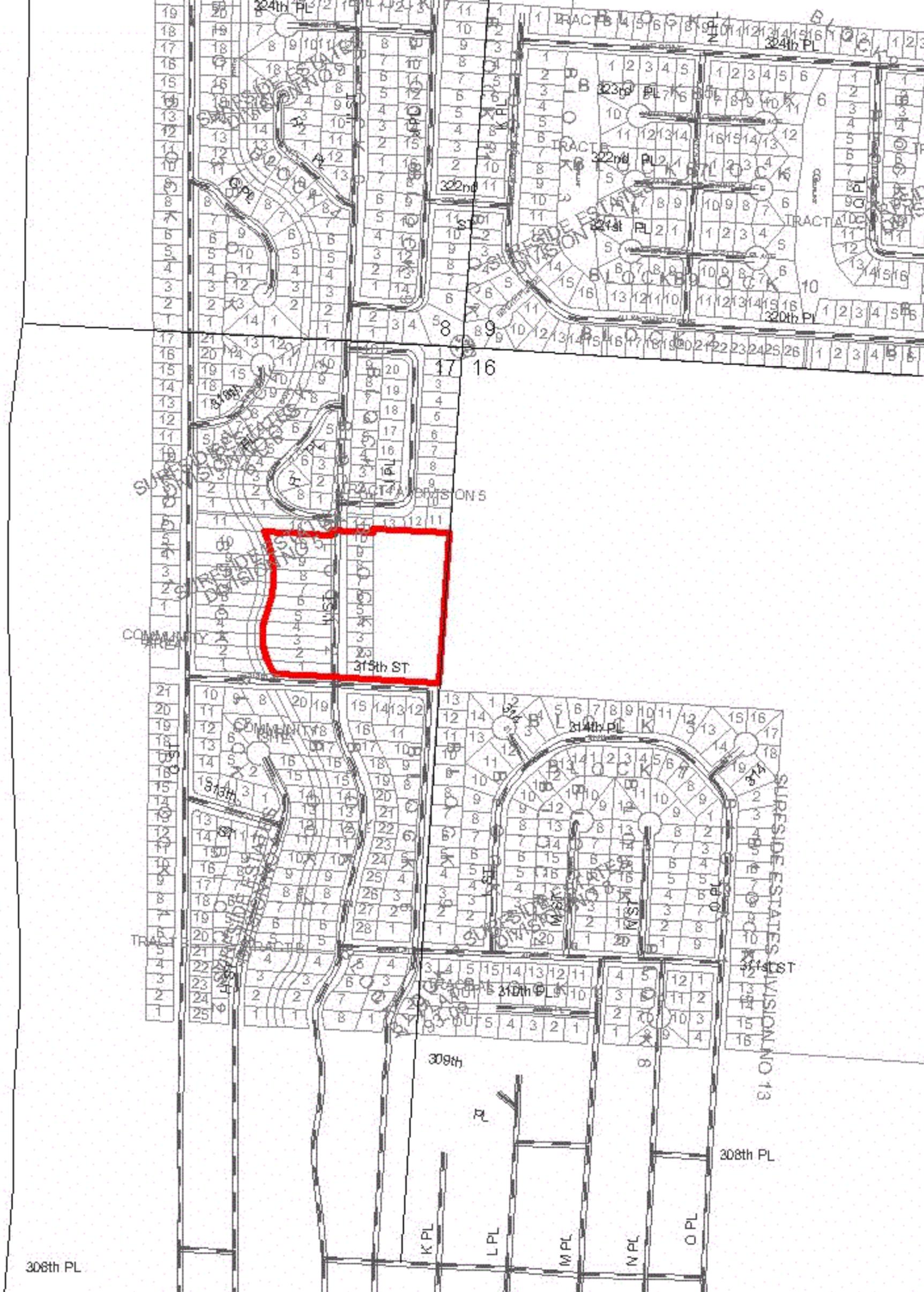
Scale: 1" = 800'

0 200 400 600 800 Feet

East Raymond Community Crossroad

Pacific County
Comprehensive Plan

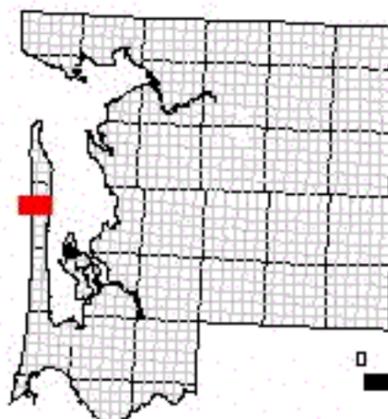
Figure A-12



Section 17, Township 12, Range 11

Pacific Co. DPW
Geographic
Information
Systems

The property lines on this map
are not accurate. The intended
use is for referencing landuse only.



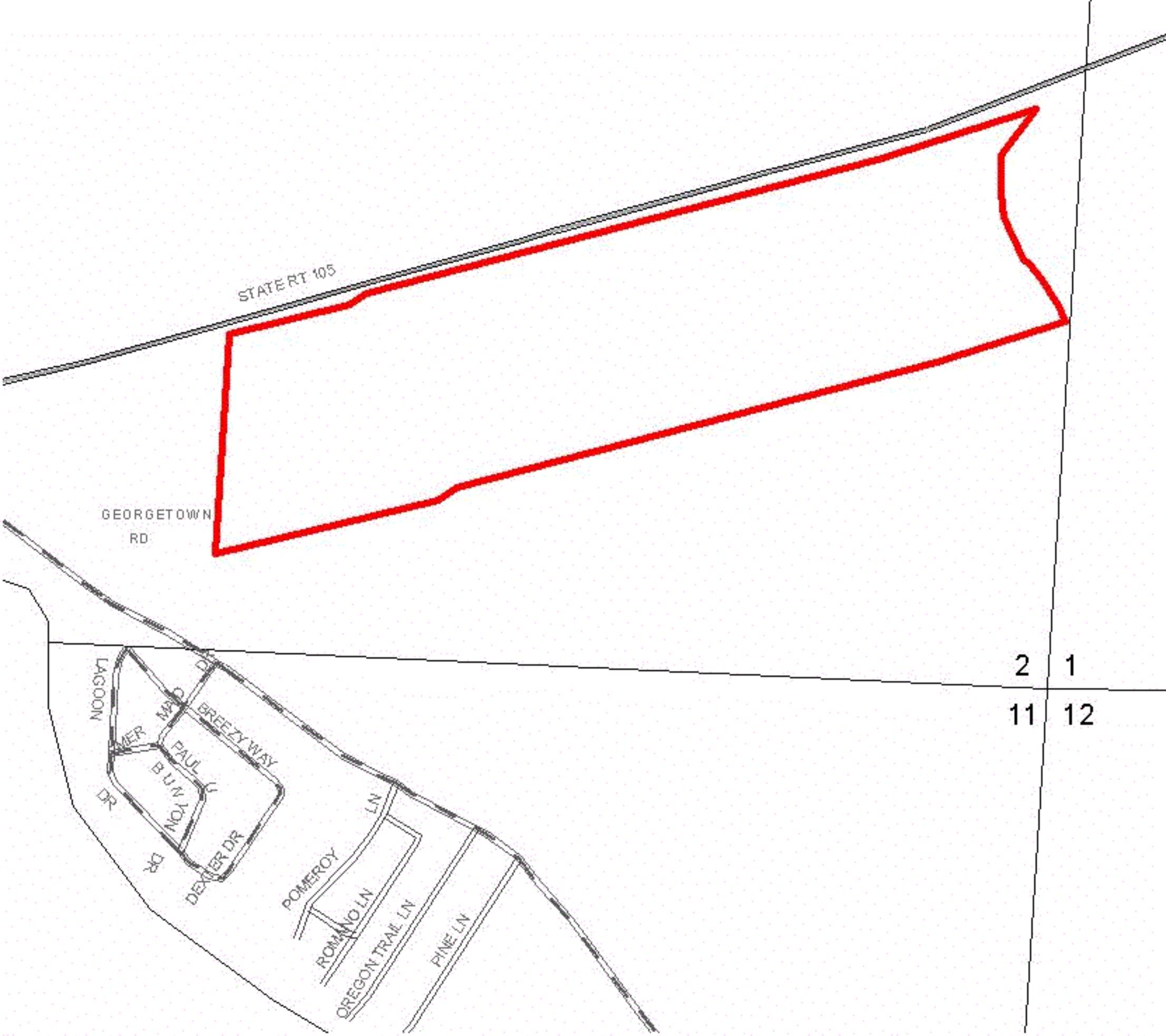
Scale: 1" = 600'

0 200 400 600 Feet

Surfside Community Crossroad

Pacific County
Comprehensive Plan

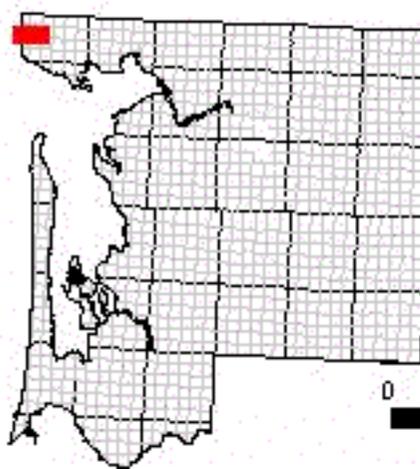
Figure A-13



Section 2, Township 14, Range 11

Pacific Co. DPW
Geographic
Information
Systems

The property lines on this map
are not accurate. The intended
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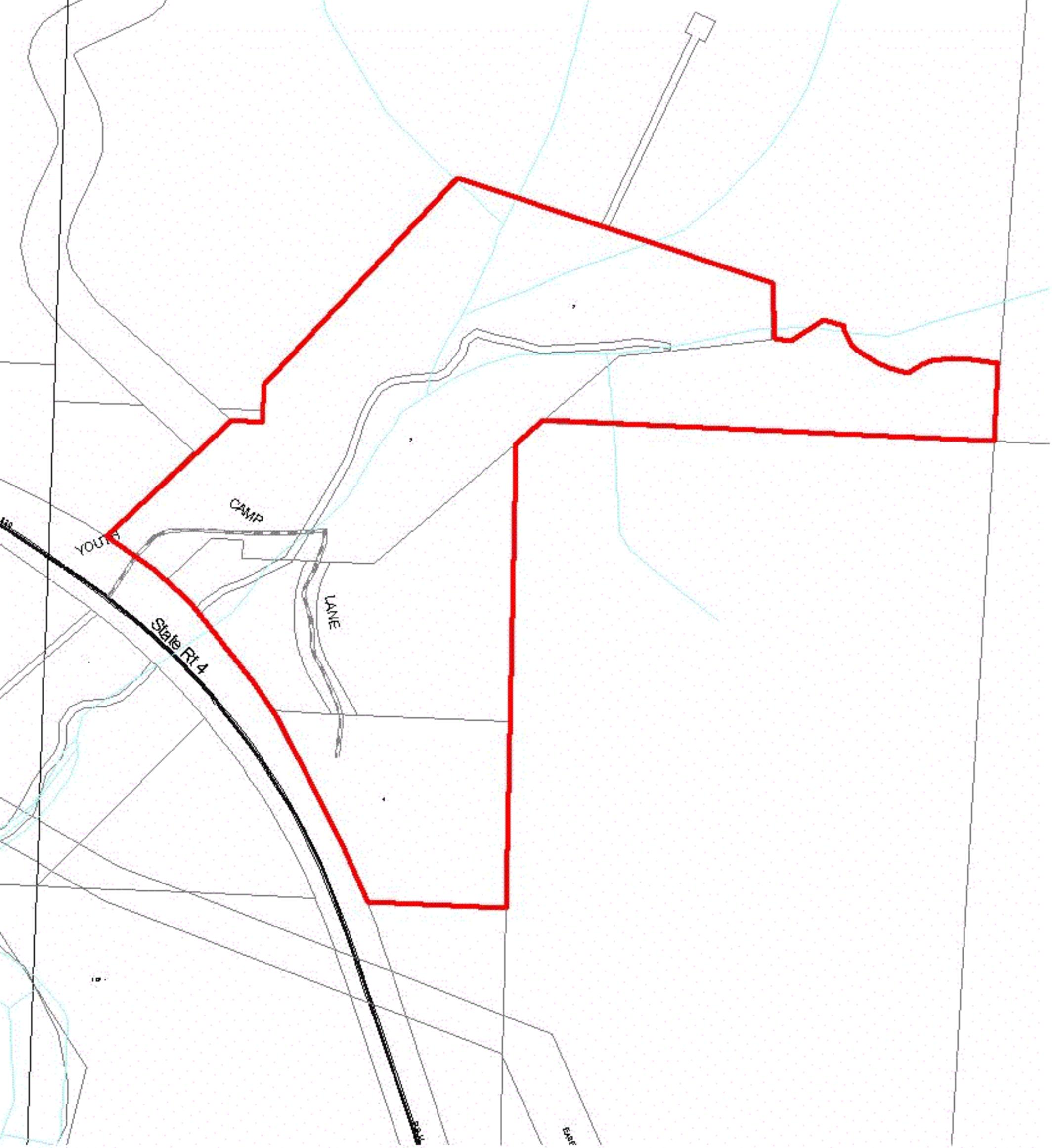


Scale: 1" = 800'

0 200 400 600 800 Feet

Tokeland
Community
Crossroad
Pacific County
Comprehensive Plan

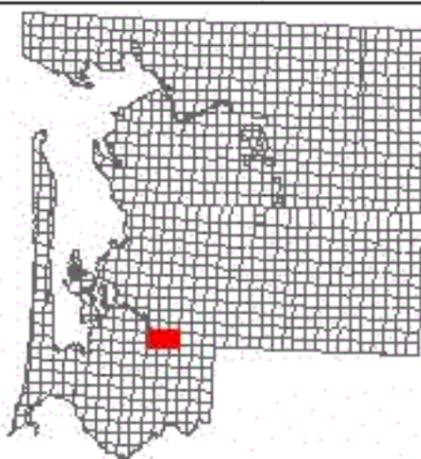
Figure A-14



Portions of Section 32
Township 11, Range 09

Pacific Co. DPW
Geographic
Information
Systems

The property lines on this map
are not accurate. The intended
use is for referencing landuse only.



Scale: 1" = 800'



Naselle Youth Camp
Essential Public Facility

Pacific County
Comprehensive Plan

Figure A-15