

BEFORE THE BOARD OF PACIFIC COUNTY COMMISSIONERS

RESOLUTION NO. 2000 -101

A RESOLUTION AMENDING THE PACIFIC COUNTY COMPREHENSIVE PLAN

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 Board of Pacific County Commissioners adopted a Comprehensive Plan via Resolution 98-089 on October 13, 1998 that met the specified GMA goals and addresses the mandated GMA elements;

WHEREAS, Section 9 of the Pacific County Comprehensive Plan establishes a process to consider amendments to the Comprehensive Plan on a yearly basis;

WHEREAS, during review of proposed Comprehensive Plan amendments, 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 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 process, and issued a final Determination of Non-Significance;

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 proposed Comprehensive Plan amendments;

WHEREAS, the Pacific County Planning Commission identified the need for several minor amendments to the Pacific County Comprehensive Plan;

WHEREAS, the proposed amendments are minor in nature, and do not detrimentally impact the public health, safety and welfare; now therefore,

IT IS HEREBY RESOLVED that the Board of Pacific County Commissioners acknowledges the Pacific County Planning Commission's final Determination of Non-

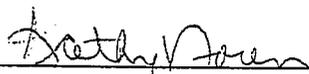
Significance, adopts the attached findings of fact marked as Exhibit A, accepts the attached record compiled by the Pacific County Planning Commission marked as Exhibit B and amends the 1998 Pacific County Comprehensive Plan as follows:

- Amendment No. 1 The City of Raymond Urban Growth Area is expanded to include the ½ lot wide (east-west) by 2 block long (north-south) area immediately north of State Route 6 and west of Garden Street, in East Raymond. In addition, the area includes Lot 2, 3, and 4 of the Carl Muller Subdivision immediately south of State Route 6 and north of Harvard (a single triangular piece). The map of this area is attached as Exhibit C.
- Amendment No. 2 The designation of property adjacent to Willapa Bay that is bounded by Sandridge Road to the West, and is located north of Tract 11 of Harbor View Tracts is changed from General Rural to Rural Agriculture. The map of this area is attached as Exhibit D.
- Amendment No. 3 The Menlo Rural Activity Center is expanded to include an adjacent 107 +/- acre parcel described as (130814 029 and 018, and 1300811 049 less M&B). The map of the area is attached as Exhibit E.
- Amendment No. 4 The Seaview Urban Growth Area is expanded to include the area bounded on the west by a line 200 feet west of the 1889 Western Boundary of Upland Ownership line, the north by 30th Street, on the east by Lake Street, and on the south by "G" Street. The map of this area attached as Exhibit F.

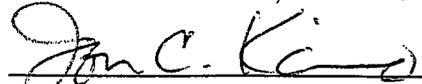
PASSED by the Board of Pacific County Commissioners in regular session at South Bend, Washington, by the following vote, then signed by its membership and attested by its Clerk in authorization of such passage the 28th day of November, 2000:

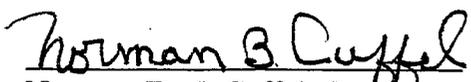
3 YEA; 0 NAY; 0 ABSTAIN; and 0 ABSENT.

ATTEST:


Kathy Noreh,
Clerk of the Board

BOARD OF PACIFIC
COUNTY COMMISSIONERS
PACIFIC COUNTY, WASHINGTON


Jon C. Kaino, Chairman


Norman (Bud) Cuffel, Commissioner

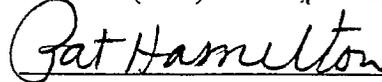

Pat Hamilton, Commissioner

EXHIBIT A

Findings of Fact (Comprehensive Plan Amendments):

1. Pacific County adopted a Comprehensive Plan in October of 1998, in compliance with RCW 36.70.A, Growth Management.
2. Pacific County adopted a Final Environmental Impact Statement evaluating the potential environmental impacts associated with adoption of the Comprehensive Plan in August of 1998.
3. Section 9 of the Pacific County Comprehensive Plan establishes a process to consider yearly amendments. The proposed amendments comport with the procedural and substantive intent of this section.
4. Amendments to the Comprehensive Plan are subject to procedural compliance with Resolution 96-032, enhanced public participation procedures, and Ordinance 145, review procedures.
5. Six amendments to the Comprehensive Plan have been proposed. These amendments are minor in nature.
6. The public has had ample opportunity to comment on these proposed amendments. The County has complied with public notification requirements within Resolution 96-032 and Ordinance 145.
7. Pacific County has complied with the notification, procedural and substantive requirements of SEPA, Pacific County Ordinance No. 121.
8. The Pacific County Planning Commission conducted a workshop to consider amendments on February 3, 2000.
9. The Pacific County Planning Commission conducted public hearings on March 2nd, April 6th, June 8th, and October 5th of 2000 to receive public input and to consider the proposed amendments in open session.
10. The Board of County Commissioners conducted public hearings to consider the Planning Commission's recommendations on August 8th and November 28th, 2000.
11. Notice of public workshops and hearings were advertised in the Willapa Harbor Herald and in the Chinook Observer, posted in libraries and post offices, faxed to newspapers, mailed to a long list of interested parties, mailed to property owners within 300' of properties potentially impacted by proposed amendments, mailed to Pacific County's cities, neighboring jurisdictions and state and federal agencies

in advance, in keeping with requirements of Ordinance No. 145 and Resolution 96-032.

12. Following completion and review of a SEPA checklist, review of a preliminary determination of non-significance, and a public hearing, the Planning Commission issued a final DNS for the proposed amendments on June 8, 2000.
13. On October 5, 2000, the Planning Commission reviewed this final DNS determination in light of any changes in recommendation to the Board of County Commissioners and confirmed the earlier decision.
14. On June 8, 2000, the Planning Commission recommended that the Board of County Commissioners approve four of the proposed amendments; adjustment of the City of Raymond UGA, reclassification of a parcel on Willapa Bay from General Rural to Agricultural, expansion of the Menlo Rural Activity Center to include the Crawford Dairy Farm, and adjustment of the Seaview UGA to include the Butte Condominiums.
15. On August 8, 2000, the Board of County Commissioners remanded the consideration of these potential amendments back to the Planning Commission for clarification of property identification within the Seaview UGA expansion area and for development of additional findings of fact.
16. The City of Raymond adopted a Comprehensive Plan in October 1996. The UGA for the City of Raymond divided a number of lots in half. To correct for this error, the City of Raymond amended its Comprehensive Plan in October of 1999. The City of Raymond expanded its UGA to include the ½ block east-west by two block north-south area west of Garden Street and north of Highway 6, as depicted in item number 6 of the index of the record.
17. Amendment of the Pacific County Comprehensive Plan to comport with the City of Raymond 1999 Comprehensive Plan amendment corrects for a minor map error in the 1998 plan, and causes negligible environmental impact. The Fykerud house is already developed and served by City of Raymond water and sewer. The action will create no additional development potential, yet will recognize the existing development and connect all of the single property owners. This proposal is consistent with goals 1, 6, and 12 of RCW 36.70A.020. Ellis Garden, Lot 4 Tract 10 of Joe Mullers Subdivision.
18. Amendment of the Comprehensive Plan to reclassify Harbor View Tract 5 and portions of 4 and 6, as depicted in the map, from General Rural to Agricultural is minor in nature, recognizes the preexisting land use pattern for the property, is consistent with existing zoning, and promotes the preservation of natural resource based industries in Pacific County. The potential environmental impact of this reclassification is negligible. This is consistent with goals 5, 6, and 8 of RCW

36.70A.020. The opposition was confused as to the identification of the property. The opposition's issues were addressed during the hearing.

19. The proposed expansion of the Seaview Urban Growth Area is designed to correct a map error and oversight within the 1998 Comprehensive Plan. The southern boundary of the Seaview UGA ends at 30th Place. Existing condominiums are located within an R-2 zone within Block J of the North Beach Addition to Ilwaco. The area is located immediately adjacent to the City of Ilwaco UGA, is characterized by existing high-density development, and is served by City water and sewer services. This amendment has a minimal impact on the environment. Extending the Seaview UGA boundary along a line 200 feet west of the 1889 line of upland ownership from 30th Place to G Street is consistent with the existing Seaview UGA, i.e., the western boundary of the Seaview UGA would be a straight line. This proposal is consistent with goals 1, 2, 4, 5, 6, and 9 of RCW 36.70A.020.
20. The proposed expansion of the Menlo Rural Activity Center to include approximately 107 acres, currently in use as a dairy farm could result in a potential maximum net gain of approximately 80 homes in the Rural Activity Center. Flood plains, setbacks/buffers, wetlands, etc. likely reduce this number.
21. The proposed expansion area represents the next logical physical area of expansion. The undeveloped portion of the existing Menlo Rural Activity Center contains wetlands and other critical areas that will make additional development difficult.
22. Adequate power and public water exist to accommodate the reasonable potential development of this parcel. In particular, if this parcel is subdivided and the current dairy farm ceases to exist, water consumption should not increase. Critical areas concerns will affect the potential development of this parcel. This proposal is consistent with goals 2, 5, and 12 of RCW 36.70A.020.
23. The proposed language by the Moby Dick Corporation, submitted by Mark Hansen on October 2, 2000 ("In addition, it is recognized that these areas may have some existing commercial or resort related land uses such as the Moby Dick Hotel that are recognized as consistent with this designation whose operation should be allowed to continue and be enhanced.") would change the character of the General Rural designation in the Comprehensive Plan. The proposed new language suggested by Mr. Mark Hansen in his letter of November 27, 2000 which makes reference to the Moby Dick Hotel also could change the character of the General Rural designation in the Comprehensive Plan. These proposed language changes are inconsistent with goals 1, 2, and 10 of RCW 36.70.020.
24. Changing the Comprehensive Plan designation to Industrial for Lots 4 and 5 of Morehead Acres which are owned by the Port of Peninsula would expand the potential industrial uses of this property. More intensive industrial uses would

likely have a negative impact on the surrounding landowners. Expanding allowable uses on this site would cause more harm than benefit to the local communities. The proposed amendment is inconsistent with Goals 2 and 10 of RCW 36.70A.020.

25. The proposed Morehead Acres re-designation was opposed by some neighboring property owners.

EXHIBIT B

INDEX OF PACIFIC COUNTY GMA COMPREHENSIVE PLAN ADOPTION RECORD

PLANNING COMMISSION RECORD (ITEMS 1 - 234)

1. Pacific County Council of Governments Comprehensive Plan draft dated December 30, 1994, and received by Pacific County 1995
2. Pacific County draft Comprehensive Plan dated April 1997, and transmittal to Planning Commission 5/7/97
3. Pacific County draft Comprehensive Plan dated January 1998
4. Pacific County Comprehensive Plan SEPA checklist, April 1995 regarding 12/30/94 PCOG draft Comprehensive Plan
5. Determination of Significance dated July 14, 1995 regarding December 1994 draft comprehensive plan. Determination of Significance, legal notice and initiation of 60 day scoping comment period, Chinook Observer July 18 and 25, 1995, and Willapa Harbor Herald July 19 and 26, 1995 regarding December 1994 draft comprehensive plan. Notice of Legislative Action, Case CP-02:SEPA, amended SEPA threshold determination and non project EIS scoping notice, and notice of public scoping meetings (June 24, 25, 1997), and Planning Commission SEPA threshold determination and scoping hearing July 10, 1997
6. Planning Commission agenda, staff report, and meeting minutes of June 5, 1997 regarding the proposed SEPA and Comprehensive Plan review schedule
7. Affidavit of faxing notice of legislative action and legal notice to KKEE and KSWW radio stations on June 9, 1997, and to the South Beach Bulletin and the Pacific County Press newspapers on June 9, 1997, regarding the Planning Commission SEPA threshold determination and SEPA scoping hearing on July 10, 1997, and the public scoping meetings on June 24-25, 1997. Affidavit of mailing of notice of legislative action, legal notice and SEPA checklist regarding above meetings to Grays Harbor, Lewis and Wahkiakum counties on June 11, 1997, to state GMA and SEPA review agencies and Jeff Eustis on June 9, 1997, and to Mark Hanson June 16, 1997
8. Affidavit of posting notice of legislative action, legal notice and SEPA checklist regarding June 24-25 1997 public scoping meetings, and Planning Commission hearing of July 10th, posted in Pacific County libraries and post offices June 9-10, 1997
9. Affidavit of publication of Preliminary SEPA threshold determination, request for public comment on scope of EIS, and public meeting and hearing notices, Chinook Observer June 10 and 17, 1997 and Willapa Harbor Herald June 11 and 18, 1997
10. Affidavits of faxing, mailing and posting notice of continued Planning Commission hearing from July 10, 1997 to August 14, 1997. Affidavit of publication in Chinook Observer on August 5, 1997 and Willapa Harbor Herald on August 6, 1997
11. Attendance roster, tape recording, agenda, meeting material hand outs, and meeting summaries for the June 24, 1997 public scoping meeting in South Bend, and the June 25, 1997 meeting in Seaview
12. Attendance roster and minutes from the July 10, 1997 Planning Commission hearing
13. July 1, 1997 DCD staff report including attachments and agenda for the July 10, 1997 Planning Commission hearing
14. August 1, 1997 DCD staff report and agenda for the August 14, 1997 continued Planning Commission hearing, and attachments
15. Affidavit of mailing April 1997 Comprehensive plan to State agencies and interested parties
16. Comment letter, Bibbi Lee, July 5, 1997
17. Comment Letter, Jeff Eustis, July 10, 1997
18. Comment Letter, Hedia Adelsman, Department of Ecology, July 10, 1997
19. SEPA consultant RFQ advertisement, contracts and proposed SEPA/EIS review schedule June 1997. Correspondence Pacific County to KCM, Inc. and David Nemens, including consistency review, 7/2/97, 1/9/98, 1/15/98, 2/3/98, 2/4/98, etc.
20. Agenda, sign in sheet, tape, and minutes of Planning Commission August 14, 1997 meeting, and final threshold determination of significance and 10 scoped items to be addressed in DEIS
21. Assorted media coverage of SEPA/GMA process

22. Pacific County 60 day notice of intent (to CTED) to adopt a comprehensive plan (regarding April 1997 draft) May 20, 1997
23. Correspondence CTED to Pacific County 7/29/97, and DOE to Pacific County 6/10/97 reviewing April 1997 draft comprehensive plan
24. Notes of July 31, 1997 meeting between Pacific County and CTED regarding April 1997 draft comprehensive plan (Bryan Harrison personal notes)
25. Correspondence of October 9, 1997 from the Pacific County Economic Development Council to Pacific County, regarding Growth Management
26. Correspondence and affidavit of mailing, January 21, 1998 transmitting January 1998 Comprehensive Plan to CTED, DNR, DOE, DOT, Department of Health, Department of Corrections, Parks and Recreation, DSHS, Fish and Wildlife and other state agencies, and requesting attendance at a February 24, 1998 state agency - Planning Commission workshop to review the January 1998 draft comprehensive plan.
27. Correspondence and affidavit of mailing copies of the January 1998 comprehensive plan on January 21, 1998 to Cities of Raymond, South Bend, Long Beach and Ilwaco and to Lewis, Grays Harbor and Wahkiakum Counties (PC cities and surrounding counties)
28. Correspondence January 13, 1998, Ike Nwankwo of CTED, to Pacific County, acknowledging receipt of January 1998 draft comprehensive plan and forwarding notice of 60 day intent to adopt to other state agencies
29. Attendance sheet and tape of Planning Commission - state agency workshop to review January 1998 draft comprehensive plan on February 24, 1998. Agenda, attendance sheet, tape and minutes of January 8, 1998 Planning Commission meeting
30. Correspondence, Patrick Babineau of CTED, Millard S. Deusen of Fish and Wildlife, David Palazzi of DNR, and Scott Boettcher of DOE, to Pacific County, on February 20 - 24, 1998 reviewing January 1998 draft comprehensive plan
31. Attendance sheets, tapes and notice for Pacific County staff - Planning Commission workshops to the review the January 1998 comprehensive plan at the Ilwaco Heritage Museum on January 21, 1998, and at the EOC in South Bend on January 28, 1998
32. Attendance sheets, minutes and tape regarding February 5, 1998 Planning Commission meeting and February 10, 1998 continued Planning Commission workshop (EOC, South Bend)
33. Attendance sheets, agenda, minutes, and tape regarding March 12, 1998 Planning Commission meeting regarding the DEIS and GMA status
34. Correspondence from the Western Growth Management Hearings Board to Pacific County regarding status of planning activities (case 95-2-0076), and correspondence and packet of attachments, Pacific County to the Western Growth Management Hearings Board dated January 23, 1998
35. Building Permit Statistics, Pacific County 1991 - 1997
36. Correspondence, Howard Teague to Pacific County regarding Port of Peninsula property, 3/3/98
37. Pacific County Zoning Ordinance #95 and summary of pre-GMA comprehensive plan and zoning designations
38. Surfside Home Owners Association recommendations regarding usage of Recreational Vehicles in residential areas of Surfside
39. Correspondence, Brad Peterson, January 29, 1998
40. Washington State Parks and Recreation Commission correspondence March 4, 1998 regarding Chehalis - South Bend trail plan
41. Long Beach Peninsula wetland survey, September 1984, Pacific County Planning Department
42. Willapa Bay Estuary Management Plan Oct. 1990, Willapa Bay Water Quality Organizing Committee
43. Correspondence CTED to City of Long Beach 10/10/97, regarding adoption of comprehensive plan
44. Correspondence CTED to City of South Bend 1/20/98, regarding adoption of comprehensive plan
45. Correspondence CTED to City of Ilwaco, regarding adoption of comprehensive plan
46. Correspondence CTED to City of Raymond, regarding adoption of comprehensive plan
47. City of Long Beach comprehensive plan
48. City of South Bend comprehensive plan dated October 1996, adopted
49. City of Ilwaco comprehensive plan dated July, 1997
50. City of Raymond comprehensive plan dated October 1996
51. Growth Management process revision strategy (9/95)
52. Record of County Wide Planning Policies 97-01 (28 items)

53. RCW 36.70A
54. Pacific County Flood Damage Prevention Ordinance #116A (8/89)
55. Pacific County Plat Ordinance 31A, and Short Subdivision Ordinance #48C
56. Pacific County Ordinance 121, SEPA (4/92), and WAC 197-11 (October 1997) interim DOE guidelines
57. Pacific County Flood Control Zone District #1 Ordinance #1 (Land Alteration), and Drainage and Land Alteration Standards (7/97)
58. Pacific County resolution #94-089 (9/94) and #95-051 (9/95) adopting Interim UGAs
59. Ilwaco Annexation documents for 350 acre (Columbia Highlands property) 2/23/98, and Knudsen Annexation 2/23/98
60. Agenda and personal notes (BH) of DNR Tsunami inundation mapping meeting in South Bend 11/17/97, and 4/2/98 correspondence from Pacific County Emergency Management directing scope of project
61. Correspondence, M. Jack Cullimore 10/27/97, RV usage
62. Correspondence, Earl Gunter, 11/3/97, RV usage
63. Correspondence, Coris Wilson, January 1998, RV usage
64. Correspondence, Al Hall, February 28, 1998, RV usage
65. Correspondence, Tony and Jerri Van Risswick, 2/23/98, RV usage
66. Correspondence, Warren and Bev Albrecht, 2/27/98, RV usage
67. Contracts, work plans, and correspondence, Pacific County and PCI, Inc. regarding drafting of April 1997 and January 1998 comprehensive plans
68. Distribution list, copy #s for January 1998 comprehensive plan and executive summary
69. Willapa Indicators for a Sustainable Community, Willapa Alliance, draft (1997), 1/26/97 and 1998 update
70. 1995 Board of County Commissioner town hall meeting record regarding Draft December 1994 comprehensive plan, Sept - Oct 1995
71. Loomis Lake Integrated Aquatic Management Plan, January 1998
72. Wild Salmonid Policy and SEPA documents, Washington Fish and Wildlife
73. Willapa Bay Watershed Bacteria Evaluation and Preliminary Control Strategy, DOE #93-64, 9/93
74. Willapa Bay Watershed: A Surface Water Study, October 1991, Pacific County Health Department
75. Tsunami article, Chinook Observer, 8/97
76. Long Beach Ground Water Nitrate Modeling Study, 12/20/96, Hong West
77. Phase II Environmental Assessment, WSU Long Beach Extension Unit, February 1997 (Kleinfelder), and Health Consultation (WA, DOH)
78. Individual Surfside Homeowners petition in support of RV usage, Nov-Dec 1997
79. Correspondence, Jerry Nichols, supporting RV usage, received 1/98
80. Correspondence, John and Sharen Shierman, 1/25/98, in support of RV usage
81. Surfside Home Owners Association survey results, 1/24/98, Jack Warren
82. Pacific County Critical Areas and Resource Lands Ordinance, 4/97
83. Pacific County Solid Waste Management Plan (1994), Moderate Risk Waste Management Plan, and recycling and household hazardous waste service utilization rates
84. Pacific County GMA Public Participation Plan, Resolution #96-032
85. Pacific County Board of Health Ordinance 3A and assorted approval documents and reports, regarding on-site sewage disposal, January 1998
86. Eklund Park (City of South Bend UGA) Comprehensive Plan CP-01, adopted 5/1/97
87. Ground Water Flow and Water Quality in the Sand Aquifer of Long Beach Peninsula, Pacific County, WA, and summary pamphlet, USGS 95-4026, 1995
88. Wetland and Wildlife Habitat Mapping Project, Seaview, WA, Mirth Walker, Fishman Environmental, April 1995
89. "Who is Drinking Nitrate in Their Well Water (North East Oregon)", Mitchell and Harding, Environmental Health, October 1996
90. Information Guide for Pacific County, Washington Natural Heritage Program, DNR 1977-1997
91. South West Washington Coastal Erosion Study documents
92. Level of Service Standards, Municipal Research Services Center, Report #31, 9/94
93. Correspondence 3/17/98, Herman and Sylvia Bourgeois, Re: Surfside Estates deeds restricting non residential uses

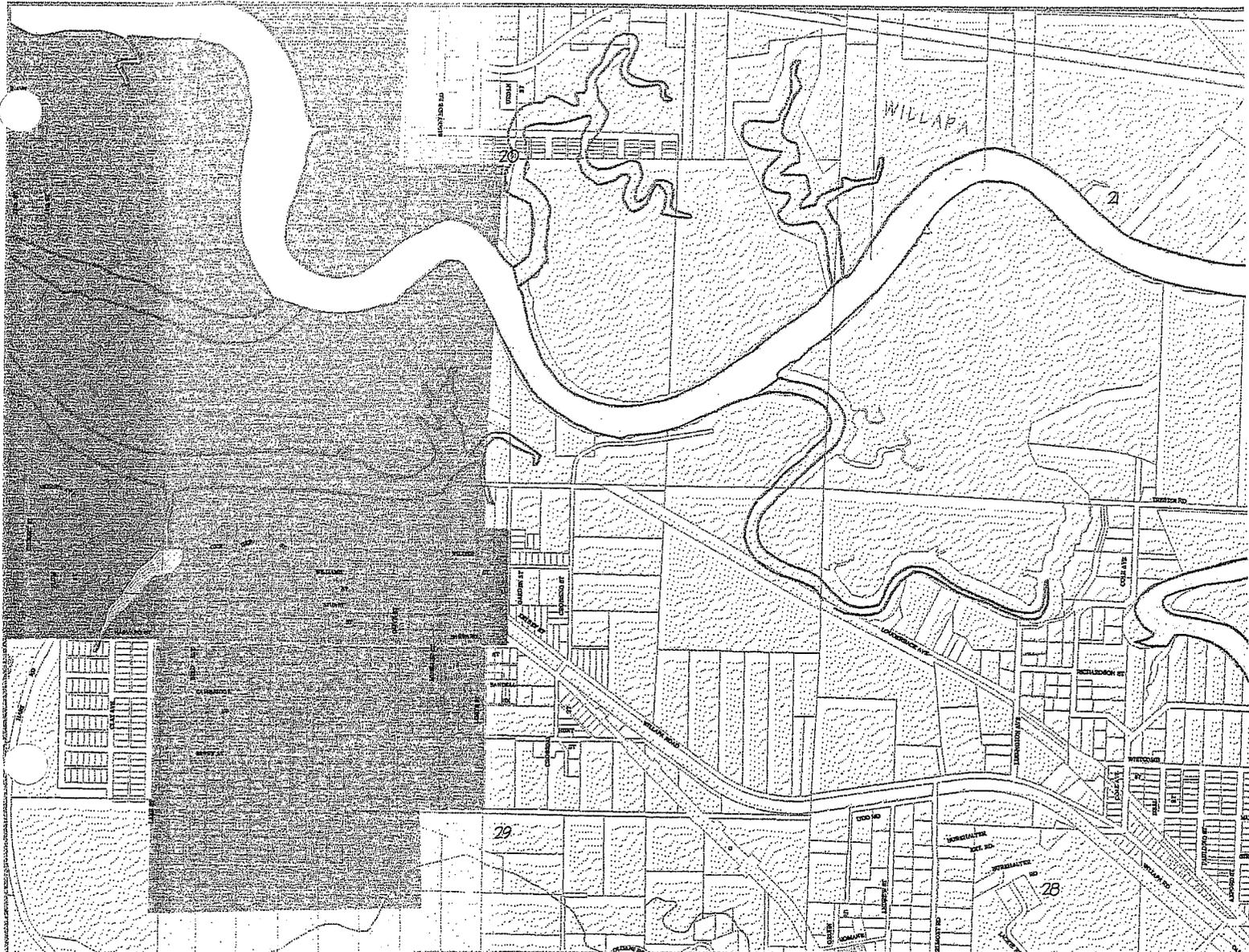
94. Preliminary Draft EIS, Pacific County Comprehensive Plan, KCM, Inc./David Nemens, Assoc. 3/18/98, and supplements 3/25/98 and 3/31/98
95. Citizens for Responsible Growth, meeting notice and information (if received), pertaining to the comprehensive plan, 3/17/98, Chinook Observer
96. Willapa Valley Water District, Water Comprehensive Plan, October 1993
97. Pacific County Group B Water System Assessment, Pacific County DCD, January 1997
98. Memo 3/24/98 DCD to Planning Commission regarding transmittal of pDEIS
99. Ilwaco "Christianson" annexation documents (SEPA and plan proposal)
100. Planning Commission hearing and workshop schedule April - June 1998 for DEIS and comprehensive plan
101. US. Census 2000, participant statistical area program guidelines
102. Resource Lands and Critical Areas Planning Commission, 1997
103. Pacific County DCD application forms and consolidated process for development review (1998)
104. City of Long Beach Dune Management Report, October 1997
105. County of Pacific Comprehensive Parks and Recreation Plan, January 10, 1995, Resolution #95-02
106. The Future of The Long Beach Peninsula Seashore, Batelle Northwest, June 1970
107. Vertical separation literature review, Washington State Department of Health, 1990
108. Soil Survey of Grays Harbor County Area, Pacific County, and Wahkiakum County, Washington, USDA-SCS, July 1986
109. Attendance roster, and tape of Planning Commission workshop regarding pDEIS and scheduling of DEIS and Comprehensive Plan review, 3/26/98, South Bend
110. Correspondence 4/1/98, Herman Bourgeois (two letters), regarding RVs in R-1 zones
111. Correspondence 3/18/98, Gerald Dunn, re: RVs in R-1 zones
112. Minutes, attendance roster, tape of 3/12/98 Planning Commission meeting
113. Pacific County DCD correspondence to KCM, Inc and to PCI, Inc. regarding staff and Planning Commission comments on pDEIS and hearing schedule, 4/2/98
114. 1997 Population Trends, OFM, 9/97
115. Grayland area El Nino erosion update information, 3/25/98, Department of Ecology
116. Preliminary Draft EIS, KCM March 18, 1998
117. Draft Environmental Impact Statement, KCM Inc., and David Nemens and Associates, April 1998
118. Draft Pacific County Comprehensive Plan, April 1998, PCI, Inc.
119. Original graphics set, April 1998 DEIS, and April 1998 Draft Comprehensive Plan, Pacific County Public Works GIS Division maps
120. Affidavit of mailing of notice of legislative action and public notice for DEIS 30 day comment period, and DEIS and Final Draft Comprehensive Plan hearing schedule, April 14, 1998 (232 addresses)
121. Affidavit of posting notice of legislative action and public notice of DEIS 30 day comment period, and DEIS and Final Draft Comprehensive Plan hearing schedule, in Pacific County libraries and post offices, April 16, 1998, and of faxing of same notices to Pacific County radio stations 4/13/98
122. Affidavit of publication of notice of DEIS 30 day comment period, an Planning Commission hearings to review DEIS and Comprehensive Plan: Chinook Observer 4/21/98; Willapa Harbor Herald 4/22/98; South Beach Bulletin 4/17/98; and Pacific County Press 4/22/98
123. Distribution list for April 1998 DEIS and April 1998 Final Draft Comprehensive Plan
124. Sign in sheet, tape, meeting minutes from April 2, 1998 Planning Commission meeting
125. Long Beach Ground Water winter 1998 follow-up sample results, March 1998, Pacific County DCD
126. Washington Parks and Recreation Commission Chehalis - South Bend Rail Trail draft Master Plan and DNS documents, response from David Burke, Pacific County, and Commission action of 4/24/98
127. About Growth, Spring 1998 article on Pacific County, Washington CTED. Local media articles regarding Pacific County retail sales figures, and illegal solid waste disposal, dairy and cattle conservation reserve program availability, and Citizens for Responsible Growth and South Pacific County Master Builders meeting 4/23/98
128. Comment letter, John and Bobbi Hoechlin 4/6/98 re: RVs in Surfside
129. Comment letter, Elizabeth Fenner 4/2/98 re: RVs in Surfside
130. Comment letter and pictures, John and Bobbi Hoechlin 4/27/98 re: RVs in Surfside, fire/shed/fence and enforcement issues
131. Pacific County DCD Comprehensive Plan/SEPA memos to Planning Commission and staff report March 24, 1998, April 2, 1998 and April 30, 1998

132. Washington State Office of Financial Management April 1, 1998 county population estimates (Pacific County at 21,500)
133. Washington State Department of Health commercial shellfish growing area classification map
134. Comment letters (2) (faxed), Lori Fanoni May 7 and 8, 1998, with concerns regarding RAC in Naselle
135. Comment letter (fax), Michael Swanson, Naselle May 7, 1998
136. City of Raymond Annexation (old Butte Creek reservoir site) 1991, recorded in 1998
137. Memo DCD to Planning Commission, April 30, 1998 (Staff report)
138. Memo DCD to Planning Commission May 13, 1998, record and copies of comment letters to date
139. Sign in sheet, tape, minutes and agenda from May 7, 1998 Planning Commission meeting/public hearing, Ilwaco Heritage Museum, DEIS & Comp Plan
140. Comment letter (fax), Mike Ullock, Ocean Park, Re: request for copies of all DEIS comment letters received to date (in record through #136) presented to PC 5/14/98 (done)
141. DCD GMA outline of presentation to Planning Commission and poster boards
142. Sign in sheet, tape, minutes and agenda of May 13, 1998 Planning Commission Hearing (Ilwaco) and May 14, 1998 Hearing (South Bend)
143. WAC 197-11, SEPA rules, distributed by WDOE April 30, 1998
144. Comment letter, Mark Hanson, May 14, 1998, representing Moby Dick, Tabard Corp.
145. Comment letter, Patrick Babineau, CTED, re DEIS, May 1998
146. Comment letter and attachments, Sherill Hartline, May 15, 1998 Re: Naselle RAC
147. Comment letter, Lori Fanoni, 5/18/98 Re: Naselle RAC
148. Comment letters (2), Jane Martin, May 18, 1998
149. Comment letter, John Berquist, May 12, 1998
150. Comment letter, Kathleen Sayce, Willapa Alliance, May 15, 1998
151. Comment letter, Suzette Lewis, May 18, 1998
152. Comment letter, Scott Boettcher, DOE 5/18/98 re DEIS, see item #30
153. 1997 fee survey of Washington counties (impact fees, etc.)
154. Memo and DCD packet of comment letters mailed to Planning Commission 5/19/98
155. National Geographic May 1998, Cascadia "Living on Fire", Rich Gorey
156. DCD memo, aerial photos and GIS map for Naselle RAC and Naselle Youth Camp, resident developed alternative Naselle RAC and Naselle Youth Camp Essential Public Facility
157. Comment letter, Frank Glen IV, 5/26/98
158. Comment letter Malcom and Ardele McPhail, 5/26/98
159. Comment letter, Dick Sheldon, 5/22/98 (received 5/26/98)
160. Comment letter (fax), Jeff Eustis, 5/26/98, Re: Seaview Coastal Coalition
161. Comment letter/petition, Upper Salmon Creek residents, 5/26/98
162. Comment letters/fax (2), Michael Davis, 5/26/98
163. Comment letter, Jane Martin, 5/26/98
164. Comment letter, Brian Wirkkala, 5/26/98
165. Comment letter (fax), Jim Sayce, 5/26/98
166. Comment letter, Frank Glen III, 5/26/98
167. Comment letter, Gustave Wiegardt et al, (8 signatures), 5/26/98 re Ocean Park Village
168. Comment letter, Alvin Hall, 5/26/98
169. Comment fax, Jayme Lucier, 5/26/98
170. Comment fax, Evelyn Warner, 5/26/98
171. Comment fax, Kim Patten, 5/26/98
172. Cover letter, Draft Amended City of Ilwaco Comprehensive Plan and Supplemental EIS, 5/26/98, Mart Kask, Kask Consulting
173. Comment letter, Jeff Eustis, 5/26/98, received on 5/27/98, not in time to meet DEIS comment period (therefore not part of DEIS record), however, should be considered as part of Comp Plan record
174. Comment letter, Cathy Garrison and Norman Peterkort, 5/28/98
175. Comment letter, Robert and Kathie Warneke, 5/29/98
176. Comment letter, Milton and Iris Barnard, 5/25/98, received 5/29/98
177. Comment letter, Dennis Oman, 5/29/98
178. Comment letter, Ken Ramsey, City of Long Beach re: UGA expansion, 5/19/98, received 5/29/98

179. Transcript of DEIS oral testimony presented during the 5/7/98, 5/13/98 and 5/14/98 Planning Commission hearings, completed by Cathy Russ, Pacific County DCD
180. Long Beach Transportation Study Technical Advisory Committee project note book 5/97, SCA Engineering
181. Comment letter, 5/29/98 port of peninsula
182. Comment letter, undated, Ken Ross
183. Comment letter and packet of historical information, 5/26/98, Terry and Vickie Larson
184. Comment letter, Dick Sheldon, 6/3/98
185. Comment letter, Kim Patten, 6/2/98
186. Comment letter, Ken Ross, 6/2/98
187. Comment letter, Karl Ferrier, 6/4/98
188. Comment letter, Al Shier, 6/4/98
189. Comment letter, David Maintér, 6/4/98
190. Comment letter, Scott Blaylock, 6/4/98
191. Comment letter, Tracy Hanson, 6/4/98
192. Comment letter, Brad Kevinburger?, 6/4/98
193. Comment letter, Michael Davis (8 letters)
194. Comment letter, John Morrow, 6/4/98
195. Comment letter, Edmond Belisle, 6/4/98
196. Comment letter, Gregg Claussen, 6/4/98
197. Comment letter, Mark Otterby, 6/4/98
198. Comment letter, Arne Wirkkala, 6/4/98
199. Comment letter, Jim Sayce, 6/4/98
200. Comment letter, Klipsan Meadows, 6/4/98
201. Comment letter, Paul Christiansen, 6/4/98
202. Comment letter, Frank Glen, 6/4/98
203. Comment letter, Ed Ostgaard, 6/4/98
204. Comment letter, Jim Kirk, 6/4/98
205. Comment letter, Willapa Valley Fire, 6/4/98
206. Comment letter, Unknown, 6/4/98
207. Lucie Kelley, 6/4/98
208. Comment letter, Jayme Lucier, etal, 6/4/98
209. Comment letter, John Campiche (2 letters), 6/4/98
210. Comment letter, Jane Martin, 6/4/98
211. Comment letter, Pierson & Sons (2 letters), 6/4/98
212. Comment letter, Adelbert Slostermann, 6/4/98
213. Comment letter, Brian Wirkkala, 6/4/98
214. Comment letter, Merri Erickson, 6/4/98
215. WSDOT, 5/29/98 SR 105 study update
216. City of Long Beach, 6/4/98
217. Comment letter, Joe Earley, fax, June 4, 1998
218. Sign in sheet, tape, minutes of June 4, 1998 Planning Commission meeting, Ilwaco Heritage, deliberation session
219. Sign in sheet, tape, minutes of continued Planning Commission meetings on June 10th in South Bend, June 11th at the Seaview Transit, June 15th in South Bend, and June 18, 1998 in Seaview
220. Memo DCD, 6/10/98, to Planning Commission reiterating continued deliberation meeting schedule, topics of discussion, chart of comment letters by topic area, and transcript of tapes of oral testimony during May 7th, May 13th and May 14th DEIS comment hearings
221. Policies, draft deliberations, amendments to Shoreline Master Program goals and policies, conditional use permits and variances, grand-fathering clarification, bed and breakfast policies, beach sand removal, implementation strategy, and pre-GMA transportation policies, 6/10/98
222. Draft FEIS summary page 6/98
223. Correspondence DCD to Ilwaco re: rejection of UGA expansion, 6/17/98
224. Memos to KCM, Inc. re: role for FEIS completion, contract extension
225. Tape, sign in sheet, minutes of continued hearings for FEIS and Comprehensive Plan adoption 8/6/98 and 8/13/98

226. Notice of Legislative Action and Published hearing notice for August 13, 1998 FEIS and Final Comprehensive Plan adoption hearing, affidavit of faxing notice to KSWW and KKEE radio stations, and to the Pacific County Press and South Beach Bulletin on July 23, 1998. Affidavit of posting in Pacific County libraries and post offices on July 24th, July 27th, and July 29th 1998, and of mailing notice to interested parties and governments agencies July 28, 1998, etc. Affidavit of publication in Chinook Observer July 28th and August 4, 1998 and in the Willapa Harbor Herald July 29th and August 5, 1998.
227. FEIS and Final Comprehensive Plan
228. Comment letter, Herman Bourgeois regarding grandfathered use rights and public due process 8/3/98
229. Comment letter, Herman Bourgeois regarding transcript of prior meeting, August 3, 1998
230. Findings of Fact and adoption motion for FEIS and Final Comprehensive Plan 8/13/98
231. Comment letter, Jeff Eustis, August 7, 1998
232. Comment letter, Dick Sheldon, August 7, 1998
233. Comment letter, Mark Hansen, August 12, 1998
234. Comment letter, Terry and Vicki Larson, August 12, 1998

EXHIBIT C



Pacific County

Geographic Information System

Amendment No. 1

Raymond UGA



Map Legend

Rural Lands		Resource Lands	
	Remote Residential		Forest of Long Term Significance
	Rural Residential		Transitional Forest
	Rural Agricultural		
	Shoreline Development		
	Community Crossroad		
	Rural Village		
	Rural Activity Center		
	Industrial	Urban Growth Areas	
	Public Preserve		Incorporated
	Military Reservation		Unincorporated
			Incorporated (not in UGA)

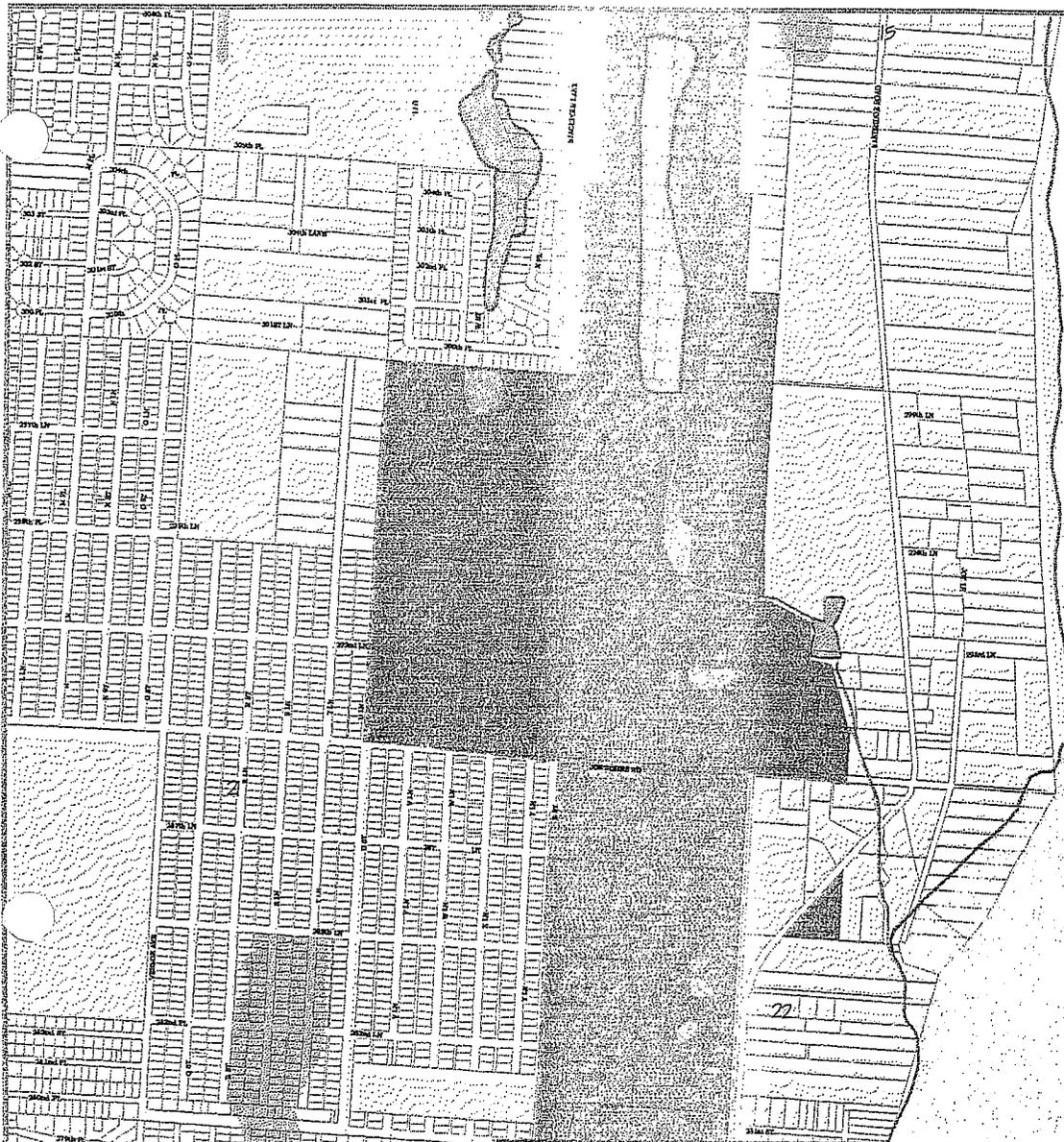


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SCALE: 1 = 10,000

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December 14, 2000

EXHIBIT D



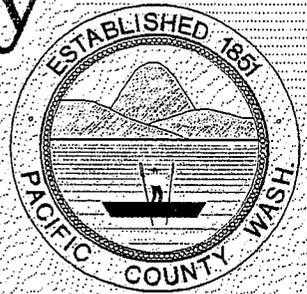
NAHCOTTA

Pacific County

Geographic Information System

Amendment No. 2

Rural Agriculture



Map Legend

Rural Lands

- Remote Residential
- Rural Residential
- Rural Agricultural
- Shoreline Development
- Community Crossroad
- Rural Village
- Rural Activity Center
- Industrial
- Public Preserve
- Military Reservation

Resource Lands

- Forest of Long Term Significance
- Transitional Forest

Urban Growth Areas

- Incorporated
- Unincorporated
- Incorporated (not in UGA)

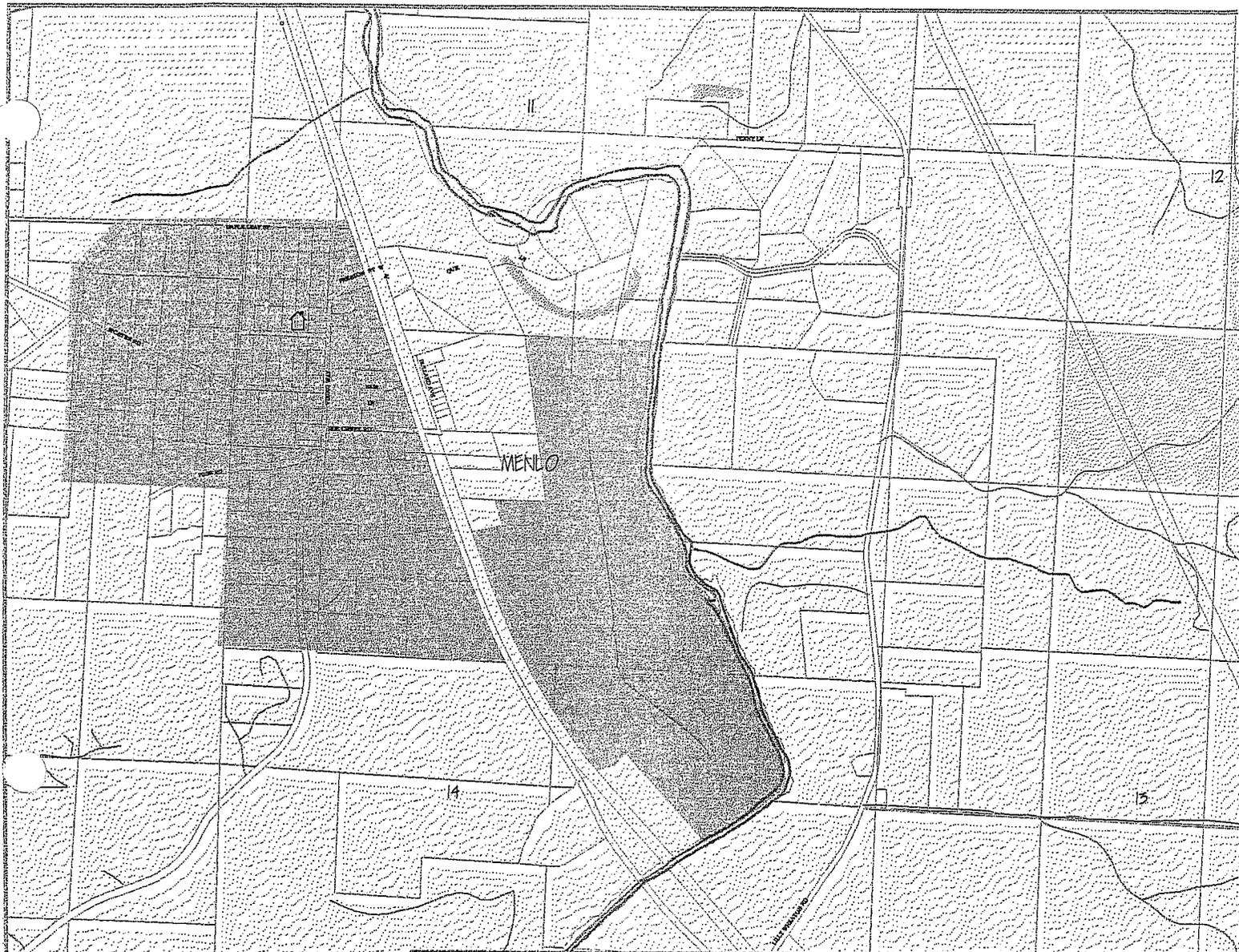


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SCALE: 1 = 10,000

Printed on
December 14, 2000

EXHIBIT E



Pacific County

Geographic Information System

Amendment No. 3 Menlo RAC



Map Legend

Rural Lands

- Remote Residential
- Rural Residential
- Rural Agricultural
- Shoreline Development
- Community Crossroad
- Rural Village
- Rural Activity Center
- Industrial
- Public Preserve
- Military Reservation

Resource Lands

- Forest of Long Term Significance
- Transitional Forest

Urban Growth Areas

- Incorporated
- Unincorporated
- Incorporated (not in UGA)



0 500 1000 Feet

SCALE: 1 = 10,000

Printed on
December 14, 2000

EXHIBIT F

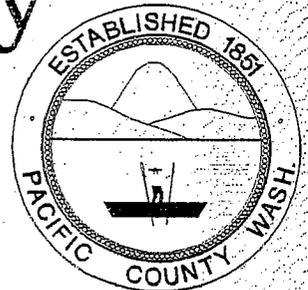
SEAVIEW

Pacific County

Geographic Information System

Amendment No. 4

Seaview UGA



Map Legend

Rural Lands

- Remote Residential
- Rural Residential
- Rural Agricultural
- Shoreline Development
- Community Crossroad
- Rural Village
- Rural Activity Center
- Industrial
- Public Preserve
- Military Reservation

Resource Lands

- Forest of Long Term Significance
- Transitional Forest

Urban Growth Areas

- Incorporated
- Unincorporated
- Incorporated (not in UGA)



0 500 1000 Feet

SCALE: 1 = 10,000

Printed on
December 14, 2000