

BEFORE THE BOARD OF PACIFIC COUNTY COMMISSIONERS

RESOLUTION NO. 2002-048

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 Expand the Naselle Rural Activity Center to include approximately 140 acres and 68 separate parcels south of the junction of Parpala Road, Knappton Road and SR 401, down to the intersection of Knappton Road and Nyberg Road, west to SR 401 and east to the ¼ section line. This amendment is located in Sections 16 & 17 of T10N, R09W, W.M., Pacific County, Washington. The map of this area is attached as Exhibit C.

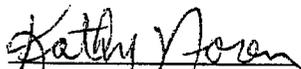
Amendment No. 2 Create the Nahcotta Rural Activity Center to encompass the existing commercial and industrial uses within an approximate six (6) block area of Nahcotta. The Nahcotta Rural Activity Center contains approximately 42 acres and includes properties on the east side of Sandridge Road between 269th Place and 275th Place east to Willapa Bay, and the Port of Peninsula property located on the west side of Sandridge Road. This amendment is located in Section 27 & 28 of T12N, R11W, W.M., Pacific County, Washington. The map of this area is attached as Exhibit D.

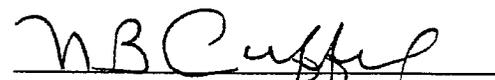
PASSED by the Board of Pacific County Commissioners in regular session at South Bend, Washington, by the following vote, then signed by its membership and attested by its Clerk in authorization of such passage the 9th day of July, 2002:

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

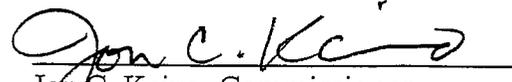
BOARD OF PACIFIC
COUNTY COMMISSIONERS
PACIFIC COUNTY, WASHINGTON

ATTEST:


Kathy Neren,
Clerk of the Board


Norman (Bud) Cuffel, Chairman


Pat Hamilton, Commissioner


Jon C. Kaino, Commissioner

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

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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 centers of Nahcotta and Chinook, the community crossroads of Surfside and Klipsan, and the historic Long Beach Peninsula community of Oysterville. 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 Nahcotta is located primarily on the east side of Sandridge Road between 269th Place and 275th Place, while also including Port of Peninsula properties immediately west of Sandridge Road in Morehead Acres. The predominate land uses within this area are a mixture of industrial, commercial and residential uses, many of which are dependent upon the Port's activities and commercial shellfish and fishing operations found in Willapa Bay. The public facilities found in this area include the Nahcotta post office and a public boat launch at the Port of Peninsula. The port property in Morehead Acres has been used to store sediment dredged from the Nahcotta port area. The Nahcotta rural activity center reflects the mixture of land uses uniquely tied to the commercial shellfish heritage of the Willapa Bay estuary.

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

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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.

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

Total	Residential ¹	Area (Acres)			Vacant Buildable Land ⁵
		Commercial/ Industrial ²	Roads ³	Other ⁴	
250	90	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

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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.

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 Acres ¹	Percentage of Total Area
Rural Land		
Remote Rural	16,230	2.7
General Rural	99,160	16.6
Rural Agriculture	7,610	1.3
Shoreline Development	1,430	0.2
Rural Village	580	0.1
Rural Activity Center	2,850	0.5
Community Crossroad	200	> 0.1
Industrial	368	> 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	3,031	0.5
City of Raymond (not in UGA)	190	> 0.1
City of South Bend	1,600	0.3
Unincorporated Seaview	250	> 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

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;
- Nahcotta;
- 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.

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. These 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

- 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.

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	298
Nahcotta	42
Naselle	1,320
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

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. According to the 2000 U.S. Census, the total 2000 population of Pacific County is 20,984. The 2000 population of the county's unincorporated areas is 13,969 while the population of the incorporated areas is 7,015. This number is less than the "projected" 1996 population of 21,100 because the overall growth rate of 1.5 for Pacific County slowed during the last half of the decade to approximately 1.1 percent thereby reducing the actual 1996 population. However, the Comprehensive Plan still recognizes the land use and acreage assumptions made using the 1996 population figure of 21,100.

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	298	82	18	37	17	44	100
Nahcotta	42	8	18	5	0	7	4
Naselle	1,320	264	145	198	44	408	261
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(A)
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.

TABLE 2-5 (B)
POPULATION TRENDS FOR 1996 - 2001

Location	Population ²						
	1996	1997	1998	1999	2000	2001	2002
Pacific County	20,240	20,420	20,655	20,823	20,984	21,000	21,100
Unincorporated County	13,295	13,440	13,611	13,966	13,969	13,885	14,216

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Incorporated Cities:	6,954	6,980	7,044	6,857	7,015	7,115	6,884
Ilwaco	969	967	950	959	950	950	864
Long Beach	1,249	1,226	1,232	1,255	1,283	1,385	1,400
Raymond	3,014	3,060	3,124	2,902	2,975	2,975	2,960
South Bend	1,713	1,727	1,738	1,741	1,807	1,805	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 Source: "2001 Population Trends, State of Washington", Office of Financial Management, Forecasting Division, September, 2001.

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. According to the 2000 U.S. Census, the average household size in Pacific County remained at 2.39 person and there were 6,126 occupied households in the unincorporated County. The total number of households in the County was 13,991. 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. According to the 2000 U.S. Census, the median household income rose to \$27,800 while the statewide median household income rose from \$31,183 in 1990 to \$50,182 in 2000.

2.9 POPULATION FORECASTS

2.9.1 Office of Financial Management Projections

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 Population ¹
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

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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, Nahcotta, Naselle, and Tokeland, together with the Ocean Park Rural Village and the Seaview UGA, will accommodate 1,522 new residents. The other rural areas of the county will accommodate the remaining 1,781 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	143	332	1.2
Nahcotta ⁷	0	27	27	0.1
Naselle ⁴	588	581	1,169	4.3
Tokeland	72	17	89	0.3
<i>Rural Village</i>				
Ocean Park	827	188	1,015	3.7
<i>Unincorporated UGA</i>				
Seaview	743	249	1,012	3.7
<i>Other Rural Areas</i>	10,685	1,781	12,466	46.0
Total Unincorporated County	14,216	3,240	17,456 ⁵	64.4
Pacific County Total	21,100	6,007	27,107 ⁶	100.0

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.

⁷ The Nahcotta Rural Activity Center did not exist in 1996 and therefore a 1996 population figure is not given. The project population number of 27 includes approximately 18 existing residents and projects an additional 9 persons by the year 2016.

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 611 acres of vacant, developable land for residential use. This is more than the 532 acres calculated as being needed. Other rural areas provide more than the 4,312 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

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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	143	50	120
Nahcotta	27	11	3
Naselle	581	243	261
Tokeland	17	8	8
<i>Rural Village⁵</i>			
Ocean Park	188	79	80
<i>Unincorporated UGA⁶</i>			
Seaview	249	35	25
<i>Other Rural Areas⁷</i>	1,781	4,312	9,591
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. Project New Residents population numbers include existing and project population from new Nahcotta RAC, the expanded Menlo and Naselle RAC's, and the expanded Seaview UGA.

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 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.
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

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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 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

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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.

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

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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.

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.

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.

EXHIBIT A

Findings of Fact (Comprehensive Plan Amendment)

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 State 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 approved amendment comports 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. Four amendments to the Comprehensive Plan were originally proposed. Three amendments were forwarded to the Board of Commissioners by the Pacific County Planning Commission. These amendments are minor in nature.
6. The public has had ample opportunity to comment on these approved 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 7, 2002.
9. The Pacific County Planning Commission conducted public hearings on March 7, 2002 and May 2, 2002 to receive public input and to consider the proposed amendments in open session.
10. The Board of County Commissioners conducted a public hearing on July 9, 2002 to consider the Planning Commission's recommendations.
11. Notice of public workshops and hearings were advertised in the Willapa Harbor Herald and 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 May 2, 2002.
13. On May 2, 2002, the Planning Commission recommended that the Board of County Commissioners approve three of the proposed amendments; expansion of the City of Ilwaco's UGA, expansion of the Naselle Rural Activity Center, and creation of the Nahcotta Rural Activity Center.
14. On March 7, 2002, the Planning Commission withdrew the proposed amendment to expand the City of Long Beach's UGA citing the lack of information necessary to review the request.
15. Pacific County is in the process of compiling new development regulations and adopting new zoning for the entire Pacific County pursuant to the 1998 Comprehensive Plan.
16. The amendment proposal to amend the City of Ilwaco's Urban Growth Area to include the Fort Canby State Park and the U.S. Coast Guard Station recognizes the need to provide urban type of services to these existing facilities. Although the County fully supports the city's extension of these services, it has been determined that this amendment is not necessary under RCW 36.70A.110(4) to facilitate the provision of water and sewer to both these facilities.
17. The amendment to modify the existing Naselle Rural Activity Center is approximately 140 acres in size and contains approximately 68 separate parcels and 40 residential dwelling units. The existing land use pattern in this area is a mixture of rural residential, agricultural, and rural type of commercial/industrial uses. These properties have access to a community water system. The additional development potential of this specific area is limited due to existing site development patterns and environmental considerations.
18. The purpose for amending the Naselle Rural Activity Center is to facilitate the development of new zoning consistent with the existing land use pattern and the County's Comprehensive Plan. The area in question contains a mixture of land uses.
19. The amendment to create the Nahcotta Rural Activity Center will recognize the unique historical heritage of the Nahcotta area. Nahcotta is a mixture of residential, agricultural, commercial and industrial land uses centering around the Port of Peninsula and Willapa Bay.

20. The Nahcotta Rural Activity Center encompasses approximately 6 blocks of existing commercial/industrial land uses that are currently zoned commercial or industrial. The primary purpose of this amendment is to facilitate the development of new zoning standards consistent with the existing land use pattern and the County's Comprehensive Plan.
21. The approved Nahcotta Rural Activity Center also includes the Port of Peninsula property on the west side of Sandridge Road. Previous attempts to re-designate these properties as Industrial were opposed by the neighboring property owners. This amendment request does not reclassify those properties as Industrial.
22. The approved amendments are consistent with the Pacific County Comprehensive Plan, Section 2, Land Use and Rural Areas Element. Section 2, Land Use and Rural Areas Element was also amended to reflect a change in population numbers and acreage totals for each area.

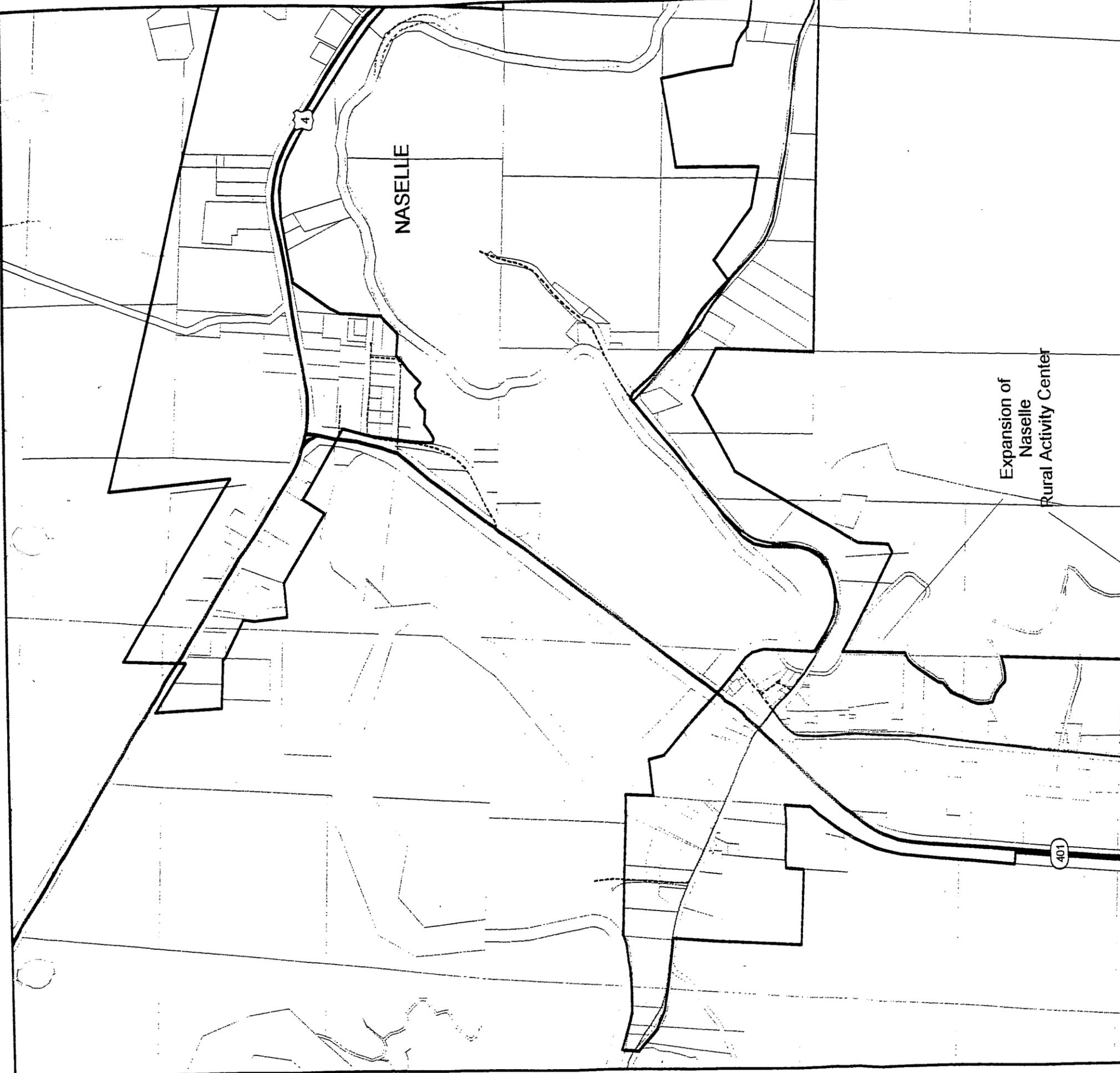
EXHIBIT B

RECORD OF
PACIFIC COUNTY PLANNING COMMISSION

Please see
official Board
record for copy.

EXHIBIT C

NASELLE RURAL ACTIVITY
CENTER AMENDMENT MAP



Pacific County Comprehensive Plan

2001 Amendment No.1 Naselle Rural Activity Center

Department of Public Works
Geographic Information System



SCALE: 1" = 10,000'
Printed on
August 2, 2007

Disclaimer:
This spatial data is intended for reference purposes only. Any other use of the data is the user's sole responsibility. The user assumes all responsibility for the accuracy, completeness, and timeliness of the information presented in this document, as well as for any errors, omissions, or inaccuracies that may occur. The user acknowledges that inconsistencies, errors, and omissions may be contained within the data used to prepare this product, and such data may originate from other sources than Pacific County.

By use of this document, the user further indemnifies and holds harmless Pacific County for any adverse consequences resulting from the use of this product.

Any questions regarding the information presented herein or data used to prepare this product should be directed to the contact information, Pacific County Department of Public Works GIS Program or other local, state, or federal agency as listed herein.

Map Legend

- Rural Lands
- Rural Activity Center
- Taxlots
- Surface Water
- Streams
- Lakes
- Roads**
 - State Routes
 - Major County Roads (Type 07)
 - County Roads (Type 08)
 - County Roads (Type 09)
 - Lanes

EXHIBIT D

NAHCOTTA RURAL ACTIVITY
CENTER AMENDMENT MAP

