

BEFORE THE BOARD OF PACIFIC COUNTY COMMISSIONERS

RESOLUTION NO. 2004-053

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 a minor amendment to the Pacific County Comprehensive Plan;

WHEREAS, the proposed amendment is minor in nature, and does 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 City of South Bend's Urban Growth Area by approximately 40 acres located within the NE 1/4 NE 1/4 of Section 34, Township 14N, Range 9W, W.M., Pacific County, Washington. The map of this area is attached as Exhibit C.

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 24th day of August, 2004:

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

BOARD OF PACIFIC
COUNTY COMMISSIONERS
PACIFIC COUNTY, WASHINGTON

ATTEST:

Kathy Noren
Kathy Noren,
Clerk of the Board

Norman (Bud) Cuffel
Norman (Bud) Cuffel, Chairman

Pat Hamilton
Pat Hamilton, Commissioner

Jon C. Kaino
Jon C. Kaino, Commissioner

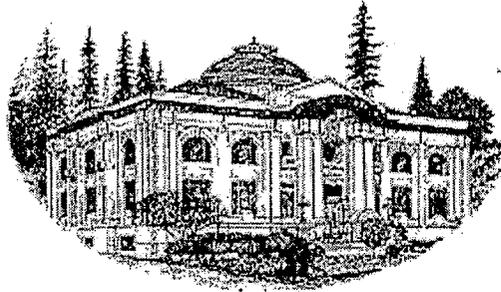
Pacific County Department of Community Development

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PACIFIC COUNTY COURTHOUSE
National Historic Site

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318 North Second
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(360)642-9382
FAX (360)642-9387
Naselle (360)484-7136

DATE: August 24, 2004
TO: Board of County Commissioners
FROM: Mike DeSimone, Assistant Director
RE: 2004 Comprehensive Plan Amendments

The proposed 2004 Pacific County Comprehensive Plan Amendments includes the following amendment:

City of South Bend's Urban Growth Area Expansion – Expand the City of South Bend's Urban Growth Area by approximately 40 acres located within the NE 1/4 NE 1/4 of Section 34, Township 14N, Range 9W, W.M., Pacific County, Washington.

DISCUSSION

The City of South Bend is requesting to amend the South Bend Urban Growth Boundary within the Pacific County Comprehensive Plan on the southeastern side of the current city boundary to incorporate approximately 40 acres of which they intend to eventually annex. The site was originally included in the City of South Bend's Land Use Plan and Zoning Maps developed in 1996 but was left out of the UGA as shown on the Pacific County Comprehensive Plan. The City of South Bend's Land Use Plan and Zoning Maps identify the subject parcel as being within their boundaries. RCW 35A.14.005 precludes the annexation of any land not within the specific city's urban growth area. Their intent has been to include this site within the jurisdiction of the city, and I believe it was an oversight that it was not included in both plans.

EXHIBIT A

Findings of Fact and Conclusions of Law (2004 Amendment to the Pacific County Comprehensive Plan, South Bend Urban Growth Area 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 Statement evaluating the potential environmental impacts associated with adoption of the Comprehensive Plan in August of 1998.
3. Section 9 of the Pacific County Comprehensive Plan establishes a process to consider yearly amendments. The proposed 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. Five amendments to the Comprehensive Plan were originally proposed. One amendment was forwarded to the Board of Commissioners by the Pacific County Planning Commission. This amendment is minor in nature.
6. The public has had ample opportunity to comment on the proposed amendment. 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 May 6, 2004.
9. The Pacific County Planning Commission conducted a public hearing on July 8, 2004 to receive public input and to consider the proposed amendments in open session.
10. The Board of County Commissioners conducted a public hearing on August 24, 2004 to consider the Planning Commission's recommendations.
11. Notice of public hearing before the Pacific County Planning Commission was 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

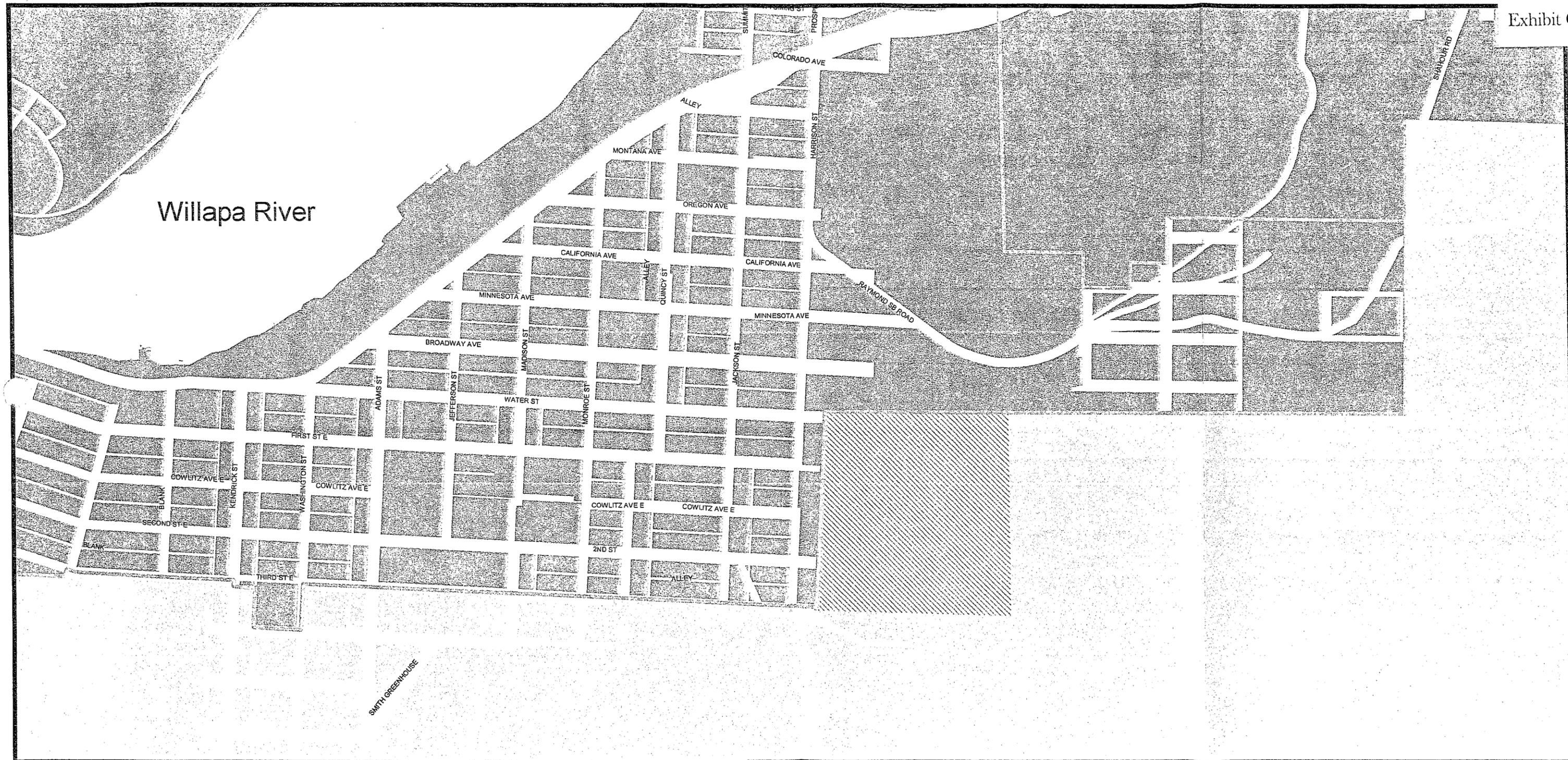
jurisdictions and state and federal agencies in advance, in keeping with requirements of Ordinance No. 145 and Resolution 96-032.

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 July 8, 2004.
13. On July 8, 2004, the Planning Commission recommended that the Board of County Commissioners approve one amendment: the proposed expansion of the City of South Bend's UGA to reflect the earlier mapping discrepancy.
14. On March 8, 2004 Pacific County adopted new development regulations and new zoning for the unincorporated portion of Pacific County pursuant to the 1998 Comprehensive Plan.
15. The City of South Bend amended its Urban Growth Area in 1996 to include the additional 40 acres considered herein. The inadvertent failure by Pacific County to include this area in the City's UGA is based on a mapping error and/or discrepancy between the City of South Bend and Pacific County. This amendment will reconcile the differences between the Pacific County Comprehensive Plan and the City of South Bend's Land Use Plan.
16. The proposed amendment is consistent with the Pacific County Comprehensive Plan, Section 2, Land Use and Rural Areas Element.
17. The proposed amendment is consistent with Section 2.6.4 of the Pacific County Comprehensive Plan governing Urban Growth Area designations.
18. This amendment is consistent with Resolution No. 97-107, County-Wide Planning Policies.
19. The proposed area of amendment is not located within Shorelines Jurisdiction and therefore is not subject to the Pacific County Shoreline Master Program.
20. The City of South Bend has or will provide suitable road access, municipal water, public sewer, and related services to the subject property.
21. The proposed Urban Growth Area expansion consists of a portion of larger holdings. The Urban Growth Area expansion request does not imperil the waterfront, wetlands and buffer areas of Skidmore Slough.
22. This amendment to the South Bend Urban Growth Area promotes and effectively balances the following goals of the Growth Management Act: Encouraging Development in Urban Growth Areas, Reducing Sprawl, Promoting Economic Development, Preserving Private Property Rights, Maintaining Natural Resource Industries, Encouraging the Retention of Open Spaces and Recreation, Protecting

the Environment, and Encouraging the Involvement of Citizens and Reconciling
Conflicts Between Jurisdictions.

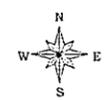
APPENDIX B - INDEX OF PLANNING COMMISSION RECORD

1. Correspondence from Dale R. Seaman to Michael DeSimone, 8/5/03
2. Correspondence from Mike DeSimone to Dale R. Seaman, 8/27/03
3. Draft Subdivision Map by Agate Land Surveying, 3/1/04
4. Memo with attachments from Mike DeSimone to Pacific County Planning Commission, 5/6/04
5. SEPA Rules Environmental Checklist, 6/4/04
6. Correspondence and maps from Steven Russell to Mike DeSimone, 6/8/04
7. Notice of Pacific County Planning Commission Public Hearing and SEPA Threshold Determination, 6/16/04
8. Notice of Legislative Action Pacific County Comprehensive Plan Amendment Re: Planning Commission Hearing (Mailed/Post Office Posting), June 2004
9. Meeting Notes Re: Meeting to Discuss City of South Bend Wastewater Treatment Facility Needs, 7/1/04
10. Memo from Mike DeSimone to Pacific County Planning Commission, 7/8/04
11. Planning Commission Agenda, minutes, sign-in sheet and tape, 7/8/04
12. Memo from Mike DeSimone to Pacific County Board of Commissioners, 8/3/04
13. Correspondence from Kathy Noren to Karl Heinicke, 8/5/04
14. Notice of Board of Pacific County Commissioners Public Hearing - Proposed Amendment to the Pacific County Comprehensive Plan, 8/11/04
15. Affidavit of Publication from Chinook Observer, 8/11/04
16. South Bend Urban Growth Area Map, 8/17/04
17. Memo from Mike DeSimone to Pacific County Board of Commissioners, 8/24/04



Pacific County Comprehensive Plan Amendment: South Bend Urban Growth Area

Map Legend:



This map was produced
August 17, 2004

- Existing South Bend Incorporated Area (UGA)
- Proposed Amendment to Incorporated South Bend (UGA)
- Existing Urban Groth Area (UGA)
- Existing Rural Lands (RL)

