

BEFORE THE BOARD OF PACIFIC COUNTY COMMISSIONERS

RESOLUTION NO. 2005-048

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 1<sup>st</sup> 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 comments pertaining to proposed Comprehensive Plan amendments;

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

WHEREAS, the proposed amendment will clarify the purpose and intent of the Transitional Forest Land Use designation by eliminating confusion between the Comprehensive Plan and the Land Use Ordinance;

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 Amend Section 2, Land Use Element, to modify Section 2.6.3.3 Transitional Forest, to state:

The purpose of this designation is to protect transitional forest areas, primarily located adjacent to rural shoreline areas along Willapa Bay, the Naselle River and the Columbia River. This designation provides for rural forms of residential development along with commercial forestry production on parcels in accordance with the protection standards of this subsection and the Critical Areas and Resource Lands Ordinance No. 147. Small-scale farms and forestry activities, dispersed single-family dwellings and open space characterize the transitional forest areas. Lands are typically too far from the urban area to enable cost-effective provisions of public services at this time. Within designated Transitional Forest lands, residential densities are limited to one unit per five (5) acres, with the actual lot size determined by the presence of any critical area, the suitability of the site for on-site sewage disposal and the availability of potable water.

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 29<sup>th</sup> day of October, 2005:

3 YEA; 0 NAY; 0 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

## 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 proposed amendment comport with the procedural and substantive intent of this section.
4. Amendments to the Comprehensive Plan are subject to procedural compliance with Resolution 96-032, enhanced public participation procedures, and Ordinance 145, review procedures.
5. This amendment is procedural in nature and thereby relatively minor.
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 an initial workshop on April 18, 2005 to scope potential amendments.
9. The Pacific County Planning Commission conducted a public hearing on May 5, 2005 to receive public input and to consider the proposed amendment in open session.
10. The Board of County Commissioners conducted a public hearing on October 25, 2005 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 amendment on May 5, 2005.
13. On May 5, 2005, the Planning Commission recommended that the Board of County Commissioners approve one amendment, namely the modifications of Section 2.6.3.3. Transitional Forest, to eliminate language relative to density, setbacks and lot area as a means to eliminate discrepancies between the Land Use Ordinance and the Comprehensive Plan.
14. Pacific County adopted new development regulations and new zoning for the entire Pacific County pursuant to the 1998 Comprehensive Plan on March 8, 2004.
15. Section 5.G of Pacific County Ordinance 153, Land Use, identifies specific property line setback requirements for the Transitional Forest land use district.
16. Section 12.F.2 of Pacific County Ordinance 147, Critical Areas and Resource Lands, identifies specific setback requirements from the OHWM of Willapa Bay for lands within the Transitional Forest designation.
17. Pacific County Ordinance 149, Land Division, specifies the subdivision process for lands within the Transitional Forest designation.
18. The amendment will eliminate the 200' setback standard from all property lines and replace it with those identified in Ordinance 153. The application of the 200' setbacks from property lines would require the issuance of variances to enable the development of many properties within the Transitional Forest designation.
19. The original purpose of the 200' setback from adjoining property lines was to provide a buffer between potential residential use and commercial forestry operations on adjoining forestlands. This standard originated during discussions between Pacific County and the State over forestry activities in the County prior to the adoption of the Comprehensive Plan in 1998.
20. Throughout the development process of Ordinance 153, Pacific County received numerous complaints from property owners that the 200' setback requirement was unfair and extremely difficult to meet. Pacific County staff conducted a rough assessment of properties within the Transitional Forest designation and concluded that approximately 75 percent of the existing parcels within the designation would not meet the 200' property line setback on one or more property lines.
21. The imposition of a blanket 200' setback requirement from all property lines does not encourage site appropriate or environmentally sensitive development within the Transitional Forest areas as it does not allow property owners to develop

around environmental constraints, septic suitability, easements or access issues without having to obtain some type of variance from Pacific County.

22. The critical area setback of 200' from the OHWM for Transitional Forest properties adjacent to Willapa Bay is not affected by this amendment.



STATE OF WASHINGTON

DEPARTMENT OF COMMUNITY, TRADE AND ECONOMIC DEVELOPMENT

128 - 10<sup>th</sup> Avenue SW • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000

NOV 2005  
RECEIVED  
Dept. of Community  
Development  
Pacific County  
South Bend, WA

FILED  
AT THE REQUEST OF:  
05 DEC 15 AM 10:21  
PACIFIC COUNTY  
COMMISSIONERS

November 4, 2005

Mike DeSimone, AICP  
Director  
City of South Bend Department of Community Development  
Post Office Box 68  
South Bend, Washington 98586

Dear Mr. DeSimone:

Thank you for sending the Washington State Department of Community, Trade and Economic Development (CTED) the following materials as required under RCW 36.70A.106. Please keep this letter as documentation that you have met this procedural requirement.

**County of Pacific - Adopted amendments to comprehensive plan: ordinance 153, 141, 145, aquaculture. Resolution 2005-048. These materials were received on 11/04/2005 and processed with the Material ID # 9710.**

We have forwarded a copy of this notice to other state agencies. If this is a draft amendment, adopted amendments should be sent to CTED within ten days of adoption and to any other state agencies who commented on the draft.

If you have any questions, please call me at 360-725-3058.

Sincerely,

*Linda Weyl*

*for*

Tim Gates  
Senior Planner  
Growth Management Services

Enclosure

Exhibit B

Proposed Language - Comprehensive Plan Amendment

Page 2-26 - replace current 2.6.3.3 with the following:

2.6.3.3 Transitional Forest

The purpose of this designation is to protect transitional forest areas, primarily located adjacent to rural shoreline areas along Willapa Bay, the Naselle River and the Columbia River. This designation provides for rural forms of residential development along with commercial forestry production on parcels in accordance with the protection standards of this subsection and the Critical Areas and Resource Lands Ordinance No. 147. Small-scale farms and forestry activities, dispersed single-family dwellings and open space characterize the transitional forest areas. Lands are typically too far from the urban area to enable cost-effective provisions of public services at this time. Within designated Transitional Forest lands, residential densities are limited to one unit per five (5) acres, with the actual lot size determined by the presence of any critical area, the suitability of the site for on-site sewage disposal and the availability of potable water.

## SECTION 2...

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

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

### 2.6.3.3 Transitional Forest - Lot Size Determined by Setbacks

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

#### Density and Lot Area

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

#### Setbacks

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

### 2.6.4 Urban Growth Area Designations Around Cities

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

# SEPA RULES ENVIRONMENTAL CHECKLIST (BASED ON WAC 197-11-960)

## **Purpose of Checklist:**

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

## **Instructions to the Applicants:**

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. IN most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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

## **Use of checklist for non-project proposals:**

Complete this checklist for non-project proposals, even though questions may be answered "does not apply" In addition, complete the supplemental sheet for non-project actions (Part D).

For non-project actions, the references in the checklist to the words "project", "applicant", and "property or site" should be read as "proposal", "proposer", and "affected geographic area", respectively.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

## **A. BACKGROUND INFORMATION**

1. Name of proposed project, if applicable:

Pacific County Comprehensive Plan Amendment - Modify Section 2.6.3.3. to remove

references to specific setbacks within the Transitional Forest Comprehensive Plan designation

Amend Pacific County Ordinance 153, Land Use, to rectify typographical and mapping errors that were not correct prior to adoption of the final document dated March 15, 2004.

Amend Sections 5.G.5 & 5.G.6 of Pacific County Ordinance 153, Land Use, to replace the listed setbacks with different setbacks consistent with other land use districts.

Amend Section 20.C of Pacific County Ordinance 153, Land Use, to modify the Oysterville Historic Boundary Map.

Amend Section 20 of Pacific County Ordinance 153, Land Use, to modify the process for the review of projects within the historic district by removing the Oysterville Design Review Board and making the design review guidelines voluntary rather than mandatory.

Amend Pacific County Ordinance 141, Civil Infractions, to reflect adoption of Pacific County Ordinance 156, Forest Practices and institute enforcement provisions for said Ordinance.

Amend Pacific County Ordinance 145, Procedures, to reflect adoption of Pacific County Ordinance 156, Forest Practices and institute review procedures for said Ordinance.

Amend Section 2.C.9, footnote, of Pacific County Ordinance 145, Procedures, to modify the public notification process for Special Use Permits.

2. Name of applicant:

Pacific County Department of Community Development

3. Address and phone number of applicant and contact person:

Pacific County Department of Community Development  
P.O. Box 68  
South Bend, WA 98586  
Mike DeSimone, Director  
360 875-9356  
360 875-9304 fax  
[mdesimone@co.pacific.wa.us](mailto:mdesimone@co.pacific.wa.us)

4. Date checklist prepared:

March 14, 2005

5. Agency requesting checklist:

This checklist is required for the plan and ordinance amendment process.

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

This action is non-project related.

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

This checklist is required for the plan and ordinance amendment process. Future actions undertaken as a result of these revisions will be reviewed under the appropriate permitting processes in effect at the time of permit application.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this project:

Existing documentation/regulations relative to this specific amendment cycle include the Pacific County Comprehensive Plan and FEIS (non-project) that were adopted in August, 1998. These documents are available on the county's website at [www.co.pacific.wa.us](http://www.co.pacific.wa.us).

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

None at this time.

10. List any governmental approvals or permits that will be needed for your proposal, if known.

These proposed amendments will be reviewed through the standard review process established under the Growth Management Act.

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

Pacific County Comprehensive Plan Amendment - Modify Section 2.6.3.3., removing references to a two hundred (200) foot setback from all adjacent property boundaries

and the ordinary high water mark of Willapa Bay.

Setback provisions are a specific development standard contained in both the Critical Areas and Resource Lands Ordinance (Ordinance 147) and within Pacific County Ordinance 153, Land Use. In addition, Section 2.6.3.3 is inconsistent with the applicability of the Transitional Forest designation as land adjacent to the Columbia River is designated as Transitional Forest, but the standard references a setback requirement from Willapa Bay. The minimum 200' setback requirement from property lines is very difficult to work with and is requiring that specific variances be considered for almost every property proposed for development in this land use district. A majority of the land area designated as Transitional Forest contains a variety of topographic and/or natural features making development of property very difficult. The placement of a standard 200' building setback line over very diverse terrain is challenging and arduous for the landowner, and leaves little flexibility if one is attempting to avoid critical areas, preserve stands of timber, use the best soils for on-site sewage disposal or utilize existing cleared areas for development.

Amend Pacific County Ordinance 153, Land Use, to rectify typographical and mapping errors that were not correct prior to adoption of the final document dated March 15, 2004.

Amend Sections 5.G.5 & 5.G.6 of Pacific County Ordinance 153, Land Use, to replace the listed setbacks with different setbacks consistent with other land use districts. This will replace the 200 foot setback from adjoining property lines and the ordinary high water mark of Willapa Bay with setbacks consistent with other land use districts.

Amend Section 20.C of Pacific County Ordinance 153, Land Use, to modify the Oysterville Historic Boundary Map. Portions of the Oysterville area are designated as a "historic district" and is listed on the National Register of Historic Places. The current boundaries of the County designated Oysterville Historic District exceed this specific federal historic district. The amendment will reduce the current County district boundaries down to match the national boundaries.

Amend Section 20 of Pacific County Ordinance 153, Land Use, to modify the process for the review of projects within the historic district by removing the Oysterville Design Review Board and making the design review guidelines voluntary rather than mandatory.

Amend Pacific County Ordinance 141, Civil Infractions, to reflect adoption of Pacific County Ordinance 156, Forest Practices and institute enforcement provisions for said Ordinance.

Amend Pacific County Ordinance 145, Procedures, to reflect adoption of Pacific County Ordinance 156, Forest Practices and institute review procedures for said Ordinance.

Amend Section 2.C.9, footnote, of Pacific County Ordinance 145, Procedures, to modify the public notification process for Special Use Permits. Currently, Special Use Permits are reviewed as a Type II process, but require notification of surrounding property owners within 300'. This amendment will remove that requirement thereby making the Special Use Permit review process consistent with other Type II reviews.

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

The Comprehensive Plan Amendment and portions of the Ordinance 153 amendments will affect lands adjacent to the Columbia River and on the southern and eastern side of Willapa Bay. The other amendments to Ordinance 153 will impact properties in the Oysterville area which is located on the northeast side of the Long Beach Peninsula.

## B. ENVIRONMENTAL ELEMENTS

### ELEMENT # 1 EARTH

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_.
- Non-project action.
- b. What is the steepest slope on the site (approximate percent slope)?
- Non-project action.
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
- Non-project action.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
- Non-project action.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Non-project action.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Non-project action.

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

Non-project action.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Non-project action.

**ELEMENT # 2      AIR**

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities known.

Non-project action.

Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Non-project action.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Non-project action.

**ELEMENT # 3      WATER**

- a. Surface Water

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Lands affected by the proposed amendments to the Comprehensive Plan and Ordinance 153 relative to the setback issue are adjacent to Willapa Bay, the Columbia River, the Naselle River and the Nemah River.

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

No.

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

Non-project action.

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

Non-project action.

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

Lands affected by the proposed amendments to the Comprehensive Plan and Ordinance 153 relative to the setback issue are adjacent to Willapa Bay, the Columbia River, the Naselle River, the Nemah River, and will include limited areas within the 100 year floodplain. However, most of the terrain is comprised of high bluff properties above the 100 year floodplain.

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

Non-project action.

b. Ground Water

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities known.

Non-project action.

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

Non-project action.

c. WATER RUNOFF (INCLUDING STORM WATER)

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

Non-project action.

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

Non-project action.

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

Non-project action.

**ELEMENT # 4 PLANTS**

a. Check or circle types of vegetation found on the site

- deciduous tree: alder, maple, aspen, other \_\_\_\_\_
- evergreen tree: fir, cedar, pine, other \_\_\_\_\_
- shrubs: \_\_\_\_\_
- grass: \_\_\_\_\_
- pasture: \_\_\_\_\_
- crop or grain: \_\_\_\_\_
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other \_\_\_\_\_
- water plants: water lily, eelgrass, milfoil, other \_\_\_\_\_
- other types of vegetation \_\_\_\_\_

What kind and amount of vegetation will be removed or altered?

Non-project action.

c. List threatened or endangered species known to be on or near the site.

Non-project action.

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

Non-project action.

**ELEMENT # 5 ANIMALS**

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- birds: hawk, heron, eagle, songbirds, other \_\_\_\_\_
- mammals: deer, bear, elk, beaver, other \_\_\_\_\_
- fish: bass, salmon, trout, herring, other \_\_\_\_\_
- shellfish: \_\_\_\_\_
- invertebrates: \_\_\_\_\_

- b. List any threatened or endangered species known to be on or near the site.

Non-project action.

- c. Is the site part of a migration route? If so, explain.

Non-project action.

- d. Proposed measures to preserve or enhance wildlife, if any:

Non-project action.

**ELEMENT # 6 ENERGY AND NATURAL RESOURCES**

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

Non-project action.

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

Non-project action.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Non-project action.

**ELEMENT # 7 ENVIRONMENTAL HEALTH**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Non-project action.

- 1) Describe special emergency services that might be required.

Non-project action.

- 2) Proposed measures to reduce or control environmental health hazards, if any:

Non-project action.

b. Noise

- 1) What types of noise exist in the areas which may affect your project (for example: traffic, equipment, operation, other)?

Non-project action.

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

Non-project action.

- 3) Proposed measures to reduce or control noise impact, if any:

Non-project action.

**ELEMENT # 8 LAND AND SHORELINE USE**

- a. What is the current use of the site and adjacent properties?

Lands affected by the proposed amendments to the Comprehensive Plan and Ordinance 153 relative to the setback issue are adjacent to Willapa Bay, the Columbia River, the Naselle River and the Nemah River. Some of these lands are used for commercial timber production while some are used for residential purposes.

Lands affected by the proposed amendments relative to the Oysterville Historic District are either developed with residential uses or are vacant/undeveloped properties.

- b. Has the site been used for agriculture? Is so, describe.

Yes. Portions of many of the properties impacted by these amendments have been used for agriculture in the past, while many still support on-going agricultural uses.

- c. Describe any structures on the site.

Non-project action.

- d. Will any structures be demolished? If so, what?

Non-project action.

- e. What is the current zoning classification of the site?

Non-project action.

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

Non-project action. No site specific amendment or project. Lands affected by the proposed amendments to the Comprehensive Plan and Ordinance 153 relative to the setback issue adjacent to Willapa Bay, the Columbia River, the Naselle River and the Nemah River are designated as Transitional Forest.

Lands affected by the proposed amendments relative to the Oysterville Historic District are designated as General Rural.

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

Generally ranges from Rural to Conservancy.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Non-project action.

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

Non-project action.

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

Non-project action.

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

Non-project action.

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

Non-project action.

**ELEMENT # 9 HOUSING**

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

Non-project action.

b. Approximately how many units, if any would be eliminated? Indicate whether high, middle,

or low-income housing.

Non-project action.

- c. Proposed measures to reduce or control housing impacts, if any:

Non-project action.

**ELEMENT # 10 AESTHETICS**

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

Non-project action.

- b. What views in the immediate vicinity would be altered or obstructed?

The proposed amendments will not affect any views.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Non-project action.

**ELEMENT # 11 LIGHT AND GLARE**

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

Non-project action.

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

Non-project action.

- c. What existing off-site sources of light or glare may effect your proposal?

Non-project action.

- d. Proposed measures to reduce or control light and glare impacts if any:

Non-project action.

**ELEMENT # 12 RECREATION**

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Non-project action.

- b. Would the proposed project displace any existing recreational uses? If so describe.

Non-project action.

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

Non-project action.

#### **ELEMENT # 13 HISTORIC AND CULTURAL PRESERVATION**

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers to be on or next to the site? If so, generally describe.

Portions of the area affected by the proposed amendments relative to the Oysterville Historic District are designated as a "historic district" and is listed on the National Register of Historic Places. The current boundaries of the County designated Oysterville Historic District exceeds the specific federal historic district. This project will not affect the National Historic District but will reduce the local district to coincide with the national district boundaries. Furthermore, the process of project review is being reviewed and may be modified to (1) remove the Oysterville Design Review Board and (2) make the Oysterville Design standards voluntary for property owners in the national historic district. As an alternative, Pacific County is exploring options for some type of property owners association to be formed that is responsible for administering and applying the design review standards within the district.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

The Oysterville area is one of the earliest settlements in coastal Washington and reflects the historic development of the oyster industry.

- c. Proposed measures to reduce or control impacts, if any:

The purpose of these amendments are to focus efforts of preservation into the National Historic District in order to protect the historical integrity of the national historic district; rather, than continue with a design review process promulgating design standards replicating historic designs for new construction beyond just the recognized historic district.

#### **ELEMENT # 14 TRANSPORTATION**

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

Non-project action.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Non-project action.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

Non-project action.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (Indicate whether public or private).

Non-project action.

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

Non-project action.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Non-project action.

- g. Proposed measures to reduce or control transportation impacts, if any:

Non-project action.

**ELEMENT # 15 PUBLIC SERVICES**

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

Non-project action.

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

Non-project action.

**ELEMENT # 16 UTILITIES**

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Non-project action.

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

Non-project action.

**C. SIGNATURE**

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

Signature: .....

Date Submitted: .....

## **D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS**

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

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

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

None of the proposed amendments will increase discharges to water, air, noise, toxic or hazardous substance production, etc. The comprehensive plan amendment and Ordinance 153 amendment dealing with the setbacks will provide landowners some additional flexibility in the development of their property, helping to avoid critical areas, wetlands, floodplains, etc.

Proposed measures to avoid or reduce such increases are:

Proposed measures directly related to these amendments are not necessary. However, all specific development proposals for these areas will be reviewed for compliance with all applicable Pacific County development regulations at time of application for specific projects.

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

None of the proposed amendments will affect plants, animals, fish or marine life. The purpose of the comprehensive plan amendment and Ordinance 153 amendment dealing with the setbacks will provide landowners some additional flexibility in the development of their property, helping to avoid critical areas, wetlands, floodplains, etc., while the other amendments and/or ordinance revisions will not have an affect on plants, animals, fish or marine life.

### **3. How would the proposal be likely to depleted energy or natural resources?**

None of the proposed amendments will like deplete energy or natural resources.

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

None necessary.

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

**floodplain, or prime farmlands?**

None of the proposed amendments will likely use or affect any environmentally sensitive area. The purpose of the comprehensive plan amendment and Ordinance 153 amendment dealing with the setbacks is to provide property owners additional flexibility in the development of their property, especially when a majority of those properties have potentially sensitive areas. The placement of a standard 200 foot setback provides little flexibility; rather, it requires the granting of a variance to provide any amount of flexibility necessary to develop a site without directly impacting any identified critical area or resource land.

The other amendments and/or ordinance revisions will have an impact on any environmentally sensitive areas.

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

None necessary. Specific development projects contained within these areas will be reviewed at time of project application for any impacts.

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

The purpose of the comprehensive plan amendment and Ordinance 153 amendment dealing with the setbacks is to provide property owners additional flexibility in the development of their property, especially when a majority of those properties have potentially sensitive areas or topographic constraints. These modifications won't encourage or discourage uses that are incompatible with the existing plan. Ordinance 153 regulates the underlying land use for these properties. The current setback regulations are requiring almost every property within the Transitional Forest district to seek a variance in order to do any type of project.

The Oysterville amendments will not modify the specific uses allowable in the area. The amendment will modify the process in which projects are reviewed. The purpose of these amendments are to focus efforts of preservation into the National Historic District in order to protect the historical integrity of the national historic district; rather, than continue with a design review process promulgating design standards replicating historic designs for new construction beyond just the recognized historic district

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

The proposed amendments will not likely lead to an increase in demand for transportation, public services or utilities.

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

None necessary.

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

The proposed amendment will not conflict with local, state or federal laws or requirements for the protection of the environment.