

BEFORE THE BOARD OF PACIFIC COUNTY COMMISSIONERS

RESOLUTION NO. 2007-011

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 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 increase the size of the Naselle Rural Activity Center by approximately seven parcels and twenty acres and will provide additional land area within the existing commercial core available for further residential and commercial development;

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 Naselle Rural Activity Center.

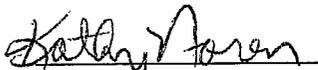
The purpose of this amendment is to expand the Naselle Rural Activity Center by an additional 20 acres containing approximately seven parcels, five residential dwellings, and some limited commercial activity. The area in question is adjacent to the existing Naselle RAC, is located adjacent to State Route 4 and is located within Section 4, T10N, R09W, W.M., Pacific County, Washington. The map of this area is attached as Exhibit C.

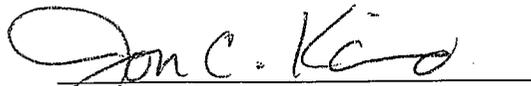
PASSED by the Board of Pacific County Commissioners in regular session at South Bend, Washington, by the following vote, then signed by its membership and attested by its Clerk in authorization of such passage the 27th day of February, 2007:

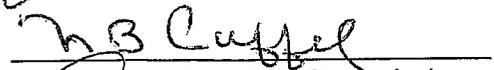
3 YEA; 0 NAY; 0 ABSTAIN; and 0 ABSENT.

BOARD OF PACIFIC
COUNTY COMMISSIONERS
PACIFIC COUNTY, WASHINGTON

ATTEST:


Kathy Noren,
Clerk of the Board


Jon C. Kaino, Chairman


Norman (Bud) Cuffel, Commissioner

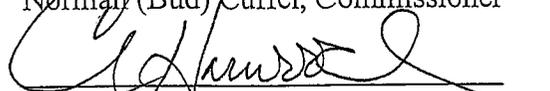

Clay Harwood, Commissioner

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 Naselle Rural Activity Center expansion is relatively minor in nature. The proposed amendment encompasses approximately seven separate parcels of approximately 20 acres.
9. Pacific County has complied with the notification, procedural and substantive requirements of SEPA, Pacific County Ordinance No. 121. The Pacific County Department of Community Development issued a Preliminary Determination of Non-significance on November 8, 2006 with the comment period expiring December 5, 2006.
10. Pacific County adopted new development regulations and new zoning for the entire County pursuant to the 1998 Comprehensive Plan on March 8, 2004.
11. Notice of the public hearing was advertised in the Willapa Harbor Herald and the Chinook Observer, posted in libraries and post offices, faxed to newspapers, mailed to property owners within 300' of properties potentially impacted by the proposed amendments, and mailed to state and federal agencies in advance, in keeping with requirements of Ordinance No. 145 and Resolution 96-032.

12. The proposal to expand the Naselle Rural Activity Center is consistent with the character of the surrounding properties. The proposal to include an additional 20 acres will not result in an additional 20 new residential dwellings due to the layout of the land and the existing development patterns of the properties in question. The site is currently zoned Mixed Use which allows for a mixture of residential, commercial and industrial uses.
13. The Naselle RAC area of expansion is already served by rural levels of public services and facilities and will not have a negative impact on the continued provision of these services to surrounding, properties.
14. A large percentage of the current land within the existing Naselle Rural Activity Center will not be developed due the existing pattern of development and because of the presence of critical areas, including wetlands and floodplains.
15. The area of consideration is located immediately adjacent to the existing Naselle RAC. The existing RAC contains a number of properties currently one-acre in size and is planned to accommodate a density of one unit per acre.
16. Many of the surrounding properties are already developed with existing single-family residential dwellings on one acre lots and commercial development.
17. The proposed change from General Rural to Naselle Rural Activity Center will not cause an increase in pressure to change the land use designation on the neighboring properties as the neighboring properties are already within the Rural Activity Center. This is consistent with the overall intent of the Pacific County Comprehensive Plan and the Growth Management Act in promoting more intensive development within the existing, built-up areas.
18. Development plans for future subdivisions on these properties will require complete review and permitting through the County's platting process.
19. The Board of County Commissioners conducted a public hearing on February 27, 2007 to consider the Planning Commission's recommendations.
20. On December 7, 2006, the Planning Commission recommended that the Board of County Commissioners approve one amendment, namely the expansion of the Naselle Rural Activity Center.
21. The proposed Naselle Rural Activity Center meets minimum requirements for transportation, sewer and water, and will not result in significant adverse impacts on adopted levels of service standards for other public facilities and services, such as police, fire and emergency medical services, park services, and general government services.

22. The proposed amendment to the Naselle Rural Activity Center is consistent with the goals, policies and objectives of the Comprehensive Plan as it encourages commercial growth and more intensive rural types of residential development within the Rural Activity Centers.
23. The seven parcels are generally suitable for the application of the Naselle RAC designation. The anticipated changes in use are consistent with both existing and planned uses in the vicinity.
24. The expansion to the Naselle RAC will not increase pressure to change the land use designation of other properties as each request is reviewed on its own merits for consistency with the County's Comprehensive Plan.
25. The proposed expansion is consistent with the GMA, Pacific County-wide Planning Policies, state and local laws.

Conclusions (Comprehensive Plan Amendment)

1. The proposed amendment will not result in a significant or adverse impact on adopted levels of service standards for public facilities and services;
2. The proposed amendment is consistent with the goals, policies and objectives of the Comprehensive Plan and with the Growth Management Act;
3. The proposed amendment does not detrimentally impact the public health, safety and welfare,

Pacific County Department of Community Development

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EXHIBIT B

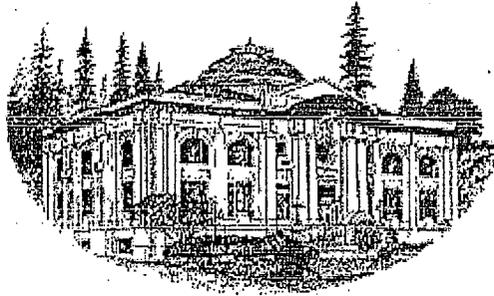
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PACIFIC COUNTY COURTHOUSE
National Historic Site

DATE: December 7, 2006

TO: Pacific County Planning Commission

FROM: Mike DeSimone, Director
Department of Community Development

RE: Comprehensive Plan Amendments – 2006
Expand Naselle Rural Activity Center

Pacific County Comprehensive Plan Amendment - Modify the Naselle Rural Activity Center to include approximately seven (7) separate parcels containing approximately 20 acres of land fronting SR4 and immediately adjacent to the existing Naselle Rural Activity center.

The properties in question are located adjacent to, and south of, State Route 4 and are adjacent to the existing Naselle Rural Activity Center on the north, west and east sides. The site is currently zoned Mixed Use (MU) which permits a wide range of residential uses, limited commercial uses and limited industrial uses. The area in question is located adjacent to an existing commercial core within Naselle and would provide additional land suitable for additional community commercial development as well as more intensive residential development (1 du/1 ac vs. 1 du/5 ac). The area has direct access to public utilities and services typically available in the Naselle area. The area in question is north of the Naselle River, is located within a portion of the 100 year floodplain and is therefore within shorelines jurisdiction. This constraint does not impact the upland areas adjacent to the highway; however, it will limit the overall density attainable in this area and will result in an intensive development pattern adjacent to the State Highway. In addition, the Pacific County Shoreline Master Program establishes a design formula for minimum lot width/lot depths to ensure long, narrow lots are not created.

The Planning Commission considered an expansion of the Naselle Rural Activity Center on the very eastern edge in 2004; however, that amendment request was denied due its location and its appearance of inconsistency with the surrounding land uses. The distinction between this amendment and the 2004 amendment is the fact that this area in Naselle is immediately adjacent to a commercial core, is immediately adjacent to the existing RAC on three sides and is currently zoned Mixed Use which allows for a variety of residential, commercial and limited industrial uses.

Comprehensive Plan Amendment Criteria

Criteria for All Proposed Amendments

For each proposed amendment to the Comprehensive Plan, the Planning Commission in reaching its recommendation, and the Board of Commissioners in making its decision, shall develop findings and conclusions which consider:

1. Whether circumstances related to the proposed amendment and/or the area in which the property affected by the proposed amendment is located have substantially changed since the adoption of the Comprehensive Plan; and

The Naselle area has experienced a relative surge in new home construction since the adoption of the Comprehensive Plan. Dozens of new homes have been permitted in the Naselle area during this time, the majority of which are in the existing Rural Activity Center and a number of which were constructed in the immediate area. In addition, a large percentage of the properties within the existing RAC are not subdividable due to current development patterns and natural constraints.

2. Whether the assumptions upon which the Comprehensive Plan is based are no longer valid, or there is new information available which was not considered during the adoption of, or during the last annual amendment to, the Comprehensive Plan.

Generally, the assumptions upon which the Comprehensive Plan are based are still valid; however, many of the existing properties within the RAC are not subdividable due to either natural constraints or existing patterns of development (one home in the middle of a large parcel). Furthermore, the techniques used for developing the base mapping excluded many parcels suitable for inclusion into the RAC while including those properties or acreages not suitable for development. So, while the assumptions of the plan are still valid, the addition of this small parcel or land area to the overall Naselle Rural Activity Center is relatively insignificant to the overall size and scope of the RAC.

Criteria for Proposed Site-Specific Amendments

For each proposed site-specific amendment to the Comprehensive Plan, the Planning Commission in reaching its recommendation, and the Board of Commissioners in making its decision, shall develop findings and conclusions, in addition to those above, which consider:

1. The proposed amendment meets concurrency requirements for transportation, sewer and

water, and will not result in significant adverse impacts on adopted levels of service standards for other public facilities and services, such as police, fire and emergency medical services, park services, and general government services;

The expansion of the Rural Activity Center to include seven parcels over approximately 20 acres will not have a significant impact on adopted levels of service standards. The area is already served by existing community water and electrical systems, and utilizes on-site sewage disposal. All properties front or have direct access to State Route 4. Three of the parcels are unable to be further subdivided due to their current size.

2. The proposed amendment is consistent with the goals, policies and objectives of the Comprehensive Plan;

The proposed expansion is relatively minor in nature. The increase in potential density is consistent with the neighboring land use patterns, both existing and proposed. The area of development is contiguous to and within an area of existing development. The amendment is not inconsistent with the goals, policies and objectives of the Comprehensive Plan.

3. The subject parcel(s) is suitable for the requested land use designation based upon, but not limited to, access, provision of utilities, consistency with existing and planned uses, environmental constraints and compatibility with the neighborhood;

The proposed expansion is located immediately adjacent to (south) of State Route 4. The site has access to primary public services and facilities, and fronts a public roadway. The existing land uses surrounding the site are residential and commercial in nature, with a variety of lot sizes ranging from more intensive on the west to less intensive on the east. The area is suitable from an environmental standpoint for more intensive development and would support both commercial development and more intensive residential development.

4. The proposed amendment will not increase pressure to change the land use designation of other properties, unless the change of land use is in the long-term interests of the community in general;

Many of the surrounding properties are already developed, and it appears unlikely that changing the land use designation on this site would result in an increase pressure on surrounding properties.

5. The proposed amendment does not materially affect the adequacy or availability of urban facilities and services to the immediate area or the overall area of the Urban Growth Area; and

As mentioned above, the basic services provided to this lot are minimal in nature. The increase in the number of building sites from one building site to four would not materially affect the availability of public services and facilities.

6. The proposed amendment is consistent with the GMA, Pacific County-wide Planning Policies, state and local laws and other applicable inter-jurisdictional policies of

agreements.

The proposed amendment is relatively minor in nature. The end result would be a net increase of approximately 20 acres and potentially an additional 10 residential building sites throughout the entire 20 acres. Existing public services are currently available to serve this site. The proposed amendment is compatible with surrounding land use patterns.

Conclusions (Comprehensive Plan Amendment)

1. The proposed amendment will not result in a significant or adverse impact on adopted levels of service standards for public facilities and services;
2. The proposed amendment is consistent with the goals, policies and objectives of the Comprehensive Plan and with the Growth Management Act;
3. The proposed amendment does not detrimentally impact the public health, safety and welfare,

Suggested Findings of Fact (Comprehensive Plan Amendment – Expand Naselle RAC)

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. This amendment review is being conducted in compliance with the annual amendment cycle.
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. The Naselle Rural Activity Center expansion is relatively minor in nature. The proposed amendment encompasses approximately seven separate parcels of approximately 20 acres.
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. The Pacific County Department of Community issued a Preliminary Determination of Non-significance on November 8, 2006 with the comment period expiring December 5, 2006.

8. Pacific County adopted new development regulations and new zoning for the entire County pursuant to the 1998 Comprehensive Plan on March 8, 2004.
9. Notice of the public hearing was advertised in the Willapa Harbor Herald and the Chinook Observer, posted in libraries and post offices, faxed to newspapers, mailed to property owners within 300' of properties potentially impacted by the proposed amendments, and mailed to state and federal agencies in advance, in keeping with requirements of Ordinance No. 145 and Resolution 96-032.
10. The proposal to expand the Naselle Rural Activity Center is consistent with the character of the surrounding properties. The proposal to include an additional 20 acres will not result in an additional 20 new residential dwellings due to the layout of the land and the existing development patterns of the properties in question. The site is currently zoned Mixed Use which allows for a mixture of residential, commercial and industrial uses.
11. The Naselle RAC area of expansion is already served by rural levels of public services and facilities and will not have a negative impact on the continued provision of these services to surrounding properties.
12. A large percentage of the current land within the existing Naselle Rural Activity Center will not be developed due the existing pattern of development and because of the presence of critical areas, including wetlands and floodplains.
13. The area of consideration is located immediately adjacent to the existing Naselle RAC. The existing RAC contains a number of properties currently one-acre in size and is planned to accommodate a density of one unit per acre.
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15. The proposed change from General Rural to Naselle Rural Activity Center will not cause an increase in pressure to change the land use designation on the neighboring properties as the neighboring properties are already within the Rural Activity Center. This is consistent with the overall intent of the Pacific County Comprehensive Plan and the Growth Management Act in promoting more intensive development within the existing, built-up areas.
16. Development plans for future subdivisions on these properties will require complete review and permitting through the County's platting process.

Pacific County Department of Community Development

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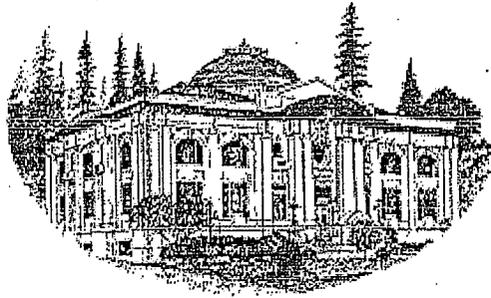
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Naselle (360) 484-7382



PACIFIC COUNTY COURTHOUSE
National Historic Site

DATE: November 13, 2006
TO: Naselle Property Owners
FROM: Mike DeSimone, Director
RE: Notice of Pacific County Comprehensive Plan Amendment

Attached with this memo is a notice of a public workshop and public hearing the Pacific County Planning Commission will be conducting on December 7, 2006. Pacific County is considering an amendment to the Pacific County Comprehensive Plan which may affect you as are records indicate that you own property within or adjacent to the area under consideration.

Pacific County is proposing to expand the Naselle Rural Activity Center by approximately 20 acres on the south side of State Route 4 (just across the highway from the gas station and O'Carrolls Tavern). The inclusion of this area into the Rural Activity Center will reduce the minimum density of one unit per five acres to one unit per acre within this area. The current zoning is Mixed Use which allows for a mixture of residential, commercial and light industrial uses. The zoning will remain unaffected by this proposal.

If you have any questions or comments about this matter, please don't hesitate to contact me at (360) 642-9382/875-9356 or via email at mdesimone@co.pacific.wa.us.

NASELLE 2006 AMENDMENT

Il Wiebe
Department of Transportation
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Olympia WA 98504-7370

Elizabeth McNagny
Dept of Social & Health Services
PO Box 45848
Olympia WA 98504-5848

Tim Gates
CTED Growth Management Sect.
906 Columbia St., SW
Olympia WA 98504-8300

Lorinda Anderson
Int Comm on Outdoor Recreation
PO Box 40917
Olympia WA 98504-0917

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Naselle, WA 98638

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Naselle, WA 98638

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Olympia, WA 98504-2525

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Naselle, WA 98638

Johnson Oil Company
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Rosburg, WA 98643

Busse, Walter H. & Doris
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Stepro, Inc.
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Naselle, WA 98638

John Aden
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Steve Penland
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Harriet Beale
Puget Sound Water Quality Acti
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Johnson, John F.
210 So. Valley Rd.
Naselle, WA 98638

McKee, Raymond & Tricia
864 SR 4
Naselle, WA 98638

Torpa, Chas
800 SR 4
Naselle, WA 98638

Attn: Mike Desamore

Re: Comprehensive
Plan Amendment

9 Jun 06

Page 1 of 2

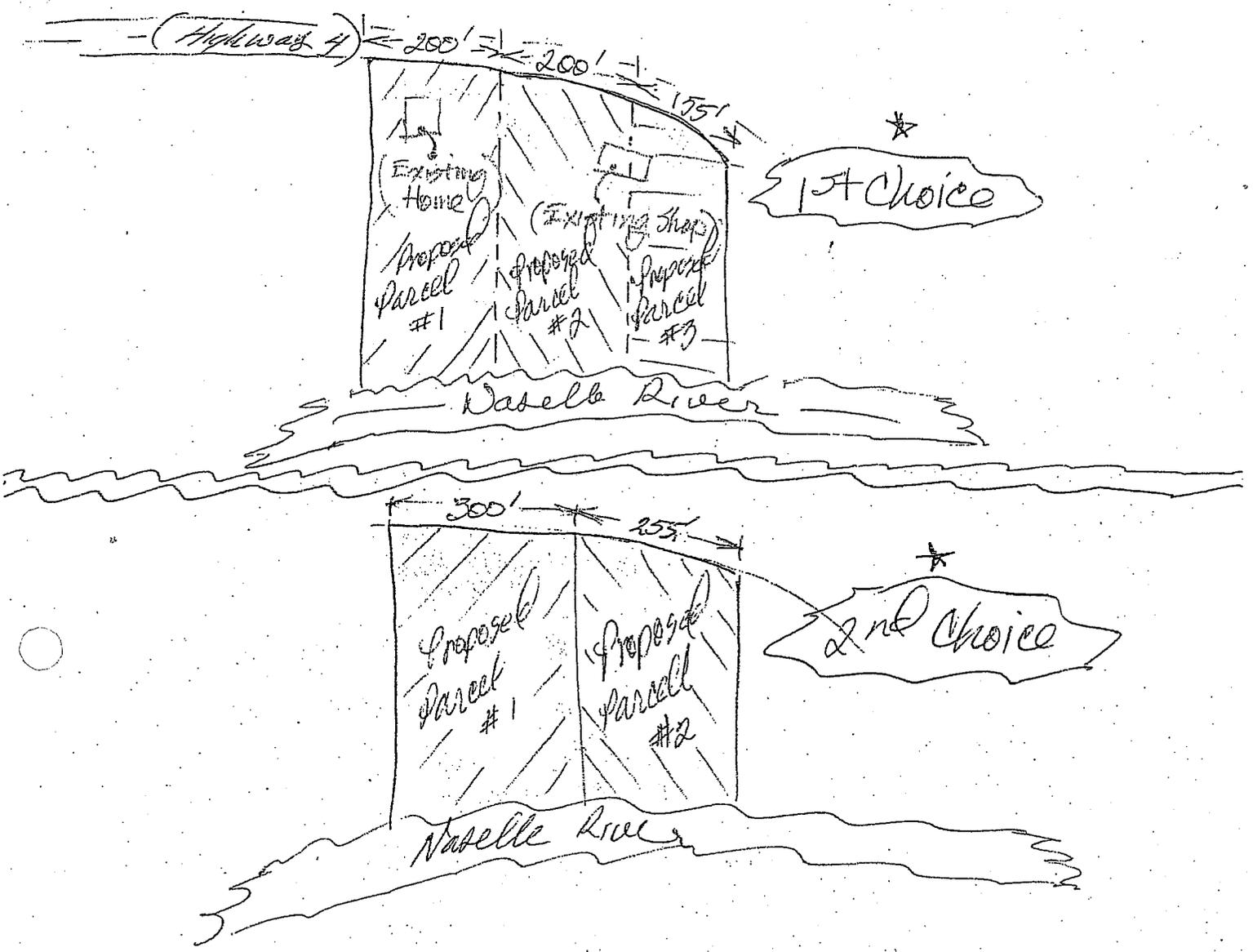
- Property located @ Navelle (see attachment #A) owned by Tim Biggar who wishes to go from 10 Acres required before "short plat" is possible to 5 Acres required.

#1: Water is available by Navelle Water Co. (see attachment #B)

#2: This property is located on Highway 4 with approx. 550ft along said Highway.

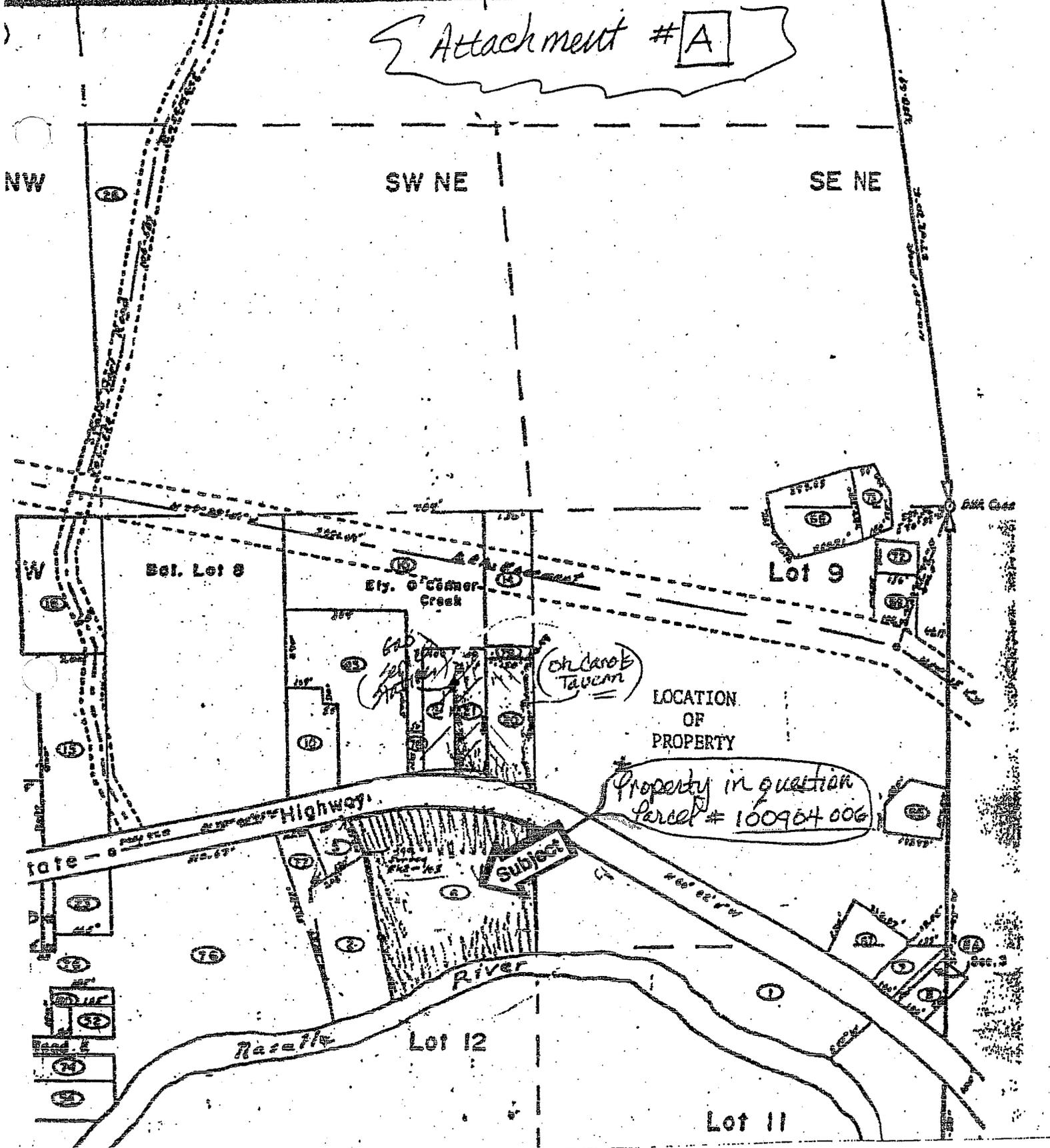
#3: Note, the potential for growth along the Highway 4 is there but, if things are done to improve the property (for example: a small business), this would make the property harder (not easier) to sell, thus making improving the property (in this way) less of an option.

#4: To be more specific: I would like to be able to subdivide this property into 2 maybe 3 parcels. (See Page 2)



Note: at present the property has a home and an old horse barn on it.

Attachment # A



Beginning at a point which is north 25°20' east 1354.4 feet from the quarter section corner between sections 4 and 9, of Township 10 North, Range 9 West of W.M., Pacific County, Washington, which said point is described as being on the North Bank of the Naselle River as the same formerly existed thence north 51°52' east 216.35 feet to the southeast corner of that tract described in Volume 174 at page 383; thence north 11° west 142 feet, more or less, to the south right of way-line of Primary State Highway No. 12 (now State Route No. 4); thence following said right of way line in a southeasterly direction approximately 555 feet to the east line of Government Lot 8, thence south along the east line of said Government Lot 8 or a south projection of same to the North Bank of the Naselle River, thence westerly 490 feet, more or less, to a point south 11° east of the point of

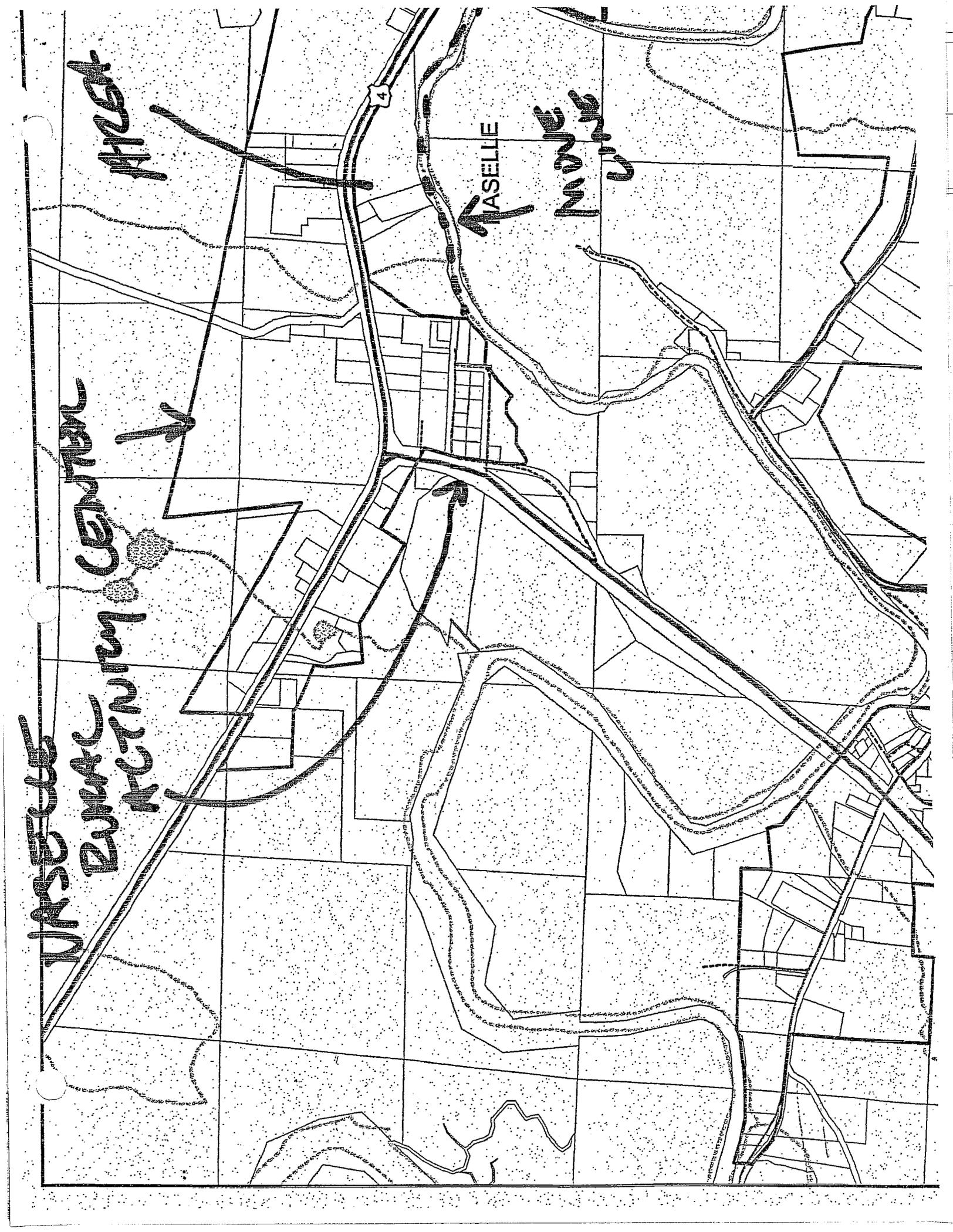
VASELLE
BAPTIST
RECREATION CENTER



ARREST

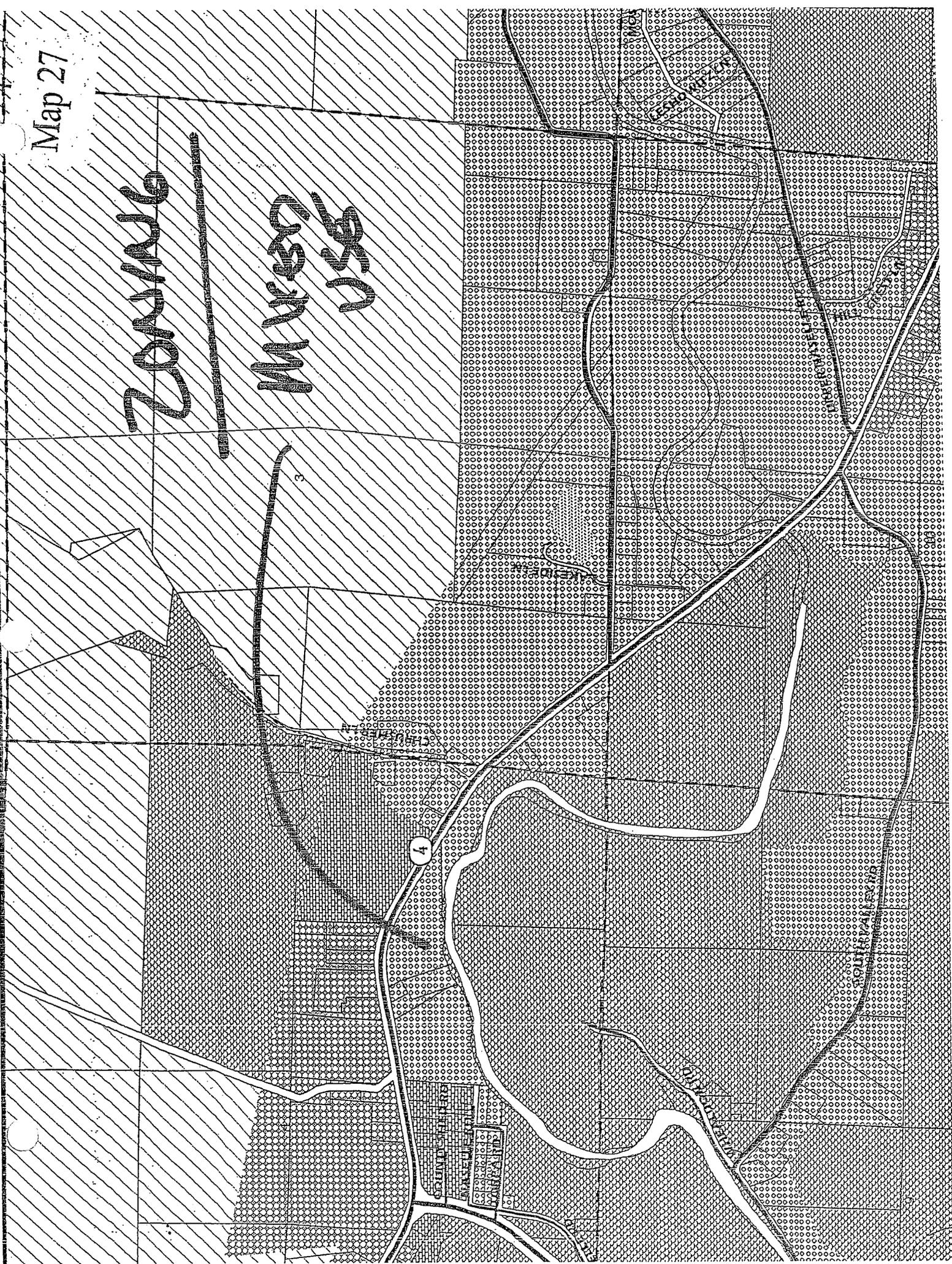
VASELLE

MOORE
CITY



Zoning

MURS
SFC



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WATER AVAILABILITY NOTIFICATION

Please complete Part A, B, or C

DPA # or Name

Part A

Use of water for this building is authorized by valid Water Right Permit or Certificate # _____, which has not been canceled or relinquished. A copy of the above document is attached.

Signature _____

Address _____

Date _____

Part B - To be completed by a desired water purveyor

The Public Water System Naselle Water Co. State I.D. # 583508, Water Right Permit or Certificate # 4680, is capable of and will supply water to the project/short plat for _____ connection(s) located at see description below

The above Public Water System is approved for 578 service connection(s) and currently serves 550 connections.

- This is a new connection to serve this site.
 This is an existing approved connection serving this site.

The water system facilities are adequate to provide service to this site and have been designed, approved, and installed per WAC 245-54. Connection to the system must be completed within one year or this Water Availability Notification is void.

Purveyor

Regan Wirkkuk

Title

Manager

Address

PO Box 121, Naselle, WA 98638

Date

4-29-06

Part C - Please check one of the following:

The water supply for this building will be obtained from a source which does not require a water right permit.

- The above well is newly constructed. It was drilled by _____, a licensed well driller. Less than 5,000 gallons per day of water will be used from the well and less than 1/2 (one-half) acre will be irrigated. A copy of the well log is attached.

The water was tested for total coliforms and nitrates and results are attached.

- The above well has been in existence and use since _____. Less than 5,000 gallons per day of water will be used from the well and less than 1/2 (one-half) acre will be irrigated.

- The source of water is a _____, which does not require a water right permit.

Signature _____

Address _____

Date _____

The above water system has met the requirements necessary for domestic use.

Environmental Health Specialist

Date



TIMOTHY N BIGGAR
818 STATE ROUTE 4
NASELLE WA 98638-8539

owner of property in question:

Re: Parcel # 100904 006

Regan; Please send completed address above to hooks TIM.

TOTAL P.01

Attn: Regan

NOTICE OF PACIFIC COUNTY PLANNING COMMISSION
PUBLIC HEARING

NOTICE IS HEREBY GIVEN that it is the intention of the Pacific County Planning Commission to hold a public hearing at the following time and location:

HEARING – Pacific County Commissioners Meeting Room, 1216 W. Robert Bush Drive, South Bend, Washington at the hour of 6:00 p.m., or as soon thereafter as possible on December 7, 2006.

The purpose of the public hearing is to review and consider amendments to the October 1998 Pacific County Comprehensive Plan, Pacific County Ordinance 153, Land Use, Pacific County Ordinance 149, Land Divisions, and issue a SEPA threshold determination.

The following plan and ordinance amendments will be considered:

Pacific County Comprehensive Plan - Land Use Element:

1. Modify the Naselle Rural Activity Center to include seven parcels containing approximately 20 acres.
2. Modify the Seaview Urban Growth boundary to coincide with the Seaview Sewer District boundary on the eastern side of the district to facilitate sewer provision for those properties required to connect into municipal sewage that are currently outside the UGA.

Pacific County Ordinance 153 Amendments:

1. Section 21 Supplementary District Regulations - Amend Section 21.E to include a process waiving the five (5) year age limitation on mobile/manufactured homes through a Special Use Permitting process.
2. Section 21 Supplementary District Regulations - Amend Section 21.Q to modify the cluster development provisions to remove the requirement that all cluster developments are prohibited from obtaining a variance.
3. Minor Map/Text Amendments - Clean up amendment to rectify mapping errors, textual errors, formatting errors, etc.

Pacific County Ordinance 149 Amendments:

1. Section 2 Definitions – Amend Section 2 to include a reference to “dwelling unit” and remove “building unit” and “unit volume of sewage.”
2. Section 3 General Requirements – Amend Section 3.E. to clarify the references to “dwelling unit” rather than references to “building unit” or “unit volume of sewage.”
3. Minor Text Amendments - Clean up amendment to rectify text errors, formatting errors, etc.

The Pacific County Department of Community Development has preliminarily determined that the proposed amendments do not have a probable significant adverse impact and therefore no additional SEPA analysis is required. This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. A final Determination of Non-Significance will be issued by Pacific County once the review period has expired.

Anyone interested is invited to attend said hearing and be heard. In order to include any presented information for the hearing record, it will be necessary to furnish a copy of the information to the Planning

Commission. Letters may be sent to the Pacific County Planning Commission, P.O. Box 68, South Bend, WA 98586, or via fax to (360) 875-9304 or (360) 642-9304. The deadline for written or faxed comments to be considered by the Planning Commission at its public hearing is December 5, 2006 at 4:00 p.m.

At the conclusion of the public hearing, the Planning Commission may issue a final SEPA threshold determination and may make recommendations to the Board of County Commissioners regarding the proposed amendments, or may take other appropriate action.

Interpreters for people with hearing impairments or taped information for people with visual impairments can be provided at this public workshop and hearings if necessary. However, the Pacific County Department of General Administration, P.O. Box 6, South Bend, WA 98586, (360) 875-9334 or (360) 642-9334 must receive a request for this type of service at least five days prior to the hearing.

Copies of the Pacific County Comprehensive Plan may be viewed at the Pacific County website at www.co.pacific.wa.us or may be obtained by contacting the Pacific County Department of Community Development at P.O. Box 68, South Bend, WA 98586 or 318 North Second St., Long Beach, WA 98631, or by calling (360) 875-9356 or (360) 642-9382, or via email to mdesimone@co.pacific.wa.us. Copies of the amendments or the SEPA documentation are also available at the same locations. Questions regarding this matter should be directed to Mike DeSimone, Director, at the numbers listed above.

Date of Publication: November 8, 2006

**SEPA RULES
ENVIRONMENTAL CHECKLIST
(BASED ON WAC 197-11-960)
AMENDED 8/11/05**

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 the Naselle Rural Activity Center to include approximately seven (7) separate parcels containing approximately 20 acres of land fronting SR401 and immediately adjacent to the existing Naselle Rural Activity center.

Pacific County Comprehensive Plan Amendment – Modify the Seaview Urban Growth boundary to coincide with the Seaview Sewer District boundary to provide consistency between jurisdictional boundaries and service provision. The proposal includes expanding the Seaview UGA boundary along the southern boundary by approximately 30 acres to include those residential lots along Willows Road currently served by municipal sewer and already platted at urban densities/sizes. This proposal specifically excludes the westerly expansion of the current Seaview UGA boundary line beyond the current boundary. The proposal also includes an expansion of the Seaview UGA to include approximately 40 acres on the north side of 30th Street that is east of the current Seaview UGA and west of Sandridge Road. This area is already developed with residential uses and an existing Recreational Vehicle Park on a majority of the acreage. This area is also currently served by municipal sewer via the Seaview Sewer District.

Amend Sections 21.E & 21.Q of Pacific County Ordinance 153, Land Use, to include a process waiving the five (5) year limitation on mobile/manufactured homes through a Special Use Permitting process, and modifying the Cluster Development provisions to remove the requirement that all cluster developments are prohibited from obtaining a variance.

Amend Section 2, Definitions, of Pacific County Ordinance 149, Land Divisions, to include a reference to “dwelling unit” and “legal lot of record”, and remove “building unit” and “unit volume of sewage.”

Amend Section 3.E. of Pacific County Ordinance 149, Land Divisions, to clarify the references to “dwelling unit” rather than references to “building unit” or “unit volume of sewage.”

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

4. Date checklist prepared:

October 23, 2006

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.

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 the Naselle Rural Activity Center to include approximately seven (7) separate parcels containing approximately 20 acres of land fronting SR4 and immediately adjacent to the existing Naselle Rural Activity center.

The properties in question are located adjacent to State Route 4 and are adjacent to the existing Naselle Rural Activity Center on the north, west and east sides. The site is currently zoned Mixed Use which permits a wide range of residential uses, limited commercial uses and limited industrial uses. The area in question is located adjacent to an existing commercial core within Naselle and would provide additional land suitable for additional community commercial development as well as more intensive residential development (1du/1 ac vs. 1 du/5 ac). The area has direct access to public utilities and services typically available in the Naselle area. The area in question is north of the Naselle River, is located within a portion of the 100 year floodplain and is therefore within shorelines jurisdiction. This constraint does not impact the upland areas adjacent to the highway; however, it will limit the overall density attainable in this area and will result in a development pattern similar to the 1 du/5 acres.

Pacific County Comprehensive Plan Amendment – Modify the Seaview Urban Growth boundary to coincide with the Seaview Sewer District boundary to provide consistency between jurisdictional boundaries and service provision.

The proposal includes expanding the Seaview UGA boundary along the southern boundary by approximately 30 acres to include the residential lots along Willows Road currently served by municipal sewer and already platted at urban densities/sizes. This area also contains an existing RV park. The proposal specifically excludes the westerly expansion of the current Seaview UGA boundary line. The proposal also includes an expansion of the Seaview UGA to include approximately 40 acres on the north side of 30th Street that is east of the current Seaview UGA and west of Sandridge Road. This area is already developed with residential uses and an existing Recreational Vehicle Park on a majority of the acreage. This area is currently served by municipal sewer via the Seaview Sewer District.

Amend Sections 21.E of Pacific County Ordinance 153, Land Use, to include a process waiving the five (5) year limitation on mobile/manufactured homes through a Special Use Permitting process. The purpose of this modification is to provide some limited flexibility for, and a prescriptive approach to, evaluating those situations where it is not feasible for someone to replace an existing, older, dilapidated, mobile/manufactured home with a home five years old or new, as currently required under current regulations. The current variance criteria are based on unique circumstances related to the property and not an applicant's circumstances.

Amend Sections 21.Q of Pacific County Ordinance 153, Land Use modifying the

Cluster Development provisions to remove the requirement that all cluster developments are prohibited from obtaining a variance. The purpose of this modification is to continue encouraging clustering as a type of development that, through its design, protect unique or important environmental, cultural or societal elements and which may require some type of variance to an existing standard to success, whether it is a road standard, setback, lot coverage, etc., and that, in the context of the entire project, may make actually sense. The current rule prohibits any type of variance which is unduly restrictive on a process designed to be flexible.

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 Section 2, Definitions, of Pacific County Ordinance 149, Land Divisions, to include a reference to "dwelling unit" and "legal lot of record", and remove "building unit" and "unit volume of sewage."

Amend Section 3.E. of Pacific County Ordinance 149, Land Divisions, to clarify the references to "dwelling unit" rather than references to "building unit" or "unit volume of sewage."

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 related to Naselle is located in Section 4, Township 10 North, Range 9 West, Pacific County, Washington and is located at, and around, 818 State Route 4 across from the existing gas station.

The Comprehensive Plan Amendment related to the Seaview Sewer District is located in Sections 20, 21, 28, 29, Township 10 North, Range 11 West, Pacific County, Washington and generally is south of the City of Long Beach (north boundary), north of the City of Ilwaco (south boundary), east of N Place (west boundary) and west of Sandridge Road (east boundary).

The proposed amendments to Ordinance 149 and 153 are textual in nature and not, at this point, attributable to a specific site.

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.

- b. 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.

The proposed amendment to the Comprehensive Plan addressing the Naselle RAC is adjacent to the Naselle River. The Seaview area contains wetlands that are included in the proposed Seaview UGA expansion. A majority of these wetland have not been delineated; however, current County regulations will require formal delineations to ensure compliance with Pacific County Ordinance 147, Critical Areas and Resource Lands during the project review stage.

- 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 amendment (Naselle) to the Comprehensive Plan are adjacent to the Naselle River and will include limited areas within

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 lilly, eelgrass, milfoil, other _____

other types of vegetation _____

b. 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?

In Naselle, the current use of the property proposed for inclusion into the

RAC is residential and undeveloped. The adjacent land use is a mixture of residential, commercial, limited industrial, commercial forestry and undeveloped.

In Seaview, the current use of the property proposed for inclusion into the UGA is residential, recreational, commercial, and undeveloped. Adjacent uses are similar in nature.

- b. Has the site been used for agriculture? If 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.

Generally residential, accessory and commercial structures.

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

Non-project action.

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

Naselle – Mixed Use.

Seaview – Restricted Residential (R-1), General Residential (R-2), Resort (R-3).

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

Naselle – current comprehensive plan designation is General Rural.

Seaview – current comprehensive plan designation is General Rural.

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

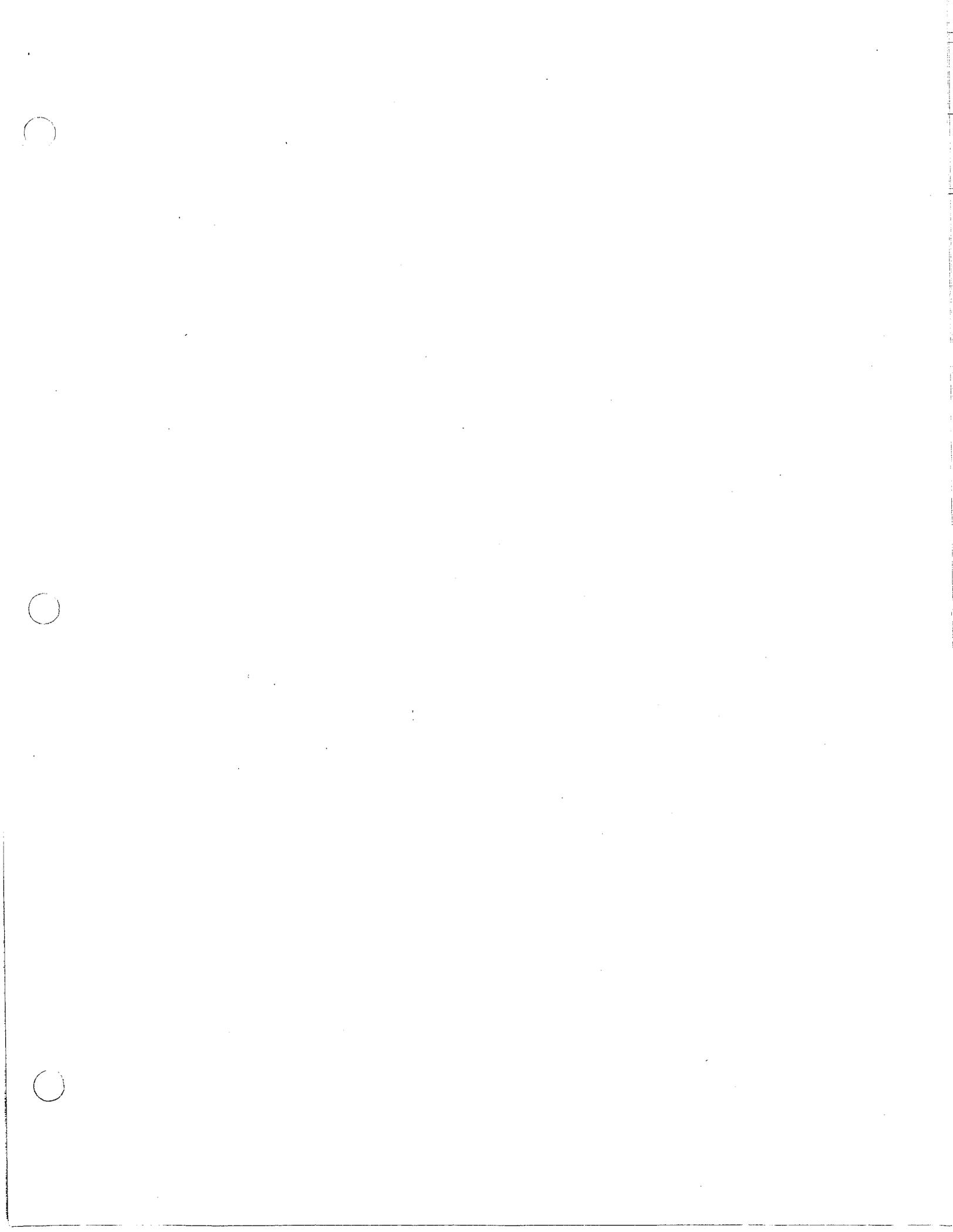
Those shoreline areas in the Naselle proposal are both Rural & Conservancy.

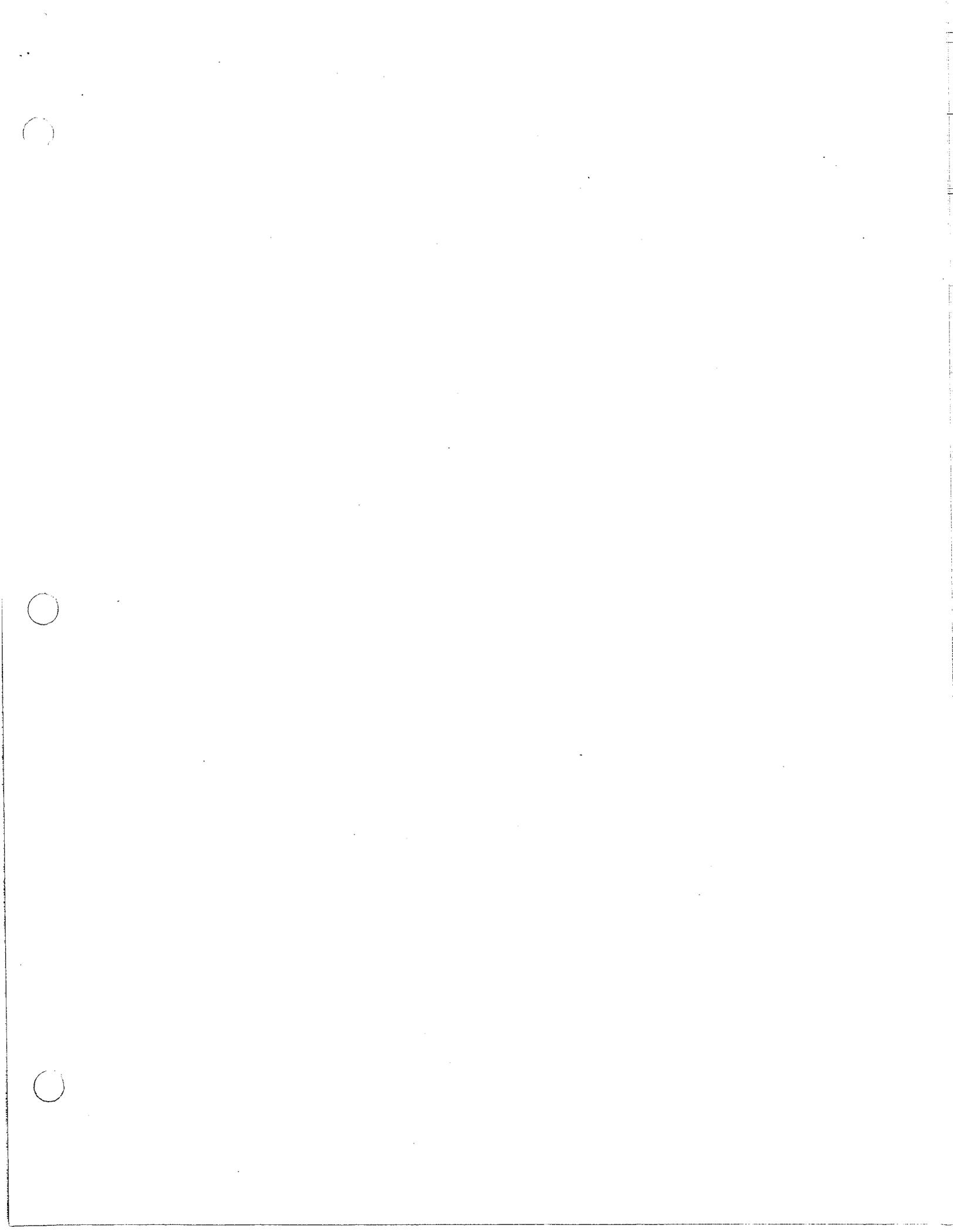
The Seaview area is Conservancy.

- 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?

Lots – typical informal recreational opportunities found in Naselle, i.e., fishing, hunting and in Seaview.

- 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.

None that we are aware of.

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

Non-project action.

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

Non-project action.

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:

Naselle – State Route 4 is immediately adjacent to the site. Seaview – State Route 103, Sandridge, State Route 101, etc., all serve the project area.

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

Seaview is served by public transit.

- 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).

Probably not. The current land configuration of both areas is such that they are not that large and already have access to existing public infrastructure.

- 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.

No.

- 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.

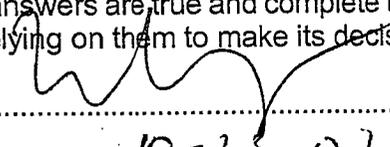
Current public services are sufficient to meet the needs of the Naselle RAC expansion. The Seaview UGA area has access to normal/typical urban levels of utilities such as sewer, water, etc.

- 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: 10-25-06

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. beyond normal or typical residential development.

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. All of the proposed amendments are relatively minor and should have negligible impacts on the natural environment.

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

None of the proposed amendments will likely 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 Naselle amendment is adjacent to the Naselle River and its floodplain; however, adequate provisions

are in place to ensure development does not encroach into, nor impact, the floodplain or available flood storage. The Seaview area is not an environmentally sensitive area nor are the agricultural lands within the proposed UGA considered prime per the soil conservation service. Any specific project would have to comply with the County's Critical Areas Ordinance prior to development.

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 proposed amendments to the comprehensive plan and the development regulations are compatible with the existing and proposed land use on adjacent and nearby properties. The amendments to the land use ordinance would allow for older mobile homes only in compatible situations while the proposed amendments to the land division ordinance are procedural in nature.

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.

Pacific County
PLANNING COMMISSION
Minutes of December 7, 2006 - 6:00pm
PUBLIC HEARING
Commissioners' Meeting Room, South Bend

Attendance:

Ray Millner, Sr., Commission Member
Marlene Martin, Commission Member
Eric deMontigny, Commission Member
Ken Osborne, Commission Member
Mike DeSimone, Director of Dept. of Community Development
Mike Stevens, Planner for Dept. of Community Development
Marie Guernsey, Planning Commission Clerk

C:boee

Vice-Chairman Ken Osborne opened the Planning Commission public hearing at 6:00pm and introduced the Planning Commission members as well as staff. There were approximately 12 members of the general public in attendance. *(Please refer to attendance roster for those in attendance and recordings of the meeting for more detailed discussion).*

Ray Millner moved to approve the minutes of the June 1, 2006 meeting. Marlene seconded, motion carried.

Minutes of the October 12, 2006 workshop were submitted for the record.

Mike DeSimone, Director of Community Development reviewed the 2006 Comprehensive Plan Amendment to expand the Naselle Rural Activity Center. The modification would include approximately seven (7) separate parcels containing approximately 20 acres of land.

The properties are located adjacent to, and south of, State Route 4 and are adjacent to the existing Naselle Rural Activity Center on the north, west and east sides. The site is currently zoned Mixed Use (MU) which permits a wide range of residential uses, limited commercial uses and limited industrial uses. The area in question is located adjacent to an existing commercial core within Naselle and would provide additional land suitable for additional community commercial development as well as more intensive residential development (1du/1 ac vs. 1 du/5 ac). The area has direct access to public utilities and services typically available in the Naselle area. The area is north of the Naselle River, is located within a portion of the 100 year floodplain and is therefore within shorelines jurisdiction. This constraint does not impact the upland areas adjacent to the highway; however, it will limit the overall density attainable in this area and will result in an intensive development pattern adjacent to the State Highway. In addition, the Pacific County Shoreline Master Program establishes a design formula for minimum lot width/lot depths to ensure long, narrow lots are not created.

Charles and Judy Torppa and Tim Biggers were in attendance. Their property is within the twenty acres that is being considered for inclusion in the Naselle Rural Activity Center. They expressed their support of the expansion.

Following the review and discussion, Eric deMontigny moved to approve an amendment to the 2006 Comprehensive Plan and expand the Naselle Rural Activity Center, adopt the Conditions of Approval, Findings of Fact as well as the SEPA and Determination of Non-Significance as submitted, with the correction of one unit per one acre. Ray Millner seconded, motion carried.

Mike DeSimone, Director of Community Development reviewed the proposed amendment to Pacific County Ordinance 153 Section 21.E pertaining to Mobile/Manufactured Housing Standards. He explained that the proposed language is the result of a variance request heard and tabled by the Board of Adjustment to replace an existing, non-conforming mobile home with another, existing non-conforming mobile home brought into the area from another State. The current language precludes this from happening whereas the proposed language would provide a review process via the Special Use permitting process to allow for this type of replacement.

The following is the proposed amendment:

PROPOSED #4 – TO PROVIDE A MEANS FOR REPLACEMENT OF EXISTING OLDER MOBILE HOMES WITH IN-KIND MOBILE HOMES.

4. Pacific County may issue a waiver to Subsection 21.E.2.b if the applicant can demonstrate the following:
 - a. The proposed mobile/manufactured home has been evaluated and approved by the Washington State Department of Labor & Industries (L&I) for compliance with minimum State and Federal HUD standards.
 - b. The proposed mobile/manufactured home is compatible with surrounding land uses and housing types.
 - c. The proposed mobile/manufactured home is replacing a similar and older mobile/manufacture home.
 - d. The proposed mobile/manufactured home is in better physical and aesthetic condition than the unit being replaced as demonstrated by the applicant and validated by Pacific County.
 - e. The applicant has demonstrated that replacing the existing mobile/manufactured home consistent with Subsection 21.E.2.b would create some type of economic or health hardship.
 - f. The existing on-site sewage system and source of potable water are compliant with minimum health codes or upon evaluation, can be modified or upgraded to meet minimum health codes. All minimum upgrades necessary for bringing the on-site sewage system and source of potable water into compliance with minimum health codes shall be done prior to the issuance of a permit for the mobile/manufactured home replacement.

- g. The applicant has submitted a plan for disposing of the existing mobile/manufactured home. The existing mobile/manufactured home is not to be sold or given away for use as a residential dwelling; rather, it is to be demolished and legally disposed of.
- h. The approval of a waiver to Subsection 21.E.2.b is non-transferable. The mobile/manufactured home shall be removed and properly disposed of upon sale of the property.
- i. A Special Use Permit is secured from the Pacific County Hearings' Examiner pursuant to Subsection 24.H of this Ordinance prior to placement of the proposed mobile home.

The Planning Commission made the following recommendations to the proposed amendment:

1. Item d should include a check list to ensure the applicants are adhering to the requirements and would need to be signed off by county personnel.
2. A Planner and/or Building Inspector from the county should be on-site to inspect the mobile home and confirm that items b, c and d are met.
3. Item g should give the applicant 90 days to show proof the mobile has been demolished or legally disposed of. If the requirement is not met, a fine will be issued.
4. Item h should include language pertaining to a deed restriction.
5. They would also like to receive notification from the Hearings Examiner of his decision for each applicant.

There were some concerns voiced from those in attendance that the current applicant would have 90 days from the night of the meeting to remove the non-conforming mobile. It was explained that her variance request would continue to be placed on hold, until the recommendations of the Planning Commission can be forwarded to the Pacific County Board of Commissioners for their review and action.

Following discussion, **Marlene Martin** moved to approve the proposed amendment to Pacific County Ordinance 153 Section 21.E pertaining to Mobile/Manufactured Housing Standards, adopt the Conditions of Approval, Findings of Fact (additional Findings of Fact for consideration noted on the following page) as well as the SEPA and Determination of Non-Significance as submitted and to further moved to forward the Planning Commission recommendations to the Pacific County Board of Commissioners for their review and action. **Ray Millner** seconded, motion carried.

Mike DeSimone, Director of Community Development reviewed the proposed amendment to Pacific County Ordinance 153 Section 21.Q pertaining to Cluster Development. Section 21.Q.8 stated that if a property owner proposed a cluster development, they couldn't go through a variance process. But in order to have a cluster development, they would have to go through the variance process. The proposal would be to delete #8, and allow the property owner to apply for clustering and for a variance.

Eric deMontigny noted a grammatical error that needed to be corrected and suggested listing Section 21.Q after Section 21.E as listed in the ordinance.

Additional Findings of fact to be considered were recommended as follows:

1. The need exists to provide affordable housing in Pacific County (#13)
2. The limitation of five years may present an undue hardship for certain segments of the population therefore we have established procedures/criteria for a waiver of the age restrictions. (#14)
3. Variance process does not allow for Pacific County to review or evaluate personal circumstances as they relate to land use decisions. (#15)
4. Special use permit process allows more flexibility to evaluate some of those broader things that are little vague, personal consideration and allows a hearings examiner to consider. (#16)
5. Existing #8 in Section 21.Q precludes the actual application of clustering as a concept. Generally clustering requires a variance or a deviation from the standard. (#17)
6. Clustering is a form of development that allows for preservation and protection of natural resource areas or critical resource areas and important environmental factors. (#18)

Following discussion, **Eric deMontigny moved to approve the proposed amendment to Pacific County Ordinance 153 Section 21.Q pertaining to Cluster Development, adopt the Conditions of Approval including the additional conditions as recommended, Findings of Fact as well as the SEPA and Determination of Non-Significance as related to the proposed amendment to Section 21.Q and Section 21.E and to further moved to forward the Planning Commission recommendations to the Pacific County Board of Commissioners for their review and action. Ray Millner seconded, motion carried.**

Mike DeSimone noted that the amendment to the Seaview Urban Growth Area (UGA) is being placed on hold due to a couple of complicating issues. First, pursuant to RCW 36.70A.130 (3), we are required to conduct a 10 year review of all the Urban Growth Areas (UGA) within the County. As we adopted our plan in 1998, our 10 year review is due sometime in 1998; therefore it may be premature to amend the Seaview UGA at this time. Second, the proposed expansion of the Seaview UGA is in an area that is not necessarily considered "urban" by the State nor is the area currently planned or designated for urban expansion. While portions of the eastern part of Seaview have sewer service or desire sewer service, there is currently no identifiable public health hazard or health threat with the continued use of on-site sewage disposal systems in this area warranting the need to expand municipal sewer services and expand the UGA. Therefore, prior to expanding this UGA, we need to address the "urban" vs. "rural" characteristics of the eastern portion of Seaview along with the population projections to ensure the expansion is consistent with GMA requirements for the extension of "urban" level of services and the expansion of the Seaview UGA.

Mike DeSimone noted that the request to amend the Long Beach Urban Growth Area (UGA) eastward to include approximately 150 acres near the city's water treatment plant. This application/proposal is not ready for review. We are waiting for more information from the applicant, and quite possible, may consider delaying this until we conduct an assessment of the different UGA's in the County.

Following discussion, Ray Millner moved to adopt the Preliminary Determination of Non-Significance for the Pacific County Comprehensive Plan Amendment request in Naselle and the proposed amendment for Pacific County Ordinance No. 153, specifically excluding the proposed amendments pertaining to Ordinance No. 149 and the proposed Pacific County Comprehensive Plan Amendment request for the Seaview UGA expansion.

Brief discussion held regarding possible agenda items for the January meeting.

There being no further business to come before the Pacific County Planning Commission, the meeting was adjourned.

PACIFIC COUNTY
PLANNING COMMISSION

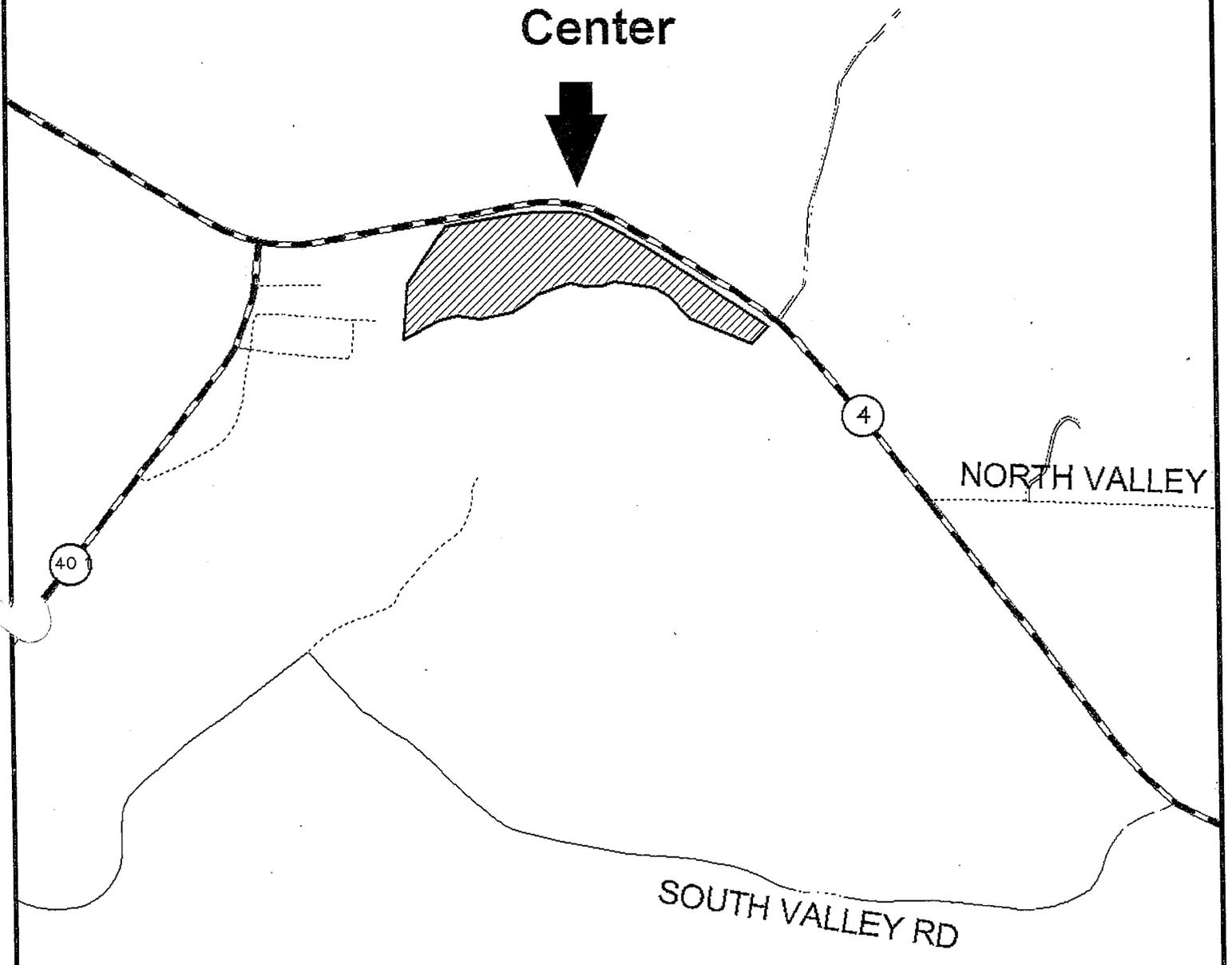
NOT in attendance at this meeting
Rob Snow, Chairman

Ken Osborne
Ken Osborne, Vice-Chairman

Marlene Martin
Marlene Martin, Secretary

Expansion of the Naselle Rural Activity Center

EXHIBIT C



Pacific County
Comprehensive Plan
2006 Amendment No. 1
Naselle Rural Activity Center

0 500 1000 Feet

This map was printed on February 28, 2007



STATE OF WASHINGTON

DEPARTMENT OF COMMUNITY, TRADE AND ECONOMIC DEVELOPMENT

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

March 22, 2007

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

FILED
AT THE REQUEST OF:
07 JUN - 1 PM 2:24
PACIFIC COUNTY
COMMISSIONERS

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 Resolution 2007-011, outlining minor amendments to the comprehensive plan and Land Use Ordinance (Ord. 153) for 2006, related to expansion of Naselle Rural Activity Center and modifying manufactured/mobile home standards. These materials were received on 03/22/2007 and processed with the Material ID # 11487.

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,

Tammy Wright

for

Tim Gates
Senior Planner
Growth Management Services

Enclosure

AGENCIES REVIEWING COMP PLANS

Revised December 19, 2006

Cities and counties need to send their draft comprehensive plans to the agencies' representatives, as listed below, at least 60 days ahead of adoption. Adopted plans should be sent to the Washington State Department of Community, Trade and Economic Development (CTED) immediately upon publication, as well as to any state agencies that commented on the draft plan. A jurisdiction does *not* need to send its plan to the agencies which have been called ahead and that have indicated the local plan will not be reviewed.

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