

BEFORE THE BOARD OF PACIFIC COUNTY COMMISSIONERS

RESOLUTION NO. 2007-045

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 Klipsan Crossing Community Crossroads land use designation by one (1) parcel and .69 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 Klipsan Crossing Community Crossroads designation.

The purpose of this amendment is to expand the Klipsan Crossing Community Crossroads designation by including one (1) parcel of land located at the southwest corner of the intersection of State Route 103 and 225th Street. The property is .69 acres in size and is currently developed with an existing single-family residence, a small duplex/apartment building and a small storage shed/outbuilding. The site in question is described as Tax Lot 128, located within Section 4 of Township 11 North, Range 11 West, W.M., Pacific County, Washington.

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 31st day of July, 2007:

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

Jon C. Kaino
Jon C. Kaino, Chairman

Norman (Bud) Cuffel
Norman (Bud) Cuffel, Commissioner

Clay Harwood
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 Statement evaluating the potential environmental impacts associated with adoption of the Comprehensive Plan in August of 1998.
3. Section 9 of the Pacific County Comprehensive Plan establishes a process to consider yearly amendments. This amendment review is being conducted in compliance with the annual amendment cycle.
4. Amendments to the Comprehensive Plan and Land Use Ordinance No. 153 are subject to procedural compliance with Resolution 96-032, enhanced public participation procedures, and Ordinance 145, review procedures.
5. The Klipsan Crossing Community Crossroads expansion is relatively minor in nature. The proposed amendment encompasses one (1) parcel of land which is approximately .69 acres in size.
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 March 14, 2007 with the comment period expiring April 4, 2007.
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, 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 Klipsan Crossing Community Crossroads is consistent with the character of the surrounding area. The proposal to include an additional .69 acres will not result in an increase of residential dwellings due to the size and layout of the land and the existing development patterns of the property in question. The site is currently zoned Restricted Residential (R-1) which primarily allows for single-family residential development.

11. The Klipsan Crossing Community Crossroads 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 Klipsan Crossing Community Crossroad designation is currently developed with residential and commercial land uses.
13. The area of consideration is located adjacent to the existing Klipsan Crossing Community Crossroads area.
14. The area of consideration is located adjacent to the existing Community Commercial Zoning District.
15. The proposed change from Shoreline Development to Klipsan Crossing Community Crossroads will not cause an increase in pressure to change the land use designation on the neighboring properties as the neighboring properties to the north and to the east are already within the Klipsan Crossing Community Crossroads designation. Furthermore, the neighboring properties to the south and to the west have been developed as residential in nature and do not contain the level of intense development as the subject property. 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 this property will not be allowed given the fact that the site is already less than one (1) acre in size and all new land-divisions in the Klipsan Crossing Community Crossroads area must meet a density of one dwelling unit per acre (on average).
17. The subject property is located at the southwest corner of the intersection of State Route 103 and 225th Street. 225th Street leads directly to the Klipsan Beach road approach and provides direct access to the Pacific Ocean.
18. The legal description of the subject property is Tax Lot 128, located within Section 4 of Township 11 North, Range 11 West, W.M., Pacific County, Washington.
19. The proposed re-zone from Restricted Residential (R-1) to Community Commercial (C-C) is consistent with the Pacific County Comprehensive Plan.
20. The proposed re-zone request would further the public health, safety and welfare of the community as it would place the proposed use of the property as a vacation destination in a zoning district and land use classification that is more conducive to the proposed use. 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.

21. The property in question is commonly referred to as the "Old Coast Guard Station". The site contains an existing structure/main building which is now being used as a single-family residence (Old Coast Guard Station), a small duplex and a small storage shed. The main building actually contains three (3) separate living areas, each consisting of a kitchen area and two (2) bedrooms. In total, this structure contains three (3) kitchen units and six (6) bedrooms. The duplex building consists of one 2-bedroom unit and a one-bedroom unit. The total number of bedrooms in the duplex building is three (3).
22. The property in question was historically used as a rental property.

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,

Comprehensive Plan Amendment

Expansion of the Klipsan Crossing Community Crossroads

Existing Klipsan Crossing Community Crossroads

Proposed Expansion to Klipsan Crossing Community Crossroads

