Pacific County
PLANNING COMMISSION

September 1, 2016 Minutes
Courthouse Annex Building
South Bend, Washington

ATTENDANCE

Eric deMontigny, Chair
Jim Sayce, Vice Chair
Bill Kennedy, Member
Kelly Rupp, Member
Stan Smith, Member - excused
Mike Nichols, Member
Scott Turnbull, Member

Tim Crose, DCD Planning Director
Will Hamlin, DCD Planner
Nichol Duff, Clerk of the Board

There were two (2) members of the general public in attendance. *(Please refer to the attendance roster for those in attendance for further details).*

Chair, Eric deMontigny called the meeting to order at 6:02 p.m. and introduced the Planning Commission (PC) members and staff.

Kelly Rupp moved to approve the amended agenda; Jim Sayce seconded and carried by a majority vote of 6-0.

MINUTES

Chair, Eric deMontigny moved to approve the minutes of the April, May, and June, 2016 meeting, as amended, seconded by Scott Turnbull, and carried by a vote of 6-0.

CORRESPONDENCE

Correspondence was received from Ann Lefors dated July 13, 2016, regarding the SEPA DNS for amending proposed Zoning Ordinance No. 178.

PUBLIC HEARINGS *(Please refer to the recording for further details).*

Public Hearing: 5.a – Re-Zone Application DUB16-00000-00118, submitted by Pamela H. Wev (applicant) on behalf of Colleen S. Kelly Revocable Trust (property owner).

- Chair, Eric deMontigny opened the public hearing.
- The Clerk administered the oath to those in attendance wishing to testify.
- Will Hamlin, Planner, presented and entered into the record, the staff report and noted a correction to the suggested conditions of approval. Suggested condition of approval number two (2) should read, "adhere to all applicable Building and Planning Conditions".

- Discussion and deliberation was held amongst the Board and DCD Staff. The Board recommended edits to the suggested findings of fact.
- Chair, Eric deMontigny opened the hearing for testimony. Applicant, Pamela Wev, provided additional information to the Board regarding the applicant and the re-zone application. *(Please refer to the recording for further details.)*
- Following further deliberation, Scott Turnbull moved to approve Re-Zone Application DUB16-00000-00118 and adopt the following Conclusions of Law and amended Findings of Fact and Conditions of Approval; Kelly Rupp seconded and carried by a majority vote of 6-0.

Conclusions of Law

1. It has been demonstrated that a sufficient change in conditions has occurred within the area warranting the proposed re-zone from R2 to R3.
2. The proposed zoning promotes the greater public health, safety and welfare of the community by providing adequate space for the required facilities of a commercial development, while consolidating them in areas recognized for more intense development.
3. Adequate safeguards exist, both through policy guidance and the building review process, to ensure any proposed commercial development on the site would be consistent with the character of the surrounding neighborhood.
4. The proposed re-zone is compatible with the existing Shoreline Development Comprehensive Plan designation.
5. A SEPA Determination of Non-Significance was published July 13, 2016 in accordance with WAC 197-11-340(2), with the 14 day comment period ending July 27, 2016.

Findings of Fact

1. The proposed re-zone is located at 26201 Park Avenue, Ocean Park, WA. parcel #12112833140, described as 121128 216; Section 28, Township 12 North, Range 11 West, W.M., Pacific County, Washington.
2. A Notice of Application and Hearing was published in the Chinook Observer on August 24th, 2016.
3. A Notice of Application and Hearing was posted on-site on August 17th, 2016.
4. A SEPA determination of non-significance was posted to the SEPA register and the Pacific County Website on July 13th, 2016 commencing the 14 day comment period as required by WAC 197-11-340.
5. The property to the east of the proposed rezone and adjacent to 262nd is Community Commercial, and the south side is Resort. Parcels on the north are designated as General Rural.
6. The Pacific County Comprehensive Plan designates the site as being within the Shoreline Development Designation.
7. The project site is served by North Beach Water District, Pacific County PUD No. 2, and an onsite septic system.
8. A majority of the parcel is not located within a FEMA flood zone, only the extreme western portion would be included in the FEMA flood zone.
9. A portion of the proposed re-zone is within the Urban Shoreline Designation of the Pacific County

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Shoreline Master Program.

10. According to Pacific County's Procedures Ordinance No. 177, site specific re-zones are a Type III hearing and require approval by the Pacific County Planning Commission.

11. The proposed re-zone from General Residential (R2) to Resort (R3) is consistent with the Pacific County Comprehensive Plan.

12. The area of consideration is located adjacent to existing Resort Zoning District.

13. Changes in conditions in the immediate area over the last 3 decades include:
    a) Dune to east was modified;
    b) Entrance sign to Ocean Park was removed;
    c) Washington State Parks constructed a public restroom on the adjacent right-of-way;
    d) Business uses changed;
    e) Beach approach is now maintained by Pacific County.

Conditions of Approval

1. The applicant shall submit all required permit applications and plans associated with the proposed development.

2. Adhere to all applicable Planning and Building conditions.

- Chair, Eric deMontigny closed the public hearing on Re-Zone Application DUB16-00000-00118 and called for a 2-minute recess.

Public Hearing Continuation: 5.b – Amend proposed Zoning Ordinance No. 178 to include language addressing the building setbacks along the ocean coast.

- Chair, Eric deMontigny opened the public hearing.
- Tim Crose summarized the staff report and entered the report into the record.
- Chair, Eric deMontigny opened the hearing for testimony. *(Please refer to the recording for further details.)*
- Discussion and deliberation was held on all four (4) items contained within the staff report.
- Jim Sayce moved to approve Zoning Ordinance No. 178 recommendation draft as amended; Mike Nichols seconded and carried by a majority vote of 6-0.
- Following further deliberation, Kelly Rupp moved to approve as amended Zoning Ordinance No. 178 Findings of Fact; Jim Sayce seconded and carried by a majority vote of 6-0.

Findings of Fact

1) Pacific County is required to remove ocean-front setback regulations, upon the adoption of the updated Shoreline

2) The Pacific County Planning Commission conducted an initial workshop on June 3, 2016 to scope the initial amendment and agreed to place it in the zoning ordinance.

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3) The zoning amendment will fix the building setback line north of the City of Long Beach by eliminating the need to resurvey the grass line every five years. The base grassline used for establishing the building setback line is the 1993 grassline as established by Pacific County.

4) The "fixing" of the building setback line will eliminate the leapfrogging of development along the coastline and provide a westerly line of development. This fixed line will provide development certainty to landowners as views won't be compromised with the westerly expansion of the patterns of development.

5) The "fixing" of the building setback line along the oceanfront will provide a level of certainty for view preservation and dunal protection for property owners in this portion of the Long Beach Peninsula.

6) The elimination of future development westerly in the dunes north of the City of Long Beach will enhance the environmental qualities of the beachfront and the dunal area.

7) The removal of the ability to continually relocate development westerly will reduce the threat of flooding as the beach continues to accrete and the primary dune continues to build and mature.

8) The proposed amendment impacts approximately 12 miles of coastline and approximately 550 - 600 parcels of land. Based on aerial photography, it appears that approximately 40% of the most westerly lots are already developed with single-family residential dwellings.

9) A SEPA determination of non-significance was issued under WAC 197-11-340(2) on June 29, 2016.

10) The ocean-front setback regulations contained in Zoning Ordinance No. 178 will go into effect upon the adoption of the Shoreline Master Program Update from 2001.

- Chair, Eric deMontigny closed the public hearing on Public Hearing Continuation: 5.b.

OLD BUSINESS

There was no old business discussed with the Planning Commission.

NEW BUSINESS

Tim Crose apprised the Board of the following possible October agenda items:

- Open Space
- Re-zone request in Seaview
- Leadbetter Farms presentation

The Planning Commission adjourned at approximately 7:50 p.m.

(*Please refer to the recording for a more detailed discussion*).

Signature block on the following page.

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Pacific County
Planning Commission

_____
Eric deMontigny, Chair

Attest:

_____
Nichol Duff
Clerk of the Board

_____
Date

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