



Pacific County **PLANNING COMMISSION**

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Recommendation, Findings of Fact, and Conclusions of Law of the Pacific County Planning Commission, to the Board of County Commissioners, regarding Application No. P1700369.

Findings of Fact

1. The legal description of the subject properties are described as Assessor's Parcel Numbers 10110333055 - 58, Lots 55, 56, 57, and 58 within Section 03, T10N, R11W. W.M., Pacific County, Washington.
2. The proposed amendment encompasses four (4) parcels of land, which is approximately 27 acres collectively.
3. The application to amend the Comprehensive Plan and Pacific County Land Use Ordinance No. 178 was filed by the last business day in March, 2017, and required fees paid.
4. The County has complied with public notification requirements in accordance to Pacific County Ordinance No. 177, Procedures for Processing Land Use Applications.
5. Notice of the public hearing was published in the official County Newspaper, Chinook Observer, on August 23, 2017, published on the County website, and posted on-site in accordance to Pacific County Ordinance No. 177. All persons present were given the opportunity to testify during the Public Hearing on September 7, 2017.
6. During public testimony, one witness spoke in favor of the amendments, property owner, Douglas Knutzen. All other testimony, written or verbal, were opposed to the proposed Comprehensive Plan and Land Use Ordinance No. 178 map amendment application.
7. Pacific County adopted new development regulations and new zoning for the entire County pursuant to the 2010 Comprehensive Plan.
8. Pacific County adopted the Comprehensive Plan in October 2010, in compliance with RCW 36.70.A. Growth Management.
9. Pacific County adopted a Final Environmental Impact Statement evaluating the potential environmental impacts associated with adoption of the Comprehensive Plan in 2010.

10. The Planning Commission found that a 600-foot buffer would not adequately protect adjacent cranberry growing operations from the increased development pressure afforded in the (R-R) District.
11. The proposed re-zone from Agriculture (AG) to Rural Residential (R-R) requires a Comprehensive Plan Amendment.
12. 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.
13. Amendments to the Comprehensive Plan and Land Use Ordinance No. 178 map are subject to procedural compliance with Pacific County Ordinance No. 177, Procedures for Processing Land Use Applications.
14. Pacific County has complied with the notification, procedural and substantive requirements of SEPA, Pacific County Ordinance No. 166. The Pacific County Department of Community issued a Preliminary Determination of Non-significance on August 23rd, 2017 with the comment period expiring September 6th, 2017.

Conclusions of Law

1. The Pacific County Planning Commission has authority to make this recommendation to the Board of Commissioners and has authority to regulate land uses under county land use policy and the Comprehensive Plan.
2. The Pacific County Planning Commission and the Department of Community Development properly administered and followed all procedures of Pacific County Ordinances No.'s 166, 177, 178, the Comprehensive Plan, and the State Open Public Meetings Act for deliberation and action on the amendment to the Comprehensive Plan and Land Use Ordinance No. 178 application, in preparing this recommendation to the Board of County Commissioners, and in adopting these findings of fact and conclusions of law supporting the recommendation of rejection.
3. It has not been demonstrated that a sufficient change in conditions has occurred within the area warranting the proposed amendment.
4. The proposed amendment to the Comprehensive Plan does not strike an appropriate balance among all of the goals, policies and County values articulated by the Comprehensive Plan and the Growth Management Act.
5. The Comprehensive Plan amendment application has been thoroughly evaluated. It does not sufficiently protect agricultural areas and much of what is sought to be accomplished by this amendment is already possible with the current code.
6. The proposed amendment is consistent with the Comprehensive Plan. This consistency, however, is not compelling to approve the proposed Comprehensive Plan amendment.

7. The proposed amendment will not result in a significant or adverse impact on adopted levels of service standards for public facilities and services.
8. The proposed amendment does not detrimentally impact the public health, safety and welfare.
9. The Planning Commission voted unanimously to deny the proposed amendment to the Comprehensive Plan, and therefore automatically denying the proposed Land Use. Ordinance No. 178 amendment (Re-Zone) application.

Recommendation

The Pacific County Planning Commission recommends rejection of the Pacific County Comprehensive Plan amendment and Land Use Ordinance No. 178 map amendment, Application No. P1700369, filed by Douglas Knutzen presented at the September 7, 2017 Public Hearing. The Planning Commission adopts the above Findings of Fact and Conclusions of Law supporting its decision.