

# *Pacific County Department of Community Development*

## PLANNING • ENVIRONMENTAL HEALTH • BUILDING

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PACIFIC COUNTY COURTHOUSE  
National Historic Site

## MEMO

**DATE:** May 3, 2018

**TO:** Pacific County Planning Commission

**FROM:** Tim Crose, Director  
Department of Community Development

**RE:** Agenda Item Discussion – Comprehensive Plan Amendment, Zoning Map Correction.

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The initial review process is intended to introduce to the Planning Commission, proposed amendments to the 2010 Comprehensive Plan and Zoning Ordinance 184. This meeting gives the applicant an opportunity to ask questions to the Planning Commission regarding their proposal and also gives the Planning Commission opportunity to become familiar with the applicant's proposal. This is similar to a pre-application meeting the Planning Division of DCD has on other land use proposals. If the applicant chooses to go forward with their proposal, a complete application including SEPA is required to be submitted by that last day of May. Final action will take place this fall during a public hearing process.

### **I. Proposal:** Create an Urban Growth Area (UGA), City of Raymond

The proposal is to include two (2) parcels (14082050007 – 15082043062) containing approximately 44 acres into a City of Raymond Urban Growth Area for the creation of residential building sites. The proposal calls for eventual incorporation into the City of Raymond.

The parcels are located at 801 Crossing St., Raymond. The site in question is located within the 100 year floodplain, and does contain wetlands and Willapa River frontage falling under both Critical Areas and Shorelines jurisdiction.

### **Criteria for All Proposed Comprehensive Plan 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
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 Whether the assumptions upon which the Comprehensive Plan is based are no longer valid, or there is new information available which was not considered during the adoption of, or during the last annual amendment to, the Comprehensive Plan.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 that were made during the adoption of the original Comprehensive Plan are still valid. Pacific County has had minimal population growth since the Plan was originally adopted in 1998 and updated in 2010. The applicant's intend to show that housing availability has changed and there is a lack of buildable lands within the City of Raymond.

The applicant's seek to have their property included in a UGA and incorporation in the City of Raymond and be able to develop their property at densities exceeding those allowed under the current county Comprehensive Plan designation.

### **II. Zoning Map Correction:**

Zoning Map amendment from Residential to Industrial. The parcel is located at 5305 40<sup>th</sup> St., Seaview.