



Comprehensive Plan Amendment

Pacific County Department of Community Development

Internet Address: www.co.pacific.wa.us

OFFICE USE ONLY

Fees:

APPLICANT INFORMATION

Applicant Name: Douglas G Burton and Joelle A Burton

Mailing Address: 721 NE 15th Ave.

City/State/Zip: Camas, WA 98607

Phone: 360-600-6632 Phone: 360-600-3362

Email: doug.burton@comcast.net

This application is designed to assist you in preparing a request to the Planning Commission for consideration of a Comprehensive Plan Amendment. Please provide all of the requested information and answer the questions as thoroughly as possible. Attach any supporting information you feel necessary to support your application. Completed applications must be submitted on or by the last business day in March for consideration that calendar year. A preliminary review will be scheduled with the Planning Commission on or before the scheduled meeting for the month of May. If the Planning Commission Board decides to entertain this request, payment for the application must be received by the last business day in May. Application fees are non-refundable and there is no guarantee that your request for amendment will be approved.

☐ Text & Area-Wide Amendment (complete pages 1 & 2) ☒ Site-Specific Amendment (complete pages 1, 3 & 4)

Criteria for All Proposed Comprehensive Plan Amendments (Required)

The following questions contain criteria used to review your request.
Please answer the following questions thoroughly and completely as possible.

Provide a brief description of your variance request:

Request to include the property at 1703 S 9th Street, Long Beach (Parcel 10111634300) within the Growth Management Area.

Describe what circumstances related to the proposed amendment or surrounding area of the subject property have significantly changed since the adoption of the current Comprehensive Plan:

Former property owner did not want to be included in the GMA boundary. Current owners would like to connect to city sewer and annex into the city, in the same way that the north-side adjacent property did in 2011. West-side adjacent properties are already within the City of Long Beach boundary.

Describe whether the assumptions upon which the Comprehensive Plan is based are no longer valid or what new information is available which was not considered during the adoption of the current Comprehensive Plan:

Current zoning allows for residential dwellings, yet the property itself is not large enough to situate an adequate septic system without risks to adjacent wetlands. The city sewer is less than 200 feet from the property and is therefore the most logical choice. Properties to the North, West and South of subject lot are already connected to the city sewer. (Property to the south is connected to the sewer, yet is neither within city limits or the GMA boundary.)

SOUTH BEND OFFICE

P.O. Box 68

South Bend, WA 98586

(360) 875-9356 FAX (360) 875-9304

LONG BEACH OFFICE

7013 Sandridge Road

Long Beach, WA 98631

(360) 642-9382 FAX (360) 642-9387

03/14/2018

Criteria for Proposed Site-Specific Amendments

Tax Parcel ID No.: 10111634300

Comp Plan Designation: Residential

Describe how 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:

Zone permitted use of the property will not change; property will remain residential. As the only property outside city limits on S 9th St, it is already served by all city services with the exception of the sewer.

How will the proposed amendment be consistent with the goals, policies and objectives of the Comprehensive Plan?

One of the main priorities of the GMA is protection of the environment. Bringing this property into the GMA would allow sewer connection which would be the best choice for protecting local wetlands and waterways, while not changing the use of the property.

Describe how 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:

Access to the property will not change. Electric and water service are also unaffected. The proposal would improve the neighborhood by bringing the last property on S 9th Street into the GMA, making the neighborhood more cohesive.

Describe how 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:

The property is the ONLY lot on S 9th Street which is not already within the City of Long Beach.

See next page

Criteria for Proposed Site-Specific Amendments (continued)

Describe how 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:

The property already makes use of all urban facilities and services, with the sole exception of the sewer.

Explain how 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:

Bringing the property into the GMA would align it more closely with the eastern edge of the current GMA, rather than cutting around the property. There is no logical basis for excluding the parcel from the GMA, and inclusion would not affect any party but the subject property.

Acknowledgment:

By signing this application form, the applicant/owner attests that the information provided herein is true and correct to the best of their knowledge. Any material falsehood or any omission of a material fact made by the applicant/owner with respect to this application packet may result in this permit being null and void.

Authorized Signature:

Print Name:


Douglas G Burton


Joelle A Burton

Date: 03-06-2019



Development Permit Application

Pacific County Department of Community Development

Internet Address: www.co.pacific.wa.us

OFFICE USE ONLY

PERMIT FEES:

Issued Date: _____

Issued By: _____

PROPERTY OWNER INFORMATION

☐ Contact Person

Name: Douglas G Burton and Joelle A Burton

Mailing Address: 721 NE 15th Ave.

City/State/Zip: Camas, WA 98607

Phone: 360-600-6632 Phone: 360-600-3362

Email: doug.burton@comcast.net

APPLICANT INFORMATION

☐ Contact Person

Name: Douglas G Burton and Joelle A Burton

Mailing Address: 721 NE 15th Ave.

City/State/Zip: Camas, WA 98607

Phone: 360-600-6632 Phone: 360-600-3362

Email: doug.burton@comcast.net

DESCRIPTION OF WORK

Request for parcel 10111634300 to be included in the Growth Management Area.

JOB SITE INFORMATION AND LOCATION

Job Site Address: 1703 S 9th St, Long Beach, WA

Tax Parcel ID No.: 10111634300

Legal Description: 101116 300

Township/Range/Section 10 / 11 / 16

Directions to Site: East on S 9th Street to end of street. Property is on the North side of dead end.

Legal Description and Tax Parcel Number can be found on your tax statement, the Pacific County web site address listed above or by calling the Assessor's office at 360-642-9301 or 360-875-9301. **Applications cannot be processed without this information.**

Note: If your property is in a current use program (timber, farm, agricultural, or open space), contact the Assessor before applying, as taxes may be due.

All permits shall be picked up within 30 days of notification by the Department of Community Development that the permit is ready for issuance. Failure to pick up the outstanding permit(s) and pay all outstanding fees within the specified timeframe shall result in the forfeiture of all permit documentation and all application fees paid to date on that project. Any subsequent permitting on the same parcel by the same property owner requires the submittal of new permit application materials and the payment of all new fees at the time of application.

I authorize employees and officials of Pacific County and/or the Flood Control Zone District No. 1 of Pacific County the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this development application, as well as the County site-plan checklist and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of the Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If Pacific County and/or the Flood Control Zone District No.1 of Pacific County has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Printed Name: Douglas G Burton

Joelle A Burton

Authorized Signature: _____

Date: 03-06-2019

SOUTH BEND OFFICE

P.O. Box 68

South Bend, WA 98586

(360) 875-9356 FAX (360) 875-9304

LONG BEACH OFFICE

7013 Sandridge Rd.

Long Beach, WA 98631

(360) 642-9382 FAX (360) 642-9387

Revised 02/27/2014

YAUNS

MAKAI SURF

SEATIDES II

LONG BEACH, E

5TH ST N

7TH ST

6TH ST N

8TH ST NE

4TH ST

3RD ST NW

2ND ST

1ST ST NW

2ND ST SW

3RD ST SW

4TH ST SW

5TH ST SW

7TH ST SW

2ND ST NE

PARK SUB.

BOARDWALK PARK

WHALES WATCH

9TH ST SE

8TH ST SE

SID SNYDER DR

11TH ST SW

12TH ST SW

13TH ST SW

14TH ST SW

15TH ST SW

16TH ST SW

OREGON AVE S
WASHINGTON AVES
DAHO AVES

SEAGULL ESTATE

Proposed addition
to the GMA
1703 S 9th St.
Currently the
ONLY lot on S 9th
Street which is not
within city limits.

VPL



Post Office Box 310
115 Bolstad Avenue West
Long Beach, WA 98631
Telephone 360.642.4421
FAX 360.642.8841
mayor@longbeachwa.gov

March 6, 2019

Tim Crose
Pacific County Department of Community Development
PO Box 68
South Bend, WA 98586

To Whom It May Concern:

I am writing this letter to show support for the Burton's request to extend the City of Long Beach's UGA to include their property at 1703 9th ST SE Long Beach.

They are requesting this expansion so that they might be considered for an annexation into city limits. They desire to connect their property to city sewer which extends into 9th ST SE and serves the adjoining properties. It is in the best interest of the applicant and the County for the property to be connected to sanitary sewer services. Attached to this letter is a map showing where the services extend to and where the applicant's property is. They are fully aware that the responsibility to extend the sewer line to city standards lies with them and that they will bare that cost.

Please contact me with any questions regarding this project. Again, the city fully supports this expansion and the inclusion of the Burton's property.

Sincerely,

Jerry Phillips
Mayor, City of Long Beach