

9.1 GROWTH MANAGEMENT ACT REQUIREMENTS

The Growth Management Act (GMA) establishes procedures for the review and amendment of comprehensive plans governing counties and cities planning under the Act. RCW 36.70A.130 states that the county:

- Shall provide for the continuing review and evaluation of the comprehensive land use plan and development regulations every ten years;
- Establish a public participation program identifying procedures whereby proposed amendments or revisions of the comprehensive plan are considered by the governing body of the county no more frequently than once every year (some exceptions to this schedule are provided for in the GMA);
- Review at least every ten years, the designated urban growth areas and the densities permitted within both the incorporated and unincorporated portions of the growth areas. Such areas shall be revised to accommodate the urban growth projected to occur in the county for the succeeding twenty-year period.

In addition to the Growth Management Act requirements for the review and amendment of the comprehensive plan, the Washington Administrative Code provides for the implementation of the plan. WAC 365-195-805 states that each county or city planning under the act should develop a detailed strategy for implementing its comprehensive plan, including the regulatory and non-regulatory measures to be used in order to apply the plan in full (including actions for acquiring and spending money). The strategy should identify each of the specific development regulations needed as follows:

- Determine the specific regulations to be adopted with consideration given to the types of controls such as general development limitations (lot size, setbacks, etc.), means and process of applying regulations (permits, licenses, etc.), and methods of enforcement;
- Include a list of all regulations identified as development regulations for implementing the comprehensive plan including those in existence and consistent with the plan, those requiring amendment, and those that need to be written;
- Include a schedule for the adoption or amendment of the regulations identified; and
- Prepare the implementation strategy in writing and make the strategy available to the public.

9.2 POLICY

When amendments or amplifications to the plan are deemed necessary, they will be handled as specified in the Growth Management Act. This section outlines the procedures for the implementation, monitoring and evaluation of the comprehensive plan. It is important to establish mechanisms to implement the policies, and to review and amend these policies on a regular basis.

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Such review will allow the county to measure progress and clarify inconsistencies that may occur as a result of changes in the community. The process also prepares the county for future updates of the plan. The procedure for implementing and amending the plan is as follows:

- The plan will be reviewed not more than once per year and updated every ten years.
- Upon initial adoption of the plan, measurable objectives, development regulations, and action items will be identified by staff for implementation.
- Base-line data and measurable objectives will be updated as appropriate when the plan is subsequently reviewed.
- Obstacles or problems that result in under-achievement of goals and policies will be identified when the plan is reviewed, and action will be taken to address identified problems.
- The County will update development ordinances and establish new ones as needed to implement the policies in the plan amendment.
- The process will be monitored on a regular basis.

In accordance with RCW 36.70A.130, Pacific County will consider proposed amendments or revisions of this Comprehensive Plan no more frequently than once every year. All proposed amendments will be considered concurrently so that the cumulative effect of the various proposals can be ascertained. However, the County may adopt amendments or revisions to the comprehensive plan that conforms to RCW 36.70A.130 when an emergency exists.

When the Comprehensive Plan is reviewed, or amended, a public hearing will be held before adoption of the amended or revised plan. By reviewing this document on a regular basis, the County will be able to rely on this document in decision-making, and also maintain public interest and support of the planning process, and adequately manage and direct development and growth in the county. Pacific County will submit copies of proposed amendments to the comprehensive plan to other affected jurisdictions and to the Washington State Department of Commerce for review and comment at least 60 days prior to the intended date of adoption. In addition, the overall Comprehensive Plan will be reviewed according to the State mandated timelines for slower growing jurisdictions.

The following table is a graphic representation of the timeline for amendments:

TABLE 9-1
TIMELINE FOR COMPREHENSIVE PLAN AMENDMENTS

Date	Task	Responsible Group
October 1	Application deadline for all proposed amendments.	Staff
Nov 15 - Dec 31	Initial SEPA comments and at least one public meeting for the Planning Commission to review proposed changes.	Staff, Planning Commission
Jan - Feb	SEPA review requirements and Commerce 60 day review.	Staff
Mar 1 - Apr 15	Planning Commission to review proposed changes and make a recommendation to Board of County Commissioners by April 15.	Staff, Planning Commission
Apr 15 - May 15	Board of County Commissioner review of proposed changes with final adoption of amendments to be completed by May 30. ¹	Staff, Board of County commissioners

¹ Various capital improvement schedules included in the Comprehensive Plan may be amended by the Board of County Commissioners at points in time as provided by law. Such schedules will be incorporated into the Comprehensive Plan in accordance with the above timeline.

9.2.1 Implementation

The adoption of the 1998 Comprehensive Plan was the first phase in implementing growth management throughout Pacific County. New development regulations followed with the County updating its land division standards, adopting new zoning regulations, adopting a critical areas ordinance, revising the flood damage prevention standards, updating its building codes and implementing a grading/filling ordinance on the Long Beach Peninsula. The 2010 Comprehensive Plan includes an evaluation of the existing densities and housing availability throughout the entire County as well as an evaluation of the Urban Growth Areas associated with each of the four incorporated cities. All of the County's development regulations will be evaluated and updated as part of this 2010 review cycle.

Funding Ability

The regular County budgetary processes will be used to appropriate funds to carry out the goals and policies of this plan and to monitor the efficacy of the County's actions. The pace at which any portion of this plan will be implemented will depend entirely on the adequacy of budgetary appropriations, including any grant or nonrecurring funds that may be secured to implement the plan.

Current County Ordinances

Table 9-2 shows the County ordinances regulating land development activities. All of these Ordinance's have been updated since the 1998 plan and will continue to evolve as changes are warranted.

Table 9-2
Land Development Ordinances

Activity	Ordinance
Flood Damage Prevention	Pacific County Ordinance No. 116B
Environmental Protection	Pacific County Ordinance No. 121
Building	Pacific County Ordinance No. 131
Civil Infraction/Violations	Pacific County Ordinance No. 141
Procedural Requirements for Processing	Pacific County Ordinance No. 145
Land Development Applications	
Critical Areas and Resource Lands	Pacific County Ordinance No. 147
Subdivision	Pacific County Ordinance No. 149
Zoning/Land Use	Pacific County Ordinance No. 153
Oysterville Design Review	Pacific County Ordinance No. 153
Forest Practices	Pacific County Ordinance No. 156

The County administers the Pacific County Shoreline Master Program, which is part of the Washington Administrative code and is scheduled to be updated in 2017, depending upon adequate State funding. The County also regulates road/public right-of-way issues through the Pacific County Road Standards and Resolution No. 79-60.

Other land development regulations are contained in Ordinance Nos. 1 through 3 of the Flood Control Zone District No. 1 of Pacific County. These ordinances of the Flood Control Zone District regulate land alteration activities and drainage issues on the Long Beach Peninsula.

Table 9-3 shows the ordinances that have been enacted by Pacific County and the Pacific County Board of Health pertaining to public health. All of these Ordinances have been updated since the 1998 Comprehensive Plan was adopted.

Table 9-3
Public Health Ordinances

Activity	Ordinance
Solid Waste, Litter, Dumping	Pacific County BOH Ord. No. 2 ¹
On-Site Sewage Disposal	Pacific County BOH Ord. No. 3
Public Nuisances	Pacific County BOH Ord. No. 4
Sanitation Standards for RVs/Camping	Pacific County BOH Ord. No. 5
Food Establishments	Pacific County BOH Ord. No. 6
Water Recreation Facilities	Pacific County BOH Ord. No. 7

¹ Pacific County BOH refers to the Pacific County Board of Health.

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Pacific County also has enacted Ordinance No. 130 (Sanitary Sewer Utility Administrative Code) that regulates the placement of sanitary sewers in the unincorporated areas of the County.

Finally, Pacific County, the Pacific County Board of Health, and the Flood Control Zone District No. 1 of Pacific County all have a separate civil infraction ordinance that allows violations of most of the regulations listed above to be handled through a "ticketing" process that involves a monetary penalty. Violations of most of the regulations listed above also constitute a misdemeanor.

In updating current ordinances, the County needs to ensure that appropriate development limitations are placed on land activities. Given the diverse nature of the County, the specific composition of the regulations will vary widely. For example, the Long Beach Peninsula may be subject to a complex set of rules, while areas such as Willapa Valley and Naselle may only be subject to minimal restrictions. While some people would like this Comprehensive Plan to layout the proposed development regulations with excruciating specificity, the heterogeneity of the County prevents a "one size fits all" approach. What works well in Oysterville, for example design review criteria, would be viewed as an anathema in Willapa Valley. Consequently, it is anticipated that land development regulations will run the gamut from being highly complex (for example, restrictions pertaining to lot size, setbacks, buffers, height, density, filling/grading, and wetland/wildlife protection) to being very generic.

Anyone who seeks to engage in land development activities, or is otherwise subject to the development regulations which this Comprehensive Plan contemplates, will have to obtain the necessary local permits, licenses, and/or franchises. In general, applications for land development activities will be processed according to the requirements of Ordinance No. 145, or any amendments thereto. The County will have a number of available remedies for individuals who violate development regulations. These remedies include, but are not limited to, bond forfeiture, abatement, injunctive relief, permit/license/franchise revocation, civil penalties, and criminal sanctions.

GLOSSARY

Adequate Public Facilities:	facilities that have the capacity to service development without decreasing levels of service below locally established minimums.
Affordable Housing:	decent, quality housing that costs no more than 30% of a household's gross monthly income for rent/mortgage and utility payments.
Areas of More Intensive Development:	those rural areas generally having a permitted density of one (1) or more dwelling units per acre including, but not limited to, Rural Activity Center, Rural Village, Unincorporated Urban Growth Area, Commercial Crossroad, and Shoreline Development.
Available Public Facilities:	facilities or services that are in place or that a financial commitment is in place to provide the facilities or services within a specified time. In the case of transportation, the specified time is six years from the time of development.
Capital Improvement:	projects to create, expand, or modify a capital facility.
Commercial Use:	a land use activity that is associated with the sale and purchase of goods and services, and/or storage of commercial contractor materials.
Comprehensive Plan:	a generalized coordinated land use plan of the governing body and the citizens of a county or city that is adopted and implemented.
Community Crossroads:	an area of historical development that combines a mixture of commercial and residential uses into a relatively small geographic space. The areas in the Pacific County defined as Community Crossroads include Klipsan Crossing, Lindgren Road, East Raymond, Surfside Estates and Tokeland Road.
Concurrency:	exists when adequate capital facilities are available when development occurs.
Cottage Industry:	a commercial or manufacturing activity conducted in whole or in part in either the resident's single-family dwelling or in an accessory building, but is of a scale larger than a home occupation.

Cultural Heritage:	a community identity based on a unique historic background.
Density:	a measure of the intensity of development, generally expressed in terms of dwelling units per acre.
Developer:	a person who makes housing, highways, commercial and industrial structures, etc., more available or extensive.
Dwelling Unit:	an enclosure containing sleeping, kitchen, and bathroom facilities for use as a residence.
Eco-tourism:	low impact, nature oriented tourist activities that involve an interaction of small groups of people with the environment and natural resources in an area.
Foster Care:	to give parental care without being related by blood or legal ties.
Goal:	a general statement that reflects a positive and realistic view of what could be achieved or represents an ideal situation.
Group Homes:	unrelated individuals living together and being cared for in a residential facility.
Industrial Use:	activities predominantly associated with manufacturing, assembly, or processing of products.
LAMIRD:	Local Area of More Intensive Rural Development (LAMIRD) is a generalized term used to describe those rural communities that historically have developed around a small nucleus of relatively dense commercial activity primarily serving the community surrounding it. The areas considered LAMIRD's in this plan are the communities of Bay Center, Chinook, Frances, Lebam, Menlo, Nahcotta, Naselle, Tokeland, Ocean Park and Seaview.
Level of Service (LOS):	defines the quality and quantity of service provided by a community's infrastructure and services. It can be defined for a wide range of facilities and services, including transportation, potable water, sewer, fire, parks and schools.

Mobile Home:	a dwelling unit that is composed of one or more components, each of which is substantially assembled in a manufacturing plant, is constructed to HUD standards and designed to be transported to the home site on its own chassis.
Modular Home:	a dwelling unit composed of components assembled in a manufacturing plant to ICC standards and transported to the building site for final assembly on a permanent foundation. A modular home may consist of multiple sections transported to the site in a manner similar to a mobile home, or a series of panels or room sections transported on a truck and erected or joined together on the site.
Multi-family Housing:	housing designed to accommodate more than one household or family.
Objective:	a measurable statement of what must be accomplished to reach a goal.
Planned Residential Development:	adequately designed high density residential development such as mobile home parks, clustered, single- and multi-family housing, condominiums, group homes and other alternative housing facilities.
Policy:	a statement that defines an action intended to achieve an objective.
Public Facilities:	includes streets, roads, highways, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, government buildings, hospitals, and schools.
Public Utilities:	include systems for the delivery of natural gas, electricity, and telecommunications services.
Recreation:	activities associated with any form of play, amusement, or relaxation, such as games, sports, or hobbies.
Residential Use:	as used in this plan for all types of dwelling units such as single and multi-family housing including manufactured and modular housing.
Rural Activity Center:	Rural Activity Center is used to describe a community larger than a “Community Crossroads” and smaller than

a “Rural Village” that contains a definite commercial core surrounded by residential uses that are typically denser than the surrounding rural areas. The “Rural Activity Center” designation is applied to Bay Center, Chinook, Frances, Lebam, Menlo, Nahcotta, Naselle, and Tokeland.

Rural Village:

Rural Village is used to describe the community of Ocean Park, a community that is relatively large (both area and population) but still unincorporated, relies on the County for general service provision, and is not located adjacent to an existing incorporated city.

Urban Growth Boundary:

boundary designating areas of existing and future urban growth, which is growth that makes intensive use of land for residential, commercial, and industrial development.

Shall:

a directive or requirement.

Should:

an expectation or recommendation.

Structure:

anything constructed or erected.

Subdivision:

the division of a tract of land into two or more lots, building sites, or other divisions for the purpose of sale or building development (whether immediate or future) and including all divisions of land involving the dedication of a new street or a change in existing streets. Lot sizes in the Land Use and Rural Areas Element represent gross lot area requirements.

Sustainable Development:

development of long-term economic significance, that promotes environmental, and community health.

Following is the methodology used in distributing population, and in approximating land use areas within the population centers defined in Section 2 of the Pacific County Comprehensive Plan. These centers, summarized below, include the Rural Activity Centers, the Rural Village, the Unincorporated Seaview Urban Growth Area, and the Urban Growth Areas associated with the four incorporated cities. An individual worksheet has been provided for each location. Site maps for the above population centers, as well as for Community Crossroad areas are also provided. This Analysis utilizes the original Land Use Analysis methodology conducted for the 1998 plan by evaluating current (2000) census data, updated acreage calculations and dwelling unit counts for each of the Rural Activity Centers, the Rural Village and the Seaview UGA. New to this analysis is the land use analysis for the Nahcotta Rural Activity Center because this RAC was added after the initial plan adoption, and the land use analysis's for the Urban Growth Areas associated with each of the four cities as the County is required to review the UGA's every 10 years.

Section 3 of this Comprehensive Plan evaluates the County's ability to provide housing over the 20 year planning period. This appendix includes the methodology used in estimating the number and distribution of housing units under current conditions. The appendix also includes the land use assumptions used in identifying the number of potential housing units that could be constructed in unincorporated areas of the County.

As an important starting point, Table A-1 identifies the distribution of acreage throughout the entire County by land use, including the individual cities, the Urban Growth Areas, and the other areas of more intensive development. It is important to note that the acreage totals in the 2009 land use analysis and Comprehensive Plan differ from the original 1996 land use analysis and 1998 Comprehensive Plan. This is due to the increased mapping sophistication of the County's Geographic Information System since the original plan was prepared. Probably the largest difference is that the total countywide acreage changed from 597,080 acres in 1996 to 594,860 acres in 2009. While the difference doesn't mean that the County actually grew more land, the difference is related to how the plan designations were "clipped" out of the original coverage and the improved sophistication of the County's mapping systems and its GIS systems. While it appears that most of the acreages have changed slightly, individually, the more significant changes were in the Remote Rural designation acreages which changed from 16,230 in 1996 to 13,212 in 2009, Commercial Forestry designation which changed from 412,150 to 411,675 or for the General Rural designation which changed from 99,460 in 1996 to 99,797 in 2009. The Public Preserve designation acreage increased from 12,670 to 16,309 and was due in part to the expansion of the Willapa National Wildlife Refuge and the creation of a refuge at Ellsworth Creek near Naselle.