PUBLIC NOTICE
Conditional Use Permit

NOTICE IS HEREBY GIVEN that Raymond Vigue (owner) is requesting a Conditional Use Permit, application No. P24-00027, submitted January 10th, 2024 and determined to be technically complete January 25th, 2024. He is proposing to construct a 1,140 square foot single family residence with a 288 square foot attached garage under a Conditional Use permit within the Community Commercial (C-C) Zoning District of Pacific County.

The property is located at 31612 I St. in Ocean Park, Washington. The County Assessor's Parcel number(s) includes 77005003008 and 77005003009; located in Section 17, Township 12 North, Range 11 West of W.M.

The Hearings Examiner will hear the following applications: P24-00027 & P2400032 on February 14th, 2024, at the following link: https://zoom.us/j/3066189481. You can join the meeting by going to this link or you can call in using the number +12532158782, US (Tacoma) and entering the Meeting ID: 3066189481#. You may also attend the hearing in person in Conference Room A located at the Long Beach County Building located at 7013 Sandridge Rd. in Long Beach, WA. The Hearing will begin at 2:00 p.m. or shortly thereafter. Any person desiring to express his or her views on this matter or wanting to be notified of the action taken on this application should notify Zane Johnson, Sr. Planner, with the Pacific County Department of Community Development, 7013 Sandridge Rd, Long Beach, WA 98631 in writing by February 13th, 2024, or by testifying at the public hearing. To view the complete application packet please visit our website at; http://www.co.pacific.wa.us/dcd/public_notices.htm.

Interpreters for people with hearing impairments or taped information for people with visual impairments can be provided at this public hearing if necessary. The Pacific County Department of General Administration must receive a request for this type of service ten (10) days before the meeting. Contact the Pacific County Department of General Administration, P.O. Box 6, South Bend, Washington 98586, (360) 875-9334.

Pacific County

DEPARTMENT OF COMMUNITY DEVELOPMENT

BUILDING • ENVIRONMENTAL HEALTH • PLANNING

STAFF REPORT

DATE: February 14th, 2024

TO: Eric Weston, Hearings Examiner

FROM: Zane Johnson, Sr. Planner

RE: CONDITIONAL USE PERMIT APPLICATION NO. P24-00027, submitted by Raymond Vigue (owner/applicant), Tax Parcel ID No.(s) 77005003008 & 77005003009.

BACKGROUND INFORMATION:

1. Owner / Applicant: Raymond Vigue

2. Tax Parcel ID No.: 77005003008 & 77005003009

3. Permit Application No.: P24-0027

4. Request: The applicant is proposing to construct an approximate 1,140 square foot single family residence with an attached 288 square foot garage under a Conditional Use Permit within the Community Commercial (C-C) Zoning District of Pacific County.

FINDINGS OF FACT:

1. Location: The property is located at 31612 I St. in Ocean Park, Washington. The County Assessor's Parcel number(s) includes 77005003008 and 77005003009; located in Section 17, Township 12 North, Range 11 West of W.M.

2. Project Location:

3. Project Site:

4. <u>Site Characteristics:</u> The site is relatively flat with a steep slope along the rear property line. The property consists of 2 lots totaling 0.3 acres in size. The property has an on-site septic installed on September 11th, 2017 and will be evaluated by Pacific County prior to any development. The site will be served by Surfside Water District and the residence has direct access to I St.

5. Adjacent Land Use: There is currently a residence on either side of this property in the commercial zoning. Both properties received conditional use permits to construct single-family residences. The property to the north was granted a conditional use permit in 2022 and the home to the south was granted one in 2019. There is a parking lot directly to the east next to the Worldmark and the Surfside Golf Course is behind that.

6. Shoreline Designation: The site is not located within the jurisdiction of the Shoreline Master Program.

7. Critical Areas and Resource Lands: The project will not have any known impact on critical areas or resource lands as described in Pacific County Critical Areas and Resource Lands Ordinance No. 193. A geotechnical report is required in order to assess the stability of the slope at the back of the property. This will be reviewed by Pacific County prior to issuing any permits.

8. SEPA: This project is exempt from the requirements of SEPA under WAC 197-11-800 1 (b) for the construction of a single-family residence.

9. Public Notification: A Notice of Application and Hearing was distributed in accordance with Pacific County Ordinance No. 177, Procedures for Processing Land Use Development Applications Section 6.b.i as it pertains to the Type III process, on January 30th, 2024

10. Comprehensive Plan Designation: The subject property is within the Community Crossroads Comprehensive Plan Designation.

    The Community Crossroad Comprehensive Plan Designation (2020) is described as, "the purpose of this designation is to recognize the existing commercial centers located along state highways or county arterials that provide nearby residents, local vehicular traffic, and the traveling public with everyday convenience shopping goods and services. This designation provides for the infill, development, or redevelopment of lands within the community crossroad boundary. Community crossroads are generally small, compact, isolated commercial centers characterized by small-scale industries and businesses. Uses include, but are not limited to, restaurants, feed stores, garden supplies, greenhouse and plant nurseries, lumber sales, groceries and drug stores, gas stations, hotels and other small-scale businesses, including residences in conjunction with such businesses. Community crossroad areas maintain a high degree of compatibility with surrounding residential areas through the use of small buildings, small overall area devoted to commercial use, and design and layout which screen residential areas from lights, storage and parking areas. The areas to which the community crossroad designation applies are: Klipsan Crossing, Lindgren Road, East Raymond, Surfside Estates, and_Tokeland Road.

    It is intended that commercial uses serving a given area should be clustered together in small planned centers or around existing single businesses to avoid the development of commercial strips or many small businesses strung out along arterial roads. The community

crossroad designation allows for new commercial uses, but only after a site-specific review process to determine and address potential impacts. This type of designation is not intended to accommodate new, recreationally oriented residential developments or industrial sites."

11. Zoning: The Pacific County Zoning Atlas shows the subject property to be located within the Community Commercial (CC) District. Section 16.E.3 of Zoning Ordinance 184 allows one single-family residence under a conditional use permit.

CRITERIA FOR GRANTING A CONDITIONAL USE PERMIT

As described in Ordinance 184 Section 27.E, a Conditional Use permit shall be denied by the Hearing Examiner unless the applicant demonstrates with clear and convincing evidence that the proposed conditional use conforms to all of the criteria set forth below:

1. **A conditional use is designed in a manner which is compatible with the character and appearance of an existing, or proposed development in the vicinity of the subject property;**

   The proposed conditional use will be consistent with single family residences located within the Surfside Homeowners Association (HOA). The property to the north was just recently developed with a single-family residence and the property to the northeast is currently being developed. The eastern parcels located on top of the ridge are developed as a large parking lot (owned by State of Washington/Parks & Rec) and the Worldmark Surfside Inn. The subject properties are located in between two residential developments that were both granted conditional use permits. This proposal appears to fit in with the existing development.

2. **The location, size and height of buildings, structures, walls and fences, and screening vegetation for the conditional use shall not hinder or discourage the permitted development or use of properties in the immediate vicinity of the conditional use;**

   The proposed development has been designed within the guidelines as described in the Surfside HOA Restrictive Covenants for construction. The proposed structure will also be consistent with the requirements of a single-family residence, will be below 35' from average grade, and will be over the required 410 square foot minimum for living space as required by Pacific County Ordinance No. 184 (Zoning).

3. **The conditional use is designed in a manner that is compatible with the physical characteristics of the subject property;**

   The development is designed to be compatible with the physical characteristics of the subject property. The residence will be consistent with the setback requirements as described by the Surfside Homeowners Association Restrictive Covenants (Pacific County Ordinance No. 184 Appendix D) and will be located away from the toe of the on-

site slope. The owners are currently working with a geotechnical engineer to ensure the slope is stable and determine if any reinforcement to the slope will be necessary.

4. **Requested modifications to standards are limited to those which will mitigate impacts in a manner equal to or greater than the standards of this title;**

   There are no modifications to the standard requested. The Planning Department has determined that this project proposal would be consistent the requirements described in Pacific County Ordinance 184 for construction of a single-family residence based on the building plans submitted.

5. **The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the adjacent area;**

   The conditional use is not expected to be hazardous or in conflict with the existing or anticipated traffic in the adjacent area. Minimal vehicular traffic is anticipated associated with the use as a single-family residence. I Street is a relatively frequently travelled street for the area with approximately 1490 ADT, as described in the Pacific County Road Log, which the residence will have direct access to. Less vehicular and pedestrian traffic is anticipated than if the property was being developed for a commercial use.

6. **The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts on such facilities;**

   The conditional use appears to be supported by adequate facilities at this time. There is an existing on-site septic system that was installed in 2017. A septic evaluation will be performed by Pacific County to ensure it meets all of today's codes. An approved septic system will be required before any permits were to get issued. The plans for the proposed single-family residence have been approved by the Surfside Homeowners Association. The site will be served by Surfside Water District and will have direct access to I Street.

7. **The conditional use is not in conflict with the health and safety of the community, nor detrimental to the public interest.**

   The proposed conditional use will not be in conflict with the health and safety of the community or detrimental to the public interest. The previously constructed single-family residences on this block are within the Community Commercial (C-C) Zoning District and were approved through a conditional use permit in January 2019 and January 2022.

<u>CONCLUSIONS OF LAW:</u>

1. Type III review of the proposed Conditional Use Permit is consistent with the processing requirements of Procedural Ordinance No. 177.

2. The proposed use is consistent with Ordinance 184, Section 16.E.3 as a Conditional Use.

RECOMMENDATION:

Based on the Findings of Fact and Conclusions of law for the proposed Conditional Use Permit, Application No. P24-00027, the Planning Division recommends the Hearing Examiner **approve** the construction of a 1,140 square foot single family residence with a 288 square foot attached garage within the Community Commercial (C-C) Zoning District.

CONDITIONS OF APPROVAL:

1. The proposed single-family residence shall be consistent with the regulations described in Ordinance 184 Section 16 and the Surfside Restrictive Covenants (Appendix D).
2. No construction or development shall begin prior to receiving all necessary permits.

EXHIBIT LIST

1. Staff Report
2. Application and related documents
3. Section 16, Ord. No. 184, Zoning
4. Maps showing the Zoning and Comprehensive Plan designations
5. Section 6, Ord. No. 177, Procedures for Processing Land Use Development Applications
6. Declaration of Posting & Affidavit of Mailing
7. Correspondence

Name Vique DPA# 77005003008/09

Re-Route Sheet

Resubmitted of Zoning Conditional Use

Department Review	Date Re-Routed	Action	Action Date	Signature	Comments/ Notes
Planning P24-00027	1/10/24				
LADO					
Building					
Health					
Other					

Fees Received

Date Paid	Amount	Receipt No.
1/10/24	$1640-	

Notes

Conditional Use Application

Pacific County Department of Community Development
Internet Address: www.co.pacific.wa.us

OFFICE USE ONLY

RECEIVED

JAN 10 2024

DEPT. OF COMMUNITY DEVELOPMENT
PACIFIC COUNTY, LONG BEACH, WA

PROJECT/PROPERTY INFORMATION

Tax Parcel ID No.: 77005003008/9

OWNER/APPLICANT INFORMATION

Owner: Raymond Vigue

Applicant: Raymond Vigue

A Conditional Use is a use permitted in one or more Land Use Districts, as defined by the Pacific County Ordinance 184, Zoning, but because of certain characteristics peculiar to it or because of size, technological processes or type of equipment, or because of exact location with reference to surrounding streets and existing improvements or demands upon public facilities, requires a special degree of control to make the use consistent with, and compatible to, other existing or permissible uses, and to ensure that the use is not detrimental to the public interest.

DIRECTIONS: This Conditional Use Permit Application shall accompany a completed Development Permit Application, Land Use Planning Permit Application, a SEPA Checklist, and a completed site plan checklist and accurate drawn to scale site plan. Provide all of the requested information and answer the questions as thoroughly as possible. Attach supporting information as necessary to support the application.

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED AND WILL BE RETURNED.

1. Project Description: Building a Single family Residence

2. Describe the requested Conditional Use: Requesting to Build a Residential home in a Comercial Zoned property

3. Describe how the proposed conditional use is compatible with the character and appearance of existing or proposed development in the vicinity and with the physical characteristics of the subject property: The Single family Residence would match the existing Residential homes on Both The North and South adjacent Properties

4. Describe the infrastructure which will serve the proposed conditional use, including but not limited to roads, fire protection, water, wastewater disposal, and stormwater control: I street is the road that would service property water is provided by Surfside Hoa There is a stormwater Catch Basin on the Northwest Corner of city right away of property

5. Describe the location, size, and height of all existing and proposed buildings, structures, signage, walls, fences, and screening vegetation of the proposed project. Will the location, size and height of buildings, structures, walls and fences, and screening vegetation for the conditional use hinder or discourage the permitted development or use of the properties in the immediate vicinity of the conditional use? The proposed Residence is a 1140 sq ft Single family Residence 23'-11" Tall at highest peak and will have No Impact on any future developements or existing properties Nearby

6. Describe any noise, smoke, dust, fumes, vibrations, odors, outdoor lights or other impacts that will be generated by the proposed conditional use. How will these factors be mitigated? There will be No Impacts by The proposed building

7. Describe the pedestrian and vehicular traffic, and the parking areas, associated with the conditional use. Will the proposed conditional use impact any existing or anticipated traffic in the immediate vicinity? Should be No Impact on pedestrians or Vehicular traffic as there is already two homes in the Same area

8. Describe how granting the conditional use permit will not be materially detrimental to the public health, safety, welfare, use or interest, or injurious to property or improvements in the vicinity: a Single family Residence will not harm anything in this area as everything in this area is Single family Residence and Should be helpfull to Comercial property Nearby

9. Is there anything else you would add which supports your application? The property is already set up for a 3 Bedroom Single family Residence with Septic already Installed and is Sandwiched by 2 Single family Residences already

EXPIRATION: Any variance, special use permit, or conditional use permit granted pursuant to Pacific County Ordinance No. 184, Zoning, or any amendments thereto, becomes null and void if not exercised within the time specified in such permit or, if no date is specified, within one (1) year from the effective date of approval of said permit or variance.

ACKNOWLEDGEMENT

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.

1-5-24
Date

Applicant's Signature

Name: Vigue Parcel No.: 770050036 08/9

Description: NSFG 36 X 39

License Application No.: _____

Department Review	Date Routed	Action	Action Date	Signature	Comments/Notes
Planning P2300875 C P2300876 2	11/13	(H)	12/15	ZS	NO SMP, NO WL, NO FFA Geotech CC- Condutional use req.
Roads					
LADO/ Floodplain					
Building B2300505	11/13				Electronic Plan Log Complete? Yes ☐ Workflow Complete? Yes ☐ Scanned: Yes ☐ No ☐
Health S2300337 E	11/13				Septic final 9/11/17

App/Tech	95	Septic Site Rvw		Zoning	80	Special Use	
State B/C	650	Septic Eval	480	CARL	320	Variance	
Building	1178.55	Septic Install		Road Appr		Reasonable Use	
Plan Check	766.06	Septic Repair		Shoreline		Short Plat	
Manu Home		Design Review		Floodplain		BLA	
MHT		Winter Hold		LADO		Public Notice	
Fire/Life Safety		Well		Wetland Delin		Revision Fee	
Fireworks		Plan Review		Cond Use			
Penalty Fee		License		SEPA			

Rolled set of building plans? Yes ☒ No ☐ Added to Electronic Bldg. Plan Log? Yes ☒ No ☐

Fees Received

Date Receipted	Amount
11/13/23	$2926.11

Balance Due: _____ **Date Issued:** _____ **Issued to:** _____

Notes:

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:

RECEIVED
NOV - 9 2023
DEPT. OF COMMUNITY DEVELOPMENT
PACIFIC COUNTY, LONG BEACH, WA

Rolled Set

PROPERTY OWNER INFORMATION	X Contact Person
Name: Raymond Vigne	
Mailing Address: 10505 N.E. 108th Ct.	
City/State/Zip: Vancouver Wa. 98662	
Phone: 503-619-9179	Phone:
Email: 66couchray@yahoo.com	

APPLICANT INFORMATION	Contact Person
Name:	
Mailing Address:	
City/State/Zip:	
Phone:	Phone:
Email:	

DESCRIPTION OF WORK
Build 2 story house

JOB SITE INFORMATION AND LOCATION	
Job Site Address: 3162 I St. ocean park	Tax Parcel ID No.: 77005003009
Legal Description:	Township/Range/Section / /
Directions to Site:	

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: Raymond Vigne

Authorized Signature: Ray Vigne	Date: 11-9-2023

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

All documents and information submitted in conjunction with this application is subject to Public Disclosure in accordance with RCW 42.56

Pacific County

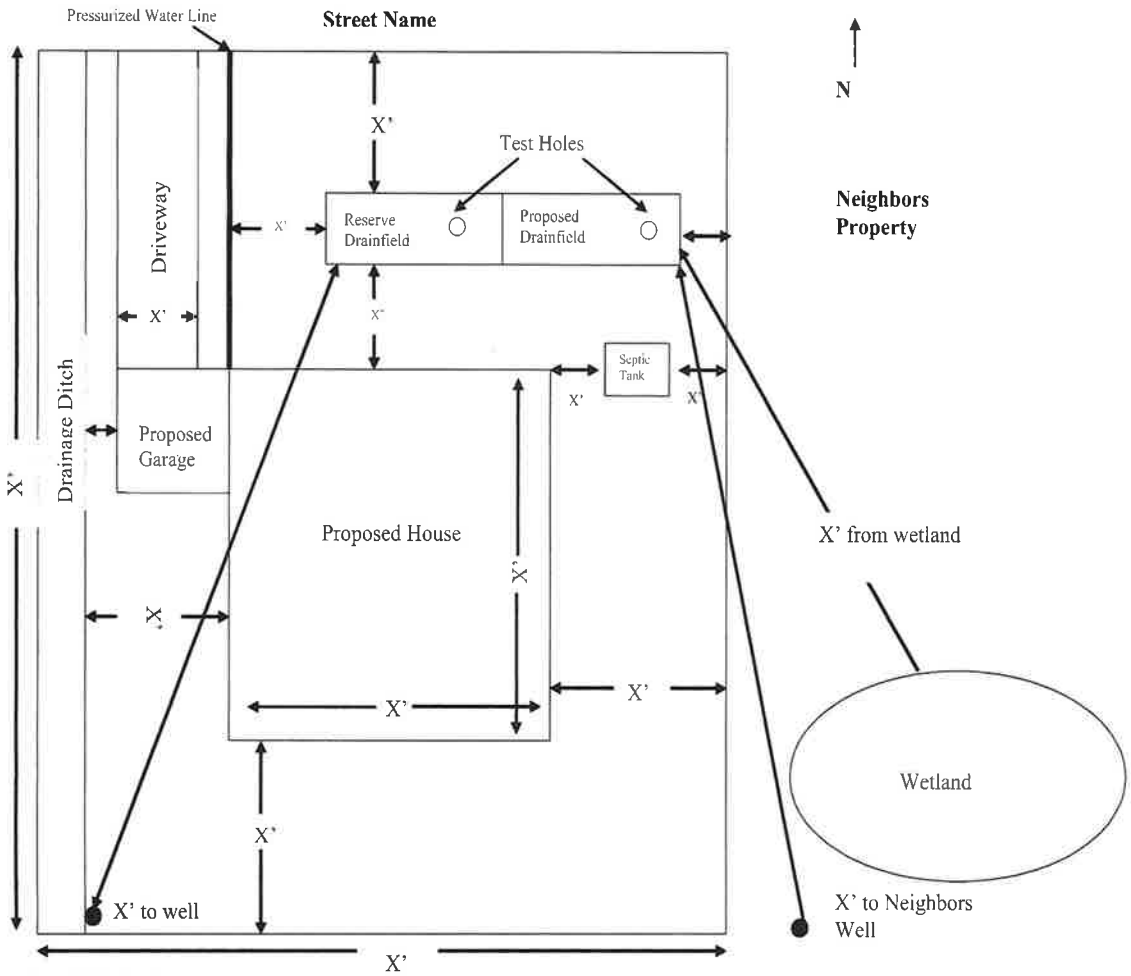
DEPARTMENT OF COMMUNITY DEVELOPMENT

BUILDING • ENVIRONMENTAL HEALTH • PLANNING

Example Site Plan

Follow Checklist when drawing site plan
Drawn to Scale 1" = 20ft
"X" = Distance

Note: Any changes to your site plan will require re-submittal and a re-submittal fee may be charged.



Revised 03/27/2019

Site Plan Requirements Checklist

All site plans shall be clearly and accurately drawn to scale on paper no larger than 11"x 17" and must indicate all of the information listed below. For ease of drawing the site plan, use the graph paper provided with your application packet. For each item, mark either "shown" or "N/A" as appropriate for your project.

This checklist must be completed and included with all site plans. Any site plan without this checklist may be rejected and returned to the applicant for correction.

Parcel No.: 77005003008/9

A. General Property Information:

Shown	N/A	
☒	☐	Property Lines, including dimensions.
☒	☐	North arrow and site plan scale.
☐	☒	Marine waters, lakes, ponds, streams, creeks and wetlands.

B. Existing Property Improvements:

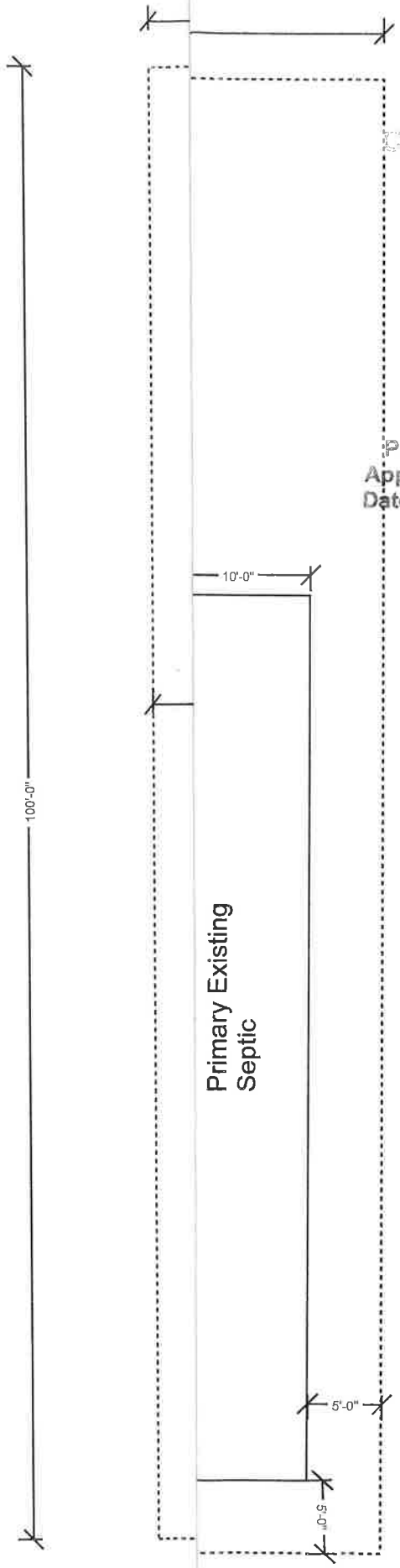
Shown	N/A	
☒	☐	Locations and dimensions of all existing structures on the property in relation to property lines.
☐	☒	Location of any existing wells and their 100' well radius.
☐	☒	Location of all existing drainfields on the site including; the locations of existing drainfields on adjacent properties within 100' of any well.
☒	☒	Location of existing drainage systems.
☒	☐	Location of all existing roads, driveways, utilities, easements, and bridges.

C. Proposed Property Improvements:

Shown	N/A	
☒	☐	Location and dimensions of all proposed structures with setbacks shown to property lines, other structures, wetlands, etc.
☐	☒	Location of all proposed wells and their 100' well radius.
☒	☐	Location and dimensions of all proposed septic systems including; tanks, drain-fields, reserve areas, and pre-treatment units.
☐	☒	Location and dimensions of all proposed drainage systems.
☒	☐	Location and dimensions of all proposed roads, driveways, parking areas, and utilities.
☒	☐	Location/extent of all clearing, grading and filling.

Signature: [illegible] Date: 11-9-23

Scale= 3/32"= 1'-0"
Property line= ----------



NORTH

Adress 31612 I street
Ocean Park Wa. 98640

COUNTY PERMIT REQUIRED

Attention Builders
Underground Wiring Required

Plans Meet Surfside Requirements.
Approval of Plans Expires 2 years from
Date: SEP 12 2023

Land Use Planning Permit Application

Pacific County Department of Community Development
Internet Address: www.co.pacific.wa.us

OFFICE USE ONLY

PROJECT/PROPERTY INFORMATION
Tax Parcel ID #:
Project Value:

OWNER/APPLICANT INFORMATION
Owner: Raymond Vigne
Applicant:
Contractor:

PLANNING INFORMATION - Failure to provide complete information will lead to a rejection of your permit application.
1. List existing improvements and structures: Septic System
2. Is the proposed development one phase of a larger project or larger development? 1 phase If yes, describe the entire project in detail:
3. Is there any surface water body on or in the immediate vicinity of the proposed site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)?: YES ☐ NO ☒
4. Name of water and/or wetlands within which development is proposed:
5. Does the property have an existing driveway?: YES ☒ NO ☐
6. Will fill material be placed near or within a drainage way (ditch, swale, channel, etc.)?: YES ☐ NO ☒
7. Are activities adjacent to unstable soils or slopes?: YES ☐ NO ☒
8. Will activities alter man-made or natural drainage features?: YES ☐ NO ☒
9. Indicate amount of new impervious areas (areas covered by buildings, pavement, concrete, rock, etc.): 1600 sq ft
10. Does the project involve any clearing, filling, grading, paving, surfacing and/or dredging?: YES ☐ NO ☒ **If Yes, answer the following. If No, go to number 11.**
A. If activities include clearing and grading greater than 5,000 sq. ft. Indicate SF:
B. If activities include new landscaping, yard maintenance, or gardening greater than 7,500 sq. ft. Indicate SF:
C. Will activities involve placing fill materials? YES ☐ NO ☒
1. If fill materials exceed 1 foot in depth. Indicate Depth:
2. If fill materials exceed 50 cubic yards. Indicate Cubic Yards:
D. If activities involve earth removal exceeding 2 feet in depth (Excluding foundation excavations). Indicate FT:
E. If activities add more than 10, 000 sq. ft. of impervious area (Road projects only). Indicate SF:
F. If activities add 5,000 sq. ft. of impervious area (All other projects). Indicate SF:
11. Proposed site must be flagged/staked at time of application submittal. Completed ☐

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Building Permit Application

Pacific County Department of Community Development
Internet Address: www.co.pacific.wa.us

OFFICE USE ONLY

95
650
480
320
80
1944.61
$2,926.11
PV 132741.36

PROJECT/PROPERTY INFORMATION

Tax Parcel ID #: 77005003009

OWNER/APPLICANT INFORMATION

Owner: Raymond Vigne
Applicant:

CONTRACTOR INFORMATION

Contractor/Installer: Raymond Vigne
Address: 10505 N.E. 108th Court
City/State/Zip: Vancouver, Wa. 98662
Phone: 503-619-9179
State License #:

BUILDING INFORMATION

Structure #1 Type of Occupancy (Residence, Garage, Shed, Pole Building, Commercial, etc.): Residence

Overall Project Dimensions: 36' x 39' 1620. Project Value $: 110,000

Total Square Feet of New Construction, Additions, or Remodels: 1428 sq ft Existing Square Feet:

Total Square Feet of: **Living Space:** 1140 **Garage:** 288 **Decks 30" or above:** **Porches:** 192 **Other:**

Number of Existing Bedrooms: Number of Proposed Bedrooms: 2

Structure #2 Type of Occupancy (Residence, Garage, Shed, Pole Building, Commercial, etc.):

Overall Project Dimensions: Project Value $:

Total Square Feet of New Construction, Additions, or Remodels: Existing Square Feet:

Total Square Feet of: **Living Space:** **Garage:** **Decks 30" or above:** **Porches:** **Other:**

Number of Existing Bedrooms: Number of Proposed Bedrooms:

MANUFACTURED HOME INFORMATION

Manufactured Home: Single ☐ Double ☐ Triple ☐ Number of Bedrooms:

Age of Manufactured Home: Date of Manufacture:

Manufactured Home Dimensions: Length Width

Manufactured Home Park: No ☐ Yes ☐ Park Name: Space #:

According to Pacific County Ordinance No. 153, the proposed manufactured home shall not be more than 5 years old as determined by the date of manufacture. Proof of age shall be submitted with this application for the placement of a manufactured home in Pacific County.

GENERAL UTILITY INFORMATION

Sewage Disposal: Public Sewer ☐ OR On-Site Septic System: New ☐ Existing ☒ Year Installed: 2017

Water Supply: Public Water ☒ OR Well: New ☐ Existing ☐ Year Installed:

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On-Site Septic/Well Permit Application

Pacific County Department of Community Development
Internet Address: www.co.pacific.wa.us

OFFICE USE ONLY

PROJECT/PROPERTY INFORMATION

Tax Parcel ID #: 77005003008

OWNER/APPLICANT INFORMATION

Owner:

Applicant:

ON-SITE SEPTIC INFORMATION

On-Site Septic Installer:

Phone:

On-Site Septic Designer:

Phone:

Total Number of Bedrooms (including proposed additions): 2

~~Failed System: YES ☐ NO ☐ Building Occupied: YES ☐ NO ☐~~

~~Describe Failure:~~

Water Supply: Well ☐ Public Water ☒

Name of Public Water System: Surfside water

WELL INFORMATION

Well Driller:

Address:

City/State/Zip:

Phone: Phone:

State License #:

TYPE OF PROJECT

Septic Evaluation	☐
Septic Installation*	☐
Septic Evaluation/Installation*	☐
Abandoned System Evaluation	☒
Abandoned System Evaluation/Install*	☐
Septic Repair*	☐
Septic Expansion/Modification*	☐
Tank only	☐
Well	☐
Cistern/Rainwater Catchment	☐
Grinder/Pump Vaults	☐

On-Site Septic Permits for new construction and evaluations are valid for two (2) years from the date of issuance. Repair permits are valid for six (6) months from the date of issuance. Well permits are valid for two (2) years from the date of issuance.
All permits/evaluations are non-renewable.

The contractor is required to schedule a final inspection with the Department of Community Development prior to the expiration of the permit. The system shall remain open until the Environmental Health Specialist has given final approval to cover. Failure to do so will require re-application for a new on-site septic permit and be subject to all fees associated with a new on-site septic permit.

These types of projects will require 2 sets of an on-site septic design prepared by a licensed on-site septic designer or professional engineer.

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

Pacific County
DEPARTMENT OF COMMUNITY DEVELOPMENT

BUILDING • ENVIRONMENTAL HEALTH • PLANNING

December 15th, 2023

Raymond Vigue
10505 NE 108th Ct.
Vancouver, WA 98662

RE: Parcel No.: 77005003008/9
Site Address: 31612 I St.

Dear Property Owner/Applicant:

The Pacific County Planning Department has recently completed a Critical Areas and Resource Lands assessment and Zoning assessment of the property referenced above. **The CARL assessment has determined that the property falls within, or contains, the following Critical Areas and/or Resource Lands:**

1. Geological Hazard Area

The proposed building site appears to be located on or near a geological hazardous area. Ordinance 193 section 8.B.2.h states that a landslide hazard area is any area with a slope forty percent (40%) or steeper and with a vertical relief of ten (10) or more feet except areas composed of solid rock. The proposed development appears to be near the toe of a hillside that has a slope greater than 40% and is greater than 10 feet in height. A Geotech report would be needed to build up to this slope.

The Zoning assessment has determined that the property lies within the Community Commercial (CC) District. In order to continue processing the zoning permit for the property referenced above, the following must be completed:

2. Conditional Use Permit

According to Ordinance 184 section 16.E.3 states that single-family dwellings that lie within the Community Commercial (CC) District are required to obtain a Conditional Use Permit from the Hearing Examiner prior to initiating operation and are subject to a Type III Administrative Process.

In order to process your current permit applications, the following information will need to be provided:

1. A Geotechnical Report providing evidence showing it is safe to build below this slope.
    - Please note the cost of the review of Geotechnical Report is $400.00. This amount is also due if/when you submit the report.

2. Verification to proceed with the Conditional Use Permit to construct a Single-Family Residence within the Community Commercial (CC) District.
    - Please note the cost of the Conditional Use Permit is $1,360.00. There is also a $280.00 public notice fee. This amount is also due prior to beginning the Conditional Use Permit process. You would submit a conditional use application and these fees to our office in order to proceed.

Failure to submit the Geotechnical Report and/or verification to proceed with the Conditional Use Permit within six (6) months from the date of this letter will result in your permit application being "CLOSED" due to inactivity. Until then, your application has been placed on "HOLD" and no further review will occur.

If you have any questions, please call me at (360) 642-9382 or via email at zjohnson@co.pacific.wa.us.

Zane Johnson
Planner
PACIFIC COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

SECTION 16 – COMMUNITY COMMERCIAL DISTRICT (C-C)

A. INTENT

The intent of the Community Commercial District is to provide for a broad range of commercial and limited industrial uses serving the various communities found throughout Pacific County. The boundaries of the district shall recognize the historical and existing development patterns of commercial development. The district boundaries shall allow for small-scale infill development and redevelopment commensurate with available public services, physical limitations, neighborhood compatibility, and the anticipated demand for the siting of new development. An additional purpose of the district is to provide areas of employment opportunities for residents in rural communities consistent with the rural character of each community.

B. PERMITTED USES

1. Eating and drinking establishments, including restaurants and taverns.

2. Service establishments including, but not limited to, banks, professional offices, laundries, dry cleaners, barber and beauty shops, real estate offices, funeral parlors, veterinaries, furniture repair shops, frozen food lockers, auction houses, fraternal organizations, galleries, theaters, arts and crafts centers, interpretive centers, and food cooperatives.

3. Retail establishments including, but not limited to, bakeries, liquor, drug, variety, clothing, shoes, florist, optical, sporting goods, art galleries, appliances, music, and pet stores.

4. Tool and equipment rental, nurseries, hardware and building material/supply stores. Outdoor storage and display areas are permitted as an accessory use provided that the outdoor storage areas are located within an enclosed fence.

5. Grocery stores.

6. Motorized vehicles and equipment, motorcycle, marine, farm implement, light and heavy equipment, and recreational vehicle service, repair, washing facilities, commercial storage and/or sales, provided that:

    a. All repair services, except for minor repairs and servicing, shall be conducted within an enclosed building;

    b. Adequate water supply and wastewater disposal for washing facilities shall be demonstrated by the applicant;

    c. Such a facility and associated activities shall not occupy more than four acres of a parcel;

    d. With the exception of temporary display items and/or merchandise sales, all outdoor storage shall be within a fenced area; and

    e. Lighting shall be designed to avoid glare onto neighboring properties or adjacent public roadways.

7. Mini-Storage Facilities used for the storage of household goods, recreational equipment, Recreational Vehicles, and commercial fishing vessels, provided that the facility and its outdoor storage areas are adequately screened with either fencing or landscaping as determined by the Administrator.

8. Automobile service stations, car washes, public garages, printing and publishing establishments, and wireless communication facilities consistent with Section 22, Wireless Communication Facilities.

9. Hotels, motels and other types of transitory lodging.

10. Vacation Rentals that meet the standards contained in Subsection 21.N, Short Term Vacation Rentals.

11. Bed & Breakfast establishments that meet the standards contained in Subsection 21.M, Bed and Breakfast Facilities.

12. Recreational Vehicle Parks that meet the standards contained in Subsection 21.P, Recreational Vehicle Parks.

13. Mobile Home Parks that meet the standards contained in Subsection 21.O, Mobile Home Parks.

14. Multi-family dwellings containing up to sixteen dwelling units per lot of record.

15. Level 1, 2 and 3 electric vehicle charging stations.

16. Battery exchange stations for electric vehicles.

17. Any use which is similar in nature, usage, and impact to a listed permitted use.

C. ACCESSORY USES

1. Uses incidental to the primary permitted use such as parking and loading areas, outdoor seating, signage, lighting, etc.

2. Home Occupation uses that meet the standards contain in Subsection 21.K, Home Occupations.

3. Assembly or manufacturing of items of a type related directly to the character of a permitted use and sold at retail on the premises.

4. A living quarter for the sole use by the owner, his or her temporary guest(s) or employee(s) that meets the standards contained in Subsection 21.F, Accessory Structures/Uses, and that is clearly ancillary to the commercial activity on the property.

5. Any use or activity similar in nature, usage, and impacts to a listed special use.

D. SPECIAL USES

Any use listed below requires a Special Use Permit from the Hearings Examiner and is subject to a Type II Administrative Process according to Pacific County Ordinance 177, or any amendments thereto.

1. Churches, community centers, schools, day care centers, pre-school centers, public parks, church affiliated campgrounds, campgrounds operated by a non-profit organization, and youth camps.

2. Hospitals, medical clinics, and professional medical centers.

3. Public and community facilities including police and fire stations, libraries, community centers, museums, public parks and recreational facilities, tourist information offices, and other similar noncommercial uses.

4. Any use or activity similar in nature, usage, and impacts to a listed special use.

E. CONDITIONAL USES

Any use listed below is required to obtain a Conditional Use Permit from the Hearing Examiner prior to initiating operation and is subject to a Type III Administrative Process according to Pacific County Ordinance 177, or any amendments thereto.

1. Light industrial activities, including fabrication and assembly.

2. Contractor storage yards, including the storage of equipment, sand, rock, gravel, logs, and other materials incidental to the performance of normal or typical construction activities conducted off-site. Such activities shall be subject to the following requirements:

   a. All buildings used for the repair of machinery and equipment shall be located at least thirty (30) feet from all property lines;

   b. Outdoor storage areas shall be within a fenced area and screened from the view of surrounding properties and the adjoining public right-of-ways;

   c. On-premise sales of materials are permitted;

   d. Burning of brush, limbs and other organic debris originating off-site is prohibited; and,

   e. The use shall adhere to all other minimum standards, including signage, parking, lighting, etc.

3. One single-family residential dwelling per lot of record that meets the applicable standards in either Subsection 21.D, Residential Housing Standards, or Subsection 21.E, Mobile/Manufactured Housing Standards.

4. Multi-family dwellings containing more than sixteen (16) dwelling units per lot of record.

5. Veterinary clinics and/or kennels provided that all outdoor dog runs are located at least two hundred (200) feet from any adjoining property lines.

6. Indoor and outdoor commercial recreational facilities including, but not limited to, bowling alleys, movie theatres, arcades, golf courses, etc.

7. Any use or activity similar in nature, usage, and impacts to a listed conditional use.

F. PROHIBITED USES

All other uses not listed as permitted, accessory, special, or conditional uses, or those uses not similar in nature, scale, and scope to the varying categories of uses listed above, are prohibited.

G. MINIMUM DEVELOPMENT STANDARDS

1. The minimum allowable density for all short subdivisions and subdivisions is subject to the requirements of Pacific County Ordinance No. 163, or any amendments thereto.

2. The minimum lot size shall be sufficient to ensure the proposed development meets minimum development standards contained within this Ordinance and other applicable regulations, including minimum parking requirements, minimum building setbacks, minimum standards for water provision, and the minimum land area required for the use of on-site sewage disposal systems. See Section 21.Y.

3. New lots created after the enactment of this Ordinance shall be consistent with the minimum lot sizes prescribed in Pacific County Ordinance 163, or any amendments thereto. Existing lots, legally created prior to the enactment of this Ordinance, are considered to be legal lots of record and are exempt from having to meet the minimum lot size requirements prescribed in Pacific County Ordinance 163, or any amendments thereto.

4. Cluster Development. Projects utilizing clustering may reduce the minimum lot size down provided the overall density of the underlying Land Use District, as established on the Pacific County Comprehensive Plan Map, remains the same, and provided the standards contained in Subsection 21.Q, Cluster Development, are met.

5. The minimum lot sizes for residential development within the Urban Growth Areas is 11,000 square feet, unless the relevant City has delineated an alternative minimum lot size.

6. The minimum lot sizes for residential development within the Seaview Urban Growth Area is 7,200 square feet.

7. Building Setbacks:

   a. Single-family dwellings, two family dwellings (duplex) and residential accessory buildings – twenty (20) feet from the front property line, ten (10) feet from the rear property line, and five (5) feet from the side property line. The side-yard on a corner lot shall be increased to ten (10) feet along the side street.

   b. Multi-family dwellings (three residential dwelling units or more) – twenty (20) feet from all property lines.

   c. All commercial uses or activities adjoining other commercial uses or commercially zoned property – zero (0) feet from all property lines, and provided that the requirements of all other local ordinances are met.

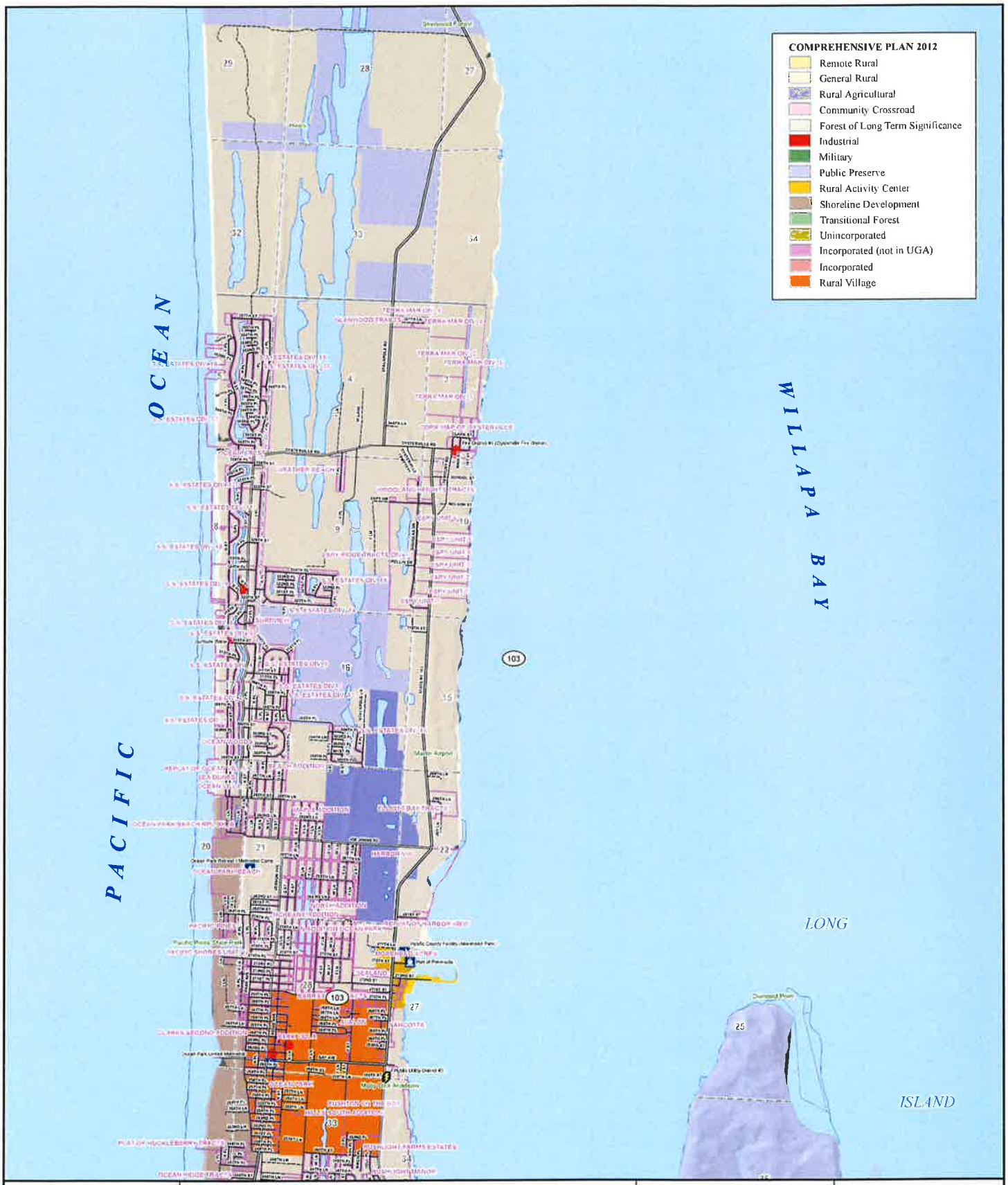
   d. All commercial uses adjoining residentially zoned properties or pre-existing residences – twenty (20) feet from the front property line, ten (10) feet from the rear property line, and five (5) feet from the side property line. The side-yard on a corner lot shall be increased to ten (10) feet along the side street.

e. All other uses – twenty (20) feet from all property lines, with the exception that the Administrator may allow a reduction in the minimum side and rear yard setbacks if the proposed use or activities is immediately adjacent to an existing commercial use or a commercially zoned property, and provided that the requirements of all other local ordinances are met.

8. Building Height:

a. The maximum building height for all residential and accessory structures is thirty-five (35) feet.

b. The maximum height for all other structures is fifty (50) feet, unless Section 19, Wind Energy Systems, or Section 22, Wireless Communication Facilities, applies.



0 2,000 4,000 Feet

SCALE: 1:24,000

Legend

- Airport Class C
- Assisted Living Center
- Boat Launch
- Camp
- Chamber of Commerce
- Church
- Clinic
- Port
- Emergency Management
- Fairgrounds
- Fire Department
- Gasoline Station
- Grange Hall
- Hatchery
- Hospital
- School
- Library
- PC Courthouse
- PC DCD
- PC Sheriff
- PC Shop
- PUD
- Park
- Transfer Station
- State Patrol
- Telephone Company
- Transit System
- Wastewater Plant
- Water Treatment Plant
- City Limits
- Township Line
- Section Line
- Roads
  - Lanes
  - Highways
  - County Roads
  - Minor Collectors
  - Local Access Roads
  - City Streets
  - Plat Boundaries
- Hydrology
  - Type One
  - Type Two
  - Type Three
  - Type Four

Pacific County

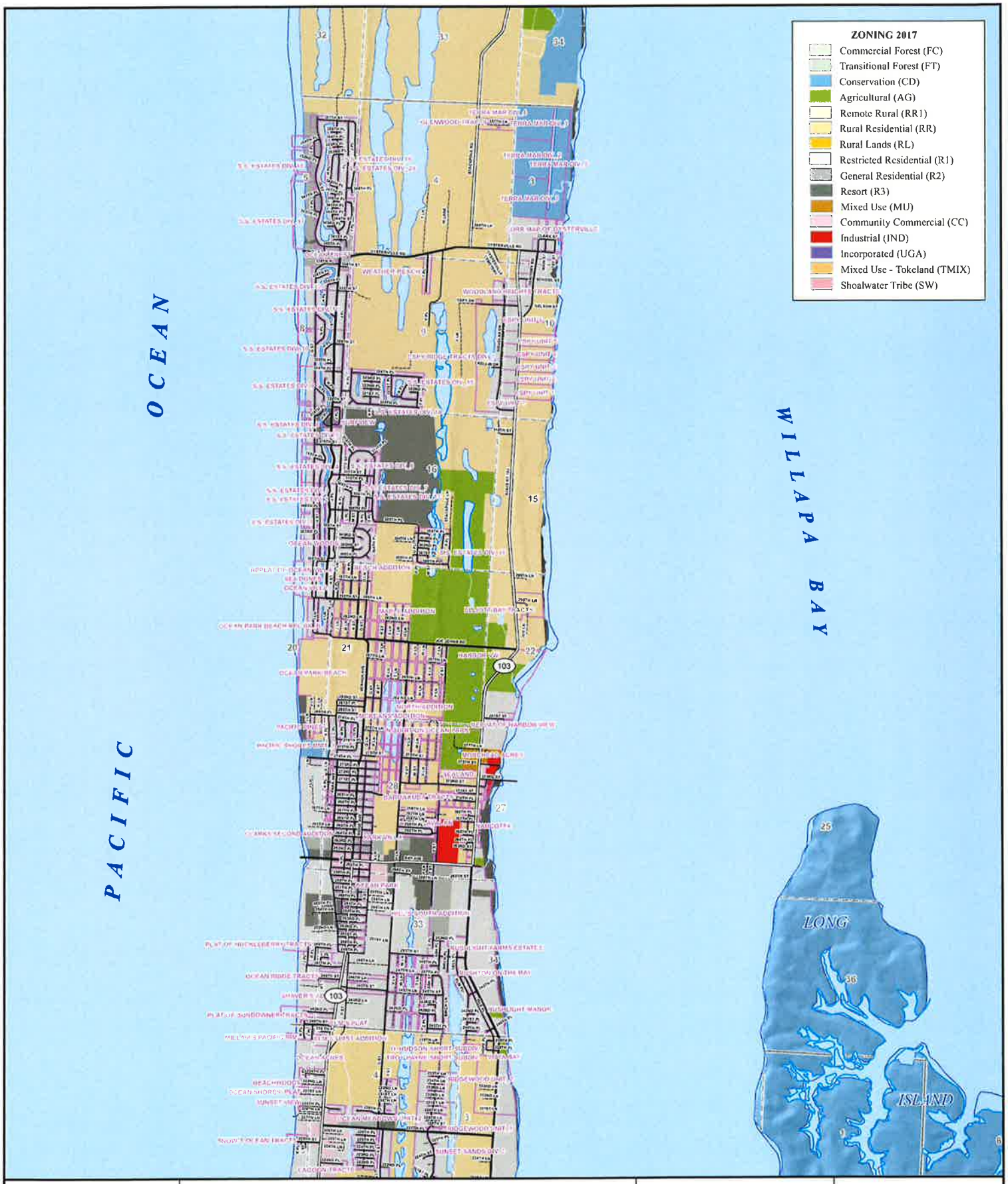
Department of Public Works
Geographic Information System

300 Memorial Drive
P.O. Box 56
South Bend, WA 98586
Phone: (360) 875-9368

This map is intended for reference purposes only. Any other use other than that intended shall be at the sole responsibility of the user.

Comprehensive Plan Map

T. 12 N., R. 11 W.



0 2,000 4,000 Feet

SCALE: 1:24,000

Legend

- Airport Class C
- Assisted Living Center
- Boat Launch
- Camp
- Chamber of Commerce
- Church
- Clinic
- Port
- Emergency Management
- Fairgrounds
- Fire Department
- Gasoline Station
- Grange Hall
- Hatchery
- Hospital
- School
- Library
- PC Courthouse
- PC DCD
- PC Sheriff
- PC Shop
- PUD
- Park
- Transfer Station
- State Patrol
- Telephone Company
- Transit System
- Wastewater Plant
- Water Treatment Plant
- City Limits
- Township Line
- Section Line

Roads

- Lanes
- Highways
- County Roads
- Major Collectors
- Local Access Roads
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- Plat Boundaries

Hydrology

- Type One
- Type Two
- Type Three
- Type Four

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Zoning Map 2017

T. 12 N., R. 11 W.

iii) Any period of time during which an environmental impact statement is being prepared, which shall not exceed one year from the issuance of the Determination of Significance, unless the County and applicant have otherwise agreed in writing to a longer period of time. If no mutual written agreement is completed, then the application shall become null and void after the one-year period, unless the review authority determines that delay in completion is due to factors beyond the control of the applicant.

iv) Any period of time during which an administrative appeal is pending.

8) Appeals

i) The actions taken by the examiner shall be final and conclusive unless an appeal is filed pursuant to RCW 36.70C.

Section 6 Type III – Quasi-Judicial Decisions

1) Pre-Application Review

a) Pre-application review is not intended to provide an exhaustive review of all the potential issues that a given application could arise. Pre-application review does not prevent the County from applying all relevant laws to the applicant. The purposes of pre-application review are:

i) To acquaint County agency staff with a sufficient level of detail about the proposed development to enable staff to advise the applicant accordingly;

ii) To determine general consistency with any relevant comprehensive plan and development regulations;

iii) To identify applicable regulations and permit needs, including permit fees;

iv) To identify permits/requirements from other agencies, to the extent known;

v) To provide early identification of study requirements, issues, and potential mitigation requirements;

vi) To acquaint the applicant with the applicable requirements of local ordinances and other law; and

vii) To provide an opportunity for other agency staff and the public to be acquainted with the proposed application and applicable law. Although members of the public can attend a pre-application conference, it is not a public hearing, and there is no obligation to receive public testimony or evidence.

b) Pre-application review is required unless:

i) The review authority expressly exempts the application(s) in question from pre-application review; or

ii) The applicant submits a completed form provided by the review authority requesting waiver of pre-application review and the waiver is granted. The form shall state that waiver of pre-application review increases the maximum time for review for technically complete status and increases the risk the application will be rejected or processing will be delayed.

c) To initiate pre-application review, an applicant shall submit a completed form provided by the review authority for that purpose, the required fee, and all information required by the relevant section(s) of County ordinances and other applicable regulations.

d) Information not provided on the form shall be provided on the face of the preliminary plat, in an environmental checklist, or on other attachments. The review authority may modify requirements for pre-application materials and may conduct a pre-application review with less than all of the required information. However, failure to provide all of the required information may prevent the review authority from identifying all applicable issues or providing the most effective pre-application review.

e) Within twenty-one (21) calendar days after receipt of an application for pre-application review, the review authority shall schedule a pre-application conference or exempt the application from pre-application review.

f) The review authority shall coordinate the involvement of agency staff responsible for planning, development review, roads, utilities and other subjects, as appropriate, in the pre-application review process. Relevant staff shall attend the pre-application conference or shall take other steps to fulfill the purposes of pre-application review.

g) The pre-application conference should be held as soon as practicable after the review authority accepts the application for pre-application review.

h) Within fourteen (14) calendar days after the date of the pre-application conference, the review authority shall mail to the applicant, and to other parties who submit a request in writing, a written summary of the pre-application review. The written summary generally shall do the following to the extent practicable given the information provided by the applicant:

i) Summarize the proposed application(s);

ii) Identify the relevant approval criteria and development standards in County ordinances or other applicable law, and delineate exceptions, adjustments or other variations from applicable criteria or standards that may be relevant;

iii) Evaluate information the applicant offered to comply with the relevant criteria and standards, and identify specific additional information that is needed to respond to the relevant criteria and standards or that is recommended to respond to other issues;

iv) Identify applicable application fees in effect at the time, with a disclaimer that fees may change;

v) Identify information relevant to the application that may be in the possession of the County or other agencies of which the County is aware, such as:

(1) Comprehensive plan map designation and zoning of the property subject to the application and of the surrounding vicinity;

(2) Physical development limitations, such as steep or unstable slopes, critical areas and natural resources on site, wetlands, well-head protection areas, water bodies, and water availability that exist on the property subject to the application and on the surrounding vicinity;

(3) Those public facilities that will serve the property subject to the application, including fire services, roads, and if residential, parks and schools, and relevant service considerations, such as minimum access and fire flow requirements or other minimum service levels;

i) An applicant may submit a written request for a second pre-application conference within one (1) calendar year after the initial pre-application conference. There is no additional fee for a second conference if the proposed development is substantially similar to the one reviewed in the first pre-application conference, as determined by the Director, or if it reflects changes based on information received at the first pre-application conference. A request for a second pre-application conference shall be subject to the same procedure as the request for the initial pre-application conference.

j) A new request for, or waiver of, a pre-application review for a given development shall be filed unless the applicant submits a counter complete application that the review authority finds is substantially similar to the subject of a pre-application review within one (1) calendar year after the last pre-application conference or after approval of waiver of pre-application review.

2) Review for Counter Complete Status

a) Before accepting an application for review for technically complete status, the review authority shall determine whether the application is counter complete.

b) If the review authority decides that an application is counter complete, then the application shall be accepted for review for technically complete status.

c) If the review authority decides that an application is not counter complete, then the review authority shall reject and return the application and identify in writing what is needed to make the application counter complete.

3) Review for Technically Complete Application

a) The review authority shall decide whether an application is technically complete within twenty-eight (28) calendar days after the review authority determines the application is counter complete.

b) An application is technically complete if it includes the following:

i) A completed original application form signed (1) by the owner(s) of the property subject to the application or (2) by a representative authorized to do so. Written authorization from property owners impacted by the application may be required by the review authority.

ii) A copy of the pre-application conference summary and information required by the pre-application conference summary unless:

(1) The material was not timely prepared as required under subsection 1(H);

(2) The application is not subject to pre-application review based on this Ordinance; or

(3) The review authority has waived the pre-application conference.

iii) The applicable fee(s) adopted by the Board of County Commissioners for the applications in question;

iv) All of the information listed as application requirements in the relevant sections of County ordinances and other applicable regulations; provided that:

(1) The review authority may waive application requirements that are clearly not necessary to show an application complies with relevant criteria and standards and may modify application requirements based on the nature of the proposed application, development, site or other factors, and

(2) The decision about the technically complete status of an application, including any required engineering, traffic or other studies, shall be based on the criteria for completeness and methodology set forth in County ordinances, resolutions or in implementing measures timely adopted by the review authority and shall not be based on differences of opinion as to quality or accuracy;

v) Any applicable SEPA document, completed and signed.

c) If the review authority decides that an application is not technically complete (within the time provided in subsection 3(b) of this section), the review authority shall contact the applicant, listing what is required to make the application technically complete, including:

i) A date by which the required missing information must be provided to restart the technically complete review process pursuant to subsection 3 of this section. The review authority may extend the deadline at the request of the applicant.

ii) The statement also may include recommendations for additional information that, although not necessary to make the application technically complete, is recommended to address other issues that are or may be relevant to the review.

d) If the required information is submitted by the date specified, then within fourteen (14) calendar days the review authority shall decide whether the application is technically complete and, if not, the review authority shall:

i) Reject the application and mail the applicant a written statement which lists the remaining additional information needed to make the application technically complete; or

ii) Issue a decision denying the application, based on a lack of information; or

e) If the required information is not submitted by the date specified, the review authority shall take action under subsection 3(d) of this section.

f) If the review authority decides that an application is technically complete, then the review authority within fourteen (14) calendar days of making this determination shall:

i) Forward the application to the County staff responsible for processing it, and schedule a public hearing;

ii) Send a written notice of receipt of a complete application to the applicant acknowledging acceptance, listing the name and telephone number of a contact person at the review authority, and describing the expected review schedule, including the date of a hearing.

iii) A copy of the notice shall be distributed pursuant to subsection 4.

g) An application shall be deemed to be technically complete if a written determination has not been mailed to the applicant within twenty-eight (28) calendar days of the date the application is determined to be counter complete.

4) Public Notice

a) The notice of the application shall include the following information:

i) The case file number(s), date of application, the date the application was determined to be technically complete, and the date of the notice of the application;

ii) A description of the proposed project and a list of project permits included with the application and, if applicable, a list of any further studies requested by the review authority;

iii) A list of other necessary permits not included in the application, to the extent known by County staff;

iv) A list of existing environmental documents that evaluate the proposed project;

v) A statement that delineates the public comment period and articulates the rights of the public, i.e., the right to comment on the application, including environmental impacts and mitigation measures, the right to receive notice of, and participate in, any hearings, the right to request a copy of the decision, and the right to appeal a decision once made. The closing date for the consideration of written comments also shall be indicated together with the deadline for submitting a SEPA appeal pursuant to Ordinance No. 166 or any amendments thereto;

vi) Whether a preliminary threshold determination of significance has been issued under Ordinance No. 166 or any amendments thereto;

vii) The date, time, place, and type of hearing, if applicable;

viii) A statement of the preliminary determination, if one has been made, of those development regulations that will be used for project mitigation. The public notice also shall indicate that a consolidated staff report and, if required, SEPA review will be available for inspection at no cost before the administrative decision or public hearing, if applicable, and that a copy of these documents will be provided at reasonable cost;

ix) The name of the applicant and any representative of the applicant, and the name, address and telephone number of a contact person for the applicant, if any;

x) A description of the site, including current zoning and nearest road intersections, reasonably sufficient to inform the reader of its location and zoning;

xi) The date, place, and times where information about the application may be examined and the name and telephone number of the County representative to contact about the application;

xii) The designation of the review authority and the date, time, and place of any hearing;

xiii) A statement that any hearing, if applicable, will be conducted in accordance with the rules of procedure adopted by the review authority; and

xiv) Any additional information determined to be appropriate by the County.

b) The public notice shall be distributed as follows:

i) The Director shall mail a copy of the notice of application to:

(1) The applicant and any representative of the applicant;

(2) Owners of property within a radius of three hundred (300) feet of the property that is the subject of the application;

(3) Agencies with jurisdiction;

(4) Publish in a newspaper of general circulation a summary of the notice which shall include the date, time, and place of the hearing and sufficient information to identify the property and application(s) under review.

(5) Post a copy of the notice of application at three (3) or more locations on or in the vicinity of the property subject to the application at least fifteen (15) calendar days before the hearing. The notices shall be posted in a manner that will be legible to a passerby. The applicant shall remove and properly dispose of the notices within seven (7) calendar days after the hearing.

ii) Posted on the County website.

iii) The records of the County Assessor shall be examined when questions arise as to who constitutes relevant property owners of record. The failure of a property owner to receive notice shall not affect the decision if the notice was sent. A declaration of mailing (under penalty of perjury) executed by the person who did the mailing shall be evidence that the notice was mailed to parties listed or referenced in the declaration.

5) Application of Rules

a) Type III review process requires at least one public hearing before the appropriate review authority. The public hearing should be held within sixty (60) calendar days after the date the review authority issues the determination that the application is technically complete.

b) At least fifteen (15) calendar days before the date of a hearing, the review authority shall issue a public notice of the hearing consistent with the requirements of Section 4.

c) Before the date of the hearing for an application(s), the review authority shall (1) issue a written staff report, integrating a SEPA review and recommendation regarding the application(s), (2) make available to the public a copy of the staff report for review and inspection, and (3) provide a copy of the staff report and recommendation without charge to the review authority and to the applicant and applicant's representative. The review authority shall provide a copy of the staff report at reasonable charge to other parties who request it.

d) Public hearings shall be conducted in accordance with the rules of procedure adopted by the review authority, except to the extent waived by the review authority. The authority shall make reasonable effort that the audio portion of the hearing is recorded.

e) At the beginning of the hearing or agenda of hearings, the review authority shall:

   i) State that the testimony will be received only if it is relevant to the applicable approval criteria and development standards and is not unduly repetitious;

   ii) Identify the applicable approval criteria and development standards;

   iii) State that the review authority will consider, and may grant or deny, any party's request to continue the hearing or to keep the record open for a period of time;

   iv) State whether the review authority has had any ex parte contact or has any personal or business interest in the application;

   v) State whether the review authority has visited the site;

   vi) State that any appeal of this hearing, including challenges to impartiality, shall be held pursuant to RCW 36.70C. However, the review authority invites anyone to make known their challenges at this hearing.

   vii) State the persons who want to receive notice of the decision may sign a list for that purpose; and

   viii) Summarize how the hearing will be conducted.

f) At the conclusion of the hearing on each application, the review authority shall announce one of the following actions:

   i) That the hearing is continued. If the hearing is continued to a place, date, and time certain, then additional notice of the continued hearing is not required to be mailed, published or posted. If the hearing is not continued to a place, date, and time certain, then notice of the continued hearing shall be given as though it were the initial hearing. The review authority may adopt guidelines for considering requests for continuances;

   ii) That the public record is held open to a date and time certain. The review authority shall state where additional written evidence and testimony can be sent, and shall announce any limits on the nature of the evidence that will be received after the hearing. The review authority may adopt guidelines for evaluating requests to hold open the record;

   iii) That the application(s) is/are taken under advisement, and that a final order will be issued with findings of fact and conclusions of law that support the decision; or

iv) That the application(s) is/are denied, approved or approved with conditions. Findings of fact and conclusions of law must be adopted to support the decision. However, such findings and conclusions do not need to be adopted at the same time that the decision is rendered.

g) The review authority shall not issue its threshold determination nor issue a decision or recommendation on a permit application until the expiration of the public comment period on the notice of application. The decision shall be issued within 14 calendar days of the expiration of the public comment period.

h) Within five (5) business days from the date of the decision, the review authority shall mail the notice of decision to the applicant, any representative of the applicant, and all parties of record. The mailing shall include a notice which includes the following information:

i) A statement that the decision and SEPA determination, if applicable, are final, but may be appealed as provided in Section 7. The statement shall describe how a party may appeal the decision or SEPA determination, or both.

ii) A statement that the complete case-file is available for review. The notice shall list the place, days and times where the case-file is available and the name and telephone number of the County representative to contact for information about the case.

6) Decision Timeline

a) As a general rule, a final decision regarding any application shall be issued not more than one hundred twenty (120) calendar days after the date the application was accepted as counter complete.

b) Subsection 6(a) of this section shall not apply to any application that is substantially revised by the applicant. In this instance, the one hundred twenty (120) calendar day time period shall start from the date the revised application is determined to be counter complete.

c) If a Determination of Significance (DS) is issued, then the review authority shall issue a decision no sooner than seven (7) calendar days after a final environmental impact statement is issued.

d) An applicant may agree in writing to extend the time in which the review authority shall issue a decision.

e) In calculating the number of days that have elapsed after the date of determination of technical completeness, the following periods shall be excluded:

i) Any period during which an applicant has been requested by the County to correct plans, perform required studies, or provide additional required information, starting from the date the County sends notification to the application until the date the County determines that additional information satisfies the request for additional information or fourteen (14) calendar days after the date the additional information was submitted, whichever is earlier.

ii) The period from the date the County sends notification to the applicant of the need for additional information until the date the County determines whether the additional information satisfies the request for information or fourteen (14) calendar days after the date the information submitted by an applicant under this subsection is insufficient, the county shall notify the applicant of the deficiencies, and the procedures under this subsection shall apply as if a new request for additional required information had been made.

iii) Any period of time during which an environmental impact statement is being prepared, which shall not exceed one year from the issuance of the Determination of Significance, unless the County and applicant have otherwise agreed in writing to a longer period of time. If no mutual written agreement is completed, then the application shall become null and void after the one-year period, unless the review authority determines that delay in completion is due to factors beyond the control of the applicant.

iv) Any period of time during which an administrative appeal is pending.

7) Appeals

A final decision may be appealed only in accordance to RCW 36.70C.

Section 7 Type IV – Legislative Decisions

1) Procedure

a) Type IV procedures may require one or more hearings before the Planning Commission and does require one (1) or more hearings before the Board of County Commissioners.

b) Zoning applications requiring amendment or a change in language to any County regulation or ordinance may be submitted throughout the year but must be submitted on or by the last business day in March for consideration that calendar year. Applications submitted on or after the first business day in April will be filed and reviewed on the next review date.

Applications will be presented to the Planning Commission for first review at the next regularly scheduled meeting. Public hearings for the applications that will be considered for decision will be held in October or November of that calendar year.

2) Public Notice

a) At least fifteen (15) calendar days before the date of the first Planning Commission hearing for an application subject to Type IV review, the Director shall:

i) Prepare a notice of application that includes the following information:

(1) The case file number(s);

(2) A description of the area that will be affected by the application, if approved, which is reasonably sufficient to inform the reader of its location;

(3) A summary of the proposed application(s);

Pacific County
DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING • ENVIRONMENTAL HEALTH • PLANNING

January 30th, 2024

RE: Conditional Use Application No. P24-00027, submitted by Raymond Vigue (Owner/Applicant).

Dear Property Owner(s):

Included, you will find a copy of the Public Notice which will appear in the Chinook Observer on January 31st, 2024. The notice briefly describes a Conditional Use application applied for by Raymond Vigue for the construction of a Single-Family Residence within the Community Commercial (C-C) Zoning District of Pacific County. You are being notified by mail because your property is located within 300' of the applicant's proposal.

If you wish to submit comments regarding this proposal, please contact Zane Johnson, Pacific County Department of Community Development, 7013 Sandridge Road Long Beach WA, 98631 in writing by February 13th, 2024.

Sincerely,

Zane Johnson
Planner
Pacific County
Department of Community Development

1216 W. Robert Bush Dr., PO Box 68, South Bend, WA 98586 ph 360.875.9356, fax 360.875.9304
7013 Sandridge Rd., Long Beach, WA 98631 ph 360.642.9382, fax 360.642.9387

"Pacific County is an Equal Opportunity Employer & Provider"

Vigue Mailing List

STATE OF WASHINGTON/PARKS & REC,

PO BOX 42650

OLYMPIA, WA 98504

SURFSIDE CONDO #1 HOMEOWNERS ASSOC,

6277 SEA HARBOR DRIVE

ORLANDO, FL 32821

TERRY, ALLYSON K

5612 NE 59TH AVE

VANCOUVER, WA 98661

WORLDMARK, THE CLUB

6277 SEA HARBOR DRIVE

ORLANDO, FL 32821

BOGGS, CHRISTOPHER & CAMILLE

P O BOX 61

LONG BEACH, WA 98631

KAINO HOLDINGS LLC,

PO BOX 77

ILWACO, WA 98624

SMITH, EUGENE G & JANET C

31605 I ST SUITE G

OCEAN PARK, WA 98640

MALCOLM, BRUCE & LORI

944 3RD AVE

KENT, WA 98032

KETTNER, GREGORY & KATHY

15501 SE 152ND AVE

CLACKAMAS, OR 97015-7367

KURTZ, JAMES

29201 H ST

OCEAN PARK, WA 98640-4943

HUNSAKER, MICHAEL C & NANCY TRUSTEES

PO BOX 1217

BRUSH PRAIRIE, WA 98606

HAZELL, DONALD & DIANE

5804 NW 149TH ST

VANCOUVER, WA 98685

EVANS, JONATHAN & JENNIFER

12758 JESSE AVE

OREGON CITY, OR 97045

PRUTZ, JENICE

2911 NE 47TH ST

VANCOUVER, WA 98663

KOLP, JAMES J & TERESA A

31716 J PL

OCEAN PARK, WA 98640

DEBOEVER, KATHERINE

4223 NW SAGE LOOP

CAMAS, WA 98607

DE BELLOY, LOUDOVIC & CONNIE

6523 E DRIVER CT

NAMPA, ID 98642

HODSON, KELLY & LISA ANN

P.O.BOX 404

OCEAN PARK, WA 98640

KOLP, BRANDON & STEPHANIE

31716 J PL.

OCEAN PARK, WA 98640

CURRAN-SEJKORA, ELIZABETH

31801 J PL

OCEAN PARK, WA 98640

Pacific County

DEPARTMENT OF COMMUNITY DEVELOPMENT

BUILDING • ENVIRONMENTAL HEALTH • PLANNING

Affidavit of Mailing
Notice of Application
Type III Review

I, Zane Johnson, declare under penalty of perjury, under the laws of the State of Washington, that all statements contained in this "Affidavit of Mailing" and any accompanying documents is true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of permit and/or license.

On January 29th, 2024 (month, day, year) the Notice of Application was mailed to all property owners within 300' of the parcel listed below, in accordance with Ordinance No. 177.

A list of these property owners is attached to this affidavit.

Property Parcel No.: 77005003008

Dated this 29th day of Jan, 2024

Signature of Administrator

Pacific County

DEPARTMENT OF COMMUNITY DEVELOPMENT

BUILDING • ENVIRONMENTAL HEALTH • PLANNING

Declaration of Posting
Public Notice

Type III Conditional Use

I, Zane Johnson declare under penalty of perjury, under the laws of the State of Washington, that all statements contained in this "Declaration of Posting" and any accompanying documents is true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of permit and/or license.

The referenced property was posted on Jan 24th 2024 according to Ordinace No. 177. A picture of this posting is attached to this affidavit.

Property Parcel No.: 77005003008/9

Dated this 24th day of Jan, 2024

Signature of Administrator

Revised 04/07/2015

PUBLIC NOTICE
Conditional Use Permit

PUBLIC NOTICE
Conditional Use Permit

PUBLIC NOTICE
Conditional Use Permit