PUBLIC NOTICE
Special Use Permit

NOTICE IS HEREBY GIVEN that on behalf of Snow Peak Campfield, Josh Simpson is requesting a Special Use Permit, application No. P2400358, initially submitted April 17th, 2024 and determined to be technically complete May 7th, 2024. The applicant is proposing to establish a re-occurring Night Market that will be held at the Snow Peak Campfield facility once a month. Section 21.S of Pacific County Ordinance 194, Zoning, requires a special use permit for newly established temporary events within all zoning districts within Pacific County.

The property is located at 5411 Sandridge Rd. in Long Beach, Washington. The County Assessor's Parcel numbers are 10112113102, 10112113314, & 1011211188; located within Section 21, Township 10 North, Range 11 West, W.M., Pacific County, Washington.

The Hearings Examiner will hear the following applications: P2400334 & P2400358 on May 23rd, 2024 via zoom 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. Hearings will begin at 2:00 p.m. or shortly thereafter and will be held consecutively. 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, Planner, with the Pacific County Department of Community Development, 7013 Sandridge Rd, Long Beach, WA 98631 in writing by May 22nd, 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: May 23rd, 2024

TO: Eric Weston, Hearings Examiner

FROM: Zane Johnson, Sr. Planner

RE: SPECIAL USE PERMIT No. P2400358 submitted by Josh Simpson (applicant) (Tax Parcel ID No. 10112113102, 10112113314, & 1011211188).

BACKGROUND INFORMATION:

Owner / Applicant: Snow Peak Campfield (owner) & Josh Simpson (applicant)

Tax Parcel ID No.: 10112113102, 10112113314, & 1011211188

Permit Application No.: P2400358

Request: The applicant is proposing to establish a re-occurring Night Market that will be held at the Snow Peak Campfield facility once a month. Section 21.S of Pacific County Ordinance 194, Zoning, requires a special use permit for newly established temporary events within all zoning districts within Pacific County.

Findings of Fact:

1. Location: The property is located at 5411 Sandridge Rd. in Long Beach, Washington. The County Assessor's Parcel numbers are 10112113102, 10112113314, & 1011211188; located within Section 21, Township 10 North, Range 11 West, W.M., Pacific County, Washington.

Project Location:

Project Site:

2. Site Characteristics: The site is 3 existing parcels totaling roughly 24.95 acres. The site contains the recently permitted Snow Peak campground facility. There are currently several recently constructed structures associated with the newly established campground. This includes the gate house at the entrance of the property, camp store and restroom facilities. There is also a large parking lot at the front of the property. The proposed market will occur around the established camp store. Outside of the established structures and camp site areas, the rest of the property is mostly wetland and wetland buffer areas.

3. Adjacent Land uses: The surrounding land uses are mostly residential, undeveloped land and agricultural land. The properties closest to the proposed market location are undeveloped or being used for cranberry bogs. Most of the residential lots are located up near the parking lot and gatehouse.

4. Shoreline Designation: The proposal is not located within shoreline jurisdiction.

5. Critical Areas and Resource Lands: The proposed market will occur around the existing camp store and will utilize the existing impacted areas around the store and along the road access. There will be no buffer areas that need to be cleared and further impacted for this proposal. No new impacts to the onsite critical areas are permitted. The market will also not utilize portions of the areas that were recently re-planted as part of the required mitigation proposal for the original project. Proposed pedestrian travel will utilize existing roads and trails to avoid further critical area impacts.

6. SEPA: The proposal is exempt from SEPA per WAC 197-11-800(13)(c) & (g). The Snow Peak facility being used for the proposed market and entertainment activities was issued a SEPA determination for establishment on February 8th, 2021.

7. 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 5 (5) as it pertains to the Type II process. A notice of application was posted on the property on or before May 9th, 2024.

8. Comprehensive Plan Designation: The subject property is within the General Rural Comprehensive Plan designation (2020).

   "The purpose of this designation is to maintain the rural aspects of the county and to provide buffering or transitions between existing rural developments and areas of higher or lower densities. The General Rural areas are characterized by activities including, but not limited to, small-scale farms and forestry activities, dispersed single-family homes, and open space. The allowable density is one dwelling unit per five acres. This designation includes lands that are typically too far from the urban area to enable cost-effective provision of public services nor do typical uses require provision of urban services."

9. Zoning: The Pacific County Zoning Atlas shows the subject property to be located within the Resort (R3) Zoning District.

Section 21. S: TEMPORARY EVENTS. Temporary events including, but not limited to, art, antiques, automobile and animal shows, carnivals, concerts, seafood events, food festivals, kite festivals, etc., **are allowed in all land use districts** provided the specific event does not last longer than seven (7) consecutive days and the event promoters comply with all other applicable regulations and permits as required by Pacific County or any other applicable jurisdiction, and the event has been an active and on-going event during the calendar year preceding the adoption date of this Ordinance**. New temporary events, not in existence in the calendar year prior to the adoption date of this Ordinance, are required to be reviewed and permitted as a Special Use Permit through the Type II process enumerated in Pacific County Ordinance 177.**

Analysis:

The applicant is proposing to establish a re-occurring Night Market that will be held at the Snow Peak Campfield facility once a month. The market would be open to both guests and the public. The night market would consist of approximately 5 or more vendors depending on the season. This would include general vendors, food and beverage vendors, artwork and live music. The market would be set up in the areas surrounding the camp store. The market would run from 5:00 PM – 9:00 PM on the first Thursday of each month. Guests will park at the entrance in the designated parking lot. Snow Peak will also be booking the parking lot located at the Long Beach Grange to use for overflow parking if needed on the night of the market. The Grange is located approximately 650 feet from the entrance to Snow Peak. Snow Peak has proposed to either shuttle guests or provide clear direction to walk from the parking lot to the market in a safe manner. They are proposing to bring in 2 porta-potties from Evergreen septic to have on site in addition to the bathrooms that are located within the camp store and the designated washhouse.

Section 27G of Ordinance 194 defines the criteria for granting a Special Use Permit. The specific criteria are discussed below:

H. CRITERIA FOR GRANTING A SPECIAL USE PERMIT. A special use permit shall be denied by the Hearings Examiner unless the applicant demonstrates with clear and convincing evidence that the proposed special use conforms to all of the criteria set forth below:

1. **A special 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 use should be compatible with the character or appearance of the area. The Night Market will be oriented around the camp store, that sits in the northwest corner of the large property. This area is mostly screened from the public view by existing vegetation and developments already on site. The parking areas may have increased usage, but both proposed parking areas are permitted to be used for parking, so they should be compatible with the area. Besides a potential increase in pedestrian presence, the property should maintain the look of a

campground made to be used by guests. The proposed use is utilizing the existing developments in the area for the event and are not proposing any changes to the area.

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

The project is consistent with this standard. This proposal is not proposing any new structures or fences. The event will require setting up temporary vendor booths and tents, but these will all be well within the large property and should not impact developments on the nearby parcels. The event will utilize the existing structures, vegetation and screening that is already in place and permitted for the approved Snow Peak campground.

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

Given the characteristics of the site, the special use is designed in a manner which is compatible to the physical characteristics of the property. The proposal utilizes the few areas that are already impacted or void of vegetation from the approved campground project for the placement of the market components. They have not proposed to utilize areas on the property that were not approved for impacts related to the campground. The proposal also will be utilizing the existing infrastructure on the property, including the camp store, bathrooms, walking paths and parking lot. Because of this, it appears that the proposed use is compatible with the physical characteristics of the property.

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;

No modification to standards has been requested. The proposed night market will comply will all required local, state and federal regulations.

5. The special 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 property has an established parking lot used for guests to visit the campground and camp store. This will be utilized for this event. The applicant has also proposed to book the Long Beach Grange parking lot just down the road for overflow parking. The staff will then help shuttle or guide the public to and from the event. By utilizing existing parking lots, this will help avoid parking along the road or other types of parking that could create traffic hazards. The applicants will need to take measures to ensure travel to and from the Grange and Snow Peak can be done in a safe manner. With the proper measures in place, this option will help reduce the overall traffic concerns. The applicants will also be required to keep the designated fire lane that is used to access the camp store and the rest of the park free of tents and other structures/vehicles associated with the vendors, so that it remains accessible for emergency vehicles if needed. This event will potentially increase the amount of traffic and pedestrian presence in the area for one night a month, but by using the proper planning, major impacts

could be avoided or mitigated for. By doing so, this would help relieve the amount of impact that will occur to the surrounding properties.

6. The special 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, and

The proposed activity appears to be supported by adequate public facilities and services at this time. The site already has infrastructure in place for the current use. The existing facilities should be adequate for the proposed use. If the use were to exceed the capacity of the existing facilities, like bathrooms, the applicant could mitigate by bringing in more portable facilities to accommodate the event.

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

The use being consistent with Section 21.S and all other relevant sections within Pacific County Ordinance No. 194 Zoning Regulations as a special use does not appear to be in conflict with the health and safety of the community, nor detrimental to the public interest.

RECOMMENDATION:

Staff has not prepared any formal Findings of Fact or Conclusions of Law. Staff recommends that the Hearings Examiner conduct the required public hearing, take testimony as is pertinent to the application, review the submittal materials and make the necessary Findings of Fact, Conclusions of Law.

CONDITIONS OF APPROVAL:

1. The proposed project shall adhere to all regulations described in Ordinance No. 194.
2. Pacific County may revoke this permit if permittee fails to comply with the conditions listed.
3. Fire lanes shall be left open on the existing access road in order to allow for emergency vehicle access.
4. The applicant shall ensure the event follows Pacific County Public Nuisance Ordinance 9 requirements.
5. Designated parking areas shall be clearly marked to ensure parking occurs in the designated areas and does not create traffic hazards.

EXHIBIT LIST

1. Staff Report
2. Application and related documents

3. Section 14, Ord. No. 194, Zoning
4. Maps showing the Zoning and Comprehensive Plan designations
5. Section 5, Ord. No. 177, Procedures for Processing Land Use Development Applications
6. Declaration of Posting
7. Correspondence

Name: Snow peak Parcel No.: 1011213102, 314, 188

Description: Special use

License Application No.: _____

Department Review	Date Routed	Action	Action Date	Signature	Comments/Notes
Planning PZ400358	5/6				R-3
Roads					
LADO/ Floodplain					
Building					Electronic Plan Log Complete? Yes ☐ Workflow Complete? Yes ☐ Scanned: Yes ☐ No ☐
Health					
Licensing					

App/Tech	95	Septic Site Rvw		Zoning		Special Use	1280
State B/C		Septic Eval		CARL		Variance	
Building		Septic Install		Road Appr		Reasonable Use	
Plan Check		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		Copies	
Penalty Fee		License		SEPA			

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

Fees Received

Date Receipted	Amount
5/6/24	$1375

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 MAY 6 2024 DEPT. OF COMMUNITY DEVELOPMENT PACIFIC COUNTY, LONG BEACH, WA

PROPERTY OWNER INFORMATION	☐ Contact Person
Name: Snow Peak Campfield	
Mailing Address: 5411 Sandridge Rd.	
City/State/Zip: Long Beach, WA 98631	
Phone: (833) 662-7624	Phone: (833) 662-7624
Email: josh.simpson@snowpeakcampfield.com	

APPLICANT INFORMATION	✓ Contact Person
Name: Josh Simpson	
Mailing Address: 5411 Sandridge Rd.	
City/State/Zip: Long Beach, WA 98631	
Phone: (833) 662-7624	Phone:
Email: josh.simpson@snowpeakcampfield.com	

DESCRIPTION OF WORK
Night market event

JOB SITE INFORMATION AND LOCATION	
Job Site Address: 5411 Sandridge Rd.	Tax Parcel ID No.: 1011211331 4
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:

Authorized Signature: JOSH SIMPSON (user) Digitally signed by JOSH SIMPSON (user) Date: 2024.05.06 11:27:58 -07'00'	Date: 5/6/24

SOUTH BEND OFFICE
P.O. Box 68
South Bend, WA 98586
(360) 875-9356 FAX (360) 875-9304

LONG BEACH OFFICE
7013 Sandridge Rd.
Long Beach, WA 98631
(360) 642-9382 FAX (360) 642-9387

Revised 02 27 2014

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

Special Use Application

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

OFFICE USE ONLY

PROJECT/PROPERTY INFORMATION
Tax Parcel ID No.: 10112112006 , 10112113102, 10112113188

OWNER/APPLICANT INFORMATION
Owner: Snow Peak Campfield
Applicant: Josh Simpson, GM

A Special Use is a use permitted in one or more Land Use Districts, as defined by Pacific County Ordinance 194, Zoning, or any amendments thereto, but because of certain characteristics peculiar to it requires the exercise of limited discretion by the review authority to ensure the use is compatible with other permitted uses and is consistent with the overall public interest.

DIRECTIONS: This Special Use Application shall accompany a completed Development Permit Application, a Land Use Planning Permit Application, a Site Plan Checklist, and a completed and accurate 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:
Snow Peak Campfield is a permitted campground and RV park located 5411 Sandridge Rd, Long Beach. Newly restored wetlands, and new facilities that include a campstore, bathrooms, and a gatehouse at the entrance are amentities for the guests, but also accessible to the public during normal business hours.

2. Describe the requested special use:
An evening market held around the first Thursday of each month, where Snow Peak hosts local and regional vendors to sell their art, wares, food, and products. Night Markets will run from 5-9pm, with a range of 5-20 vendors depending on the season. Night Market will be held in the NW corner of the property surrounding the Campstore.

3. Describe how the proposed special use is compatible with the character and appearance of existing or proposed developments in the vicinity and with the physical characteristics of the subject property:
The vendors will be set up along the road circling the Campstore in the northwest corner of the property. All experiential elements of the event will circle the campstore on road, pavement, or greenspace that is not designated wetland or the septic field. Any hosted music will end by 9pm to respect quiet hours.

4. Describe the infrastructure which will serve the proposed special use, including but not limited to roads, fire protection, water, wastewater disposal, and stormwater control.
The road on the perimeter of the property will be the access point for vendors and attendees. Guests will park at the entrance as well as the Grange that is booked in advance for use. In addition to restrooms accessible at the Campstore and Washhouse, 2 Portapotties will be rented from Evergreen Septic

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 special use hinder or discourage the permitted development or use of other properties in the immediate vicinity of the special use? The approx size of the area to be used is 1 acre surronding the 3000sqft campstore building. There is significant vegitation and natural screening along the property boundaries to the north and west. There are no concerns that this event will impact any adjacent properties.

6. Describe any noise, smoke, dust, fumes, vibrations, odors, outdoor lights or other impacts that will be generated by the proposed special use. How will these factors be mitigated?

We expect the sound of the music to be centralized around the Campstore. Regardless, we will end all event elements by 9pm to ensure we don't disturb adjacent properties. Outdoor lighting will be low wattage, and nothing beyond basic campfires will be constructed and managed by staff.

7. Describe the pedestrian and vehicular traffic, and the parking areas, associated with the special use. Will the proposed special use impact any existing or anticipated traffic in the immediate vicinity?

The Grange will be booked to support any overflow parking, with guests shuttled or directed to walk to the entrance of Snow Peak. attendees walk from the parking lot to the Campstore down the main walkway and then along the northwest road. Given the event have a flexible start and ending time, attendees will be coming and going at their leisure, minimizing pedistrian and car traffic that is common with an event where all guests arrive and depart at once.

8. Describe how granting the special 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:

These will be community centered events, consolidated in one corner of the property. All events will be family friendly and open to guests and the public. The goal is to welcome and bring attendees and guests together for some art, music, and local food. All activities are designed around community, gathering and nature.

9. Is there anything else you would add which supports your application?

We hope to launch this event series on May 9th, with music, vendors, artwork, rentals and food already lined up. We are open to amending May 9th to allow some version of the original concept to take place, but we respect the rules and processes in place by Pacific County.

We see this event as a great way to connect PNW vendors that are affiliated with Snow Peak to the Long Beach Market as well as introducing artists and vendors local to Long Beach to overnight guests visiting the region.

EXPIRATION: Any variance, special use permit, or conditional use permit granted pursuant to Pacific County Ordinance No. 194, 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.

4/16/2024
Date

josh simpson
Applicant's Signature

BACK KYU
ENTRANCE
BEV 1
BEV 2
BEV 3
CAMPSTORE
DW
FOOD 1
FOOD 2
FOOD 3
17.75
Music
ADRIFT 21+ BAR
TIKIBI
15
REGAL TEA
16' - 0"
16' - 0"
17' - 0"
17' - 0"
16' - 0"
15' - 0"
15' - 0"

be permitted within the Mixed Use Land Use District subject to a Type II review process, of which both processes are delineated in Pacific County Ordinance 177, or any amendments thereto as specified.

a. An individual commercial business may have up to three wall signs mounted or painted on the face of its building with a maximum sign area of two (2) square feet per lineal foot of street frontage, not to exceed 15% of the total area of the building face. For individual businesses with frontage on two or more streets, each frontage may be computed as a separate frontage subject to the standard enumerated above.

b. A commercial building housing multiple tenants may have, in addition to the sign area enumerated in Subsection 12.a., one wall sign mounted on the face of its building not exceeding twenty-four (24) square feet in size per business tenant.

c. A commercial or industrial business may have one freestanding sign containing at no more than one (1) square feet of total sign area per lineal foot of street frontage, or one freestanding sign containing no more than sixty-four (64) square feet of sign area. The maximum height of all freestanding signs shall not exceed thirty (30) feet in height as measured to the top of the sign from the adjoining grade. A freestanding monument sign shall be placed no closer than 10 (10) feet to the front property line and shall not exceed five (5) feet in height.

d. All commercial signs shall be illuminated in such a fashion to avoid impacting neighboring properties and vehicular or pedestrian traffic on adjoining public right-of-ways. All external sources of lighting shall be adequately screened so they are not ordinarily visible to vehicular or pedestrian traffic.

e. Temporary commercial signage. A commercial use may utilize the following types of temporary signage:

1. Sandwich Boards may be used provided such use is limited to normal business hours, such signage is non illuminated and does not exceed thirty-six (36) inches in height nor thirty (30) inches in width, and the placement of such signage does not pose a hazard to vehicular or pedestrian traffic;

2. Temporary wall signage may be used by commercial uses advertising short term sales, products, etc., provided such use of signage is limited in duration to no longer than thirty (30) days per sign, and such use does not constitute a nuisance;

3. Temporary event signage including, but not limited to, balloons, streamers, banners, lighting, etc., may be used provided such use does not exceed fourteen (14) days in any thirty (30) day period of time;

5. TEMPORARY EVENTS. Temporary events including, but not limited to, art, antiques, automobile and animal shows, carnivals, concerts, seafood events, food festivals, kite festivals, etc., are allowed in all land use districts provided the specific event does not last longer than seven (7) consecutive days and the event promoters comply with all other applicable regulations and permits as required by Pacific County or any other applicable jurisdiction, and the event has been an active and on-going event during the calendar year preceding the adoption date of this

Ordinance. New temporary events, not in existence in the calendar year prior to the adoption date of this Ordinance, are required to be reviewed and permitted as a Special Use Permit through the Type II process enumerated in Pacific County Ordinance 177.

T. PRIVATE RESTRICTIVE COVENANTS. Development contemplated in areas or subdivisions with Restrictive Covenants, Homeowners Associations, or Property Owners Associations, shall reference any specific private covenants associated with such associations, to ensure their development plans are consistent with said covenants. Pacific County is not responsible for the enforcement of such private restrictive covenants.

U. RECYCLING FACILITIES. All proposed recycling facilities shall meet the minimum standards applicable to the specific use being proposed:

1. Recycling Drop-Boxes:

   a. Recycling drop-boxes shall be located so not to interfere with pedestrian and/or vehicular traffic circulation on private or public parking lots. They shall not be located on public road right-of-ways.

   b. Recycling drop-boxes shall not be allowed in a required off-street parking space.

   c. Recycling drop-boxes shall remain customarily incidental and subordinate to the principal commercial use or structure.

   d. It will be the responsibility of the property owner, tenant, manager and/or agent to insure the surrounding area around the drop-boxes is kept neat, orderly and free of debris accumulation. Furthermore, it is the responsibility of the property owner, tenant, manager and/or agent to insure the recycling drop box is maintained in a good working condition.

2. Community Recycling Centers:

   a. Community recycling centers shall be screened on all sides by a total view-obscuring fence of no less than six (6) feet in height, or contained in an enclosed building or structure.

   b. Community recycling centers and associated grounds shall be designed and sufficiently surfaced to control all on-site generated water runoff.

   c. All storage of recyclable material shall comply with the Pacific County Health Department requirements for solid waste storage.

   d. Owner/operators of community recycling centers shall prevent or eliminate any nuisances created by dust, odors, blowing material, litter, ponding water, noise or other obtrusive activities incompatible with a commercial and/or industrial area.

   e. Community recycling centers located in the non-industrial Land Use Districts shall not include the following uses or activities: automobile wrecking and scraping, junkyards, heavy metal salvage, storage of used tires, batteries and machinery, and landfilling.

SECTION 14 – RESORT DISTRICT (R-3)

A. INTENT

The Resort District is established to promote recreation and tourism while ensuring consistency with the Comprehensive Plan. The district functions as a multiple use area as it seeks to blend existing and new residential and commercial land uses in existing and new recreational and tourist areas of the County. The Resort District is indicative of many existing and developing areas on the Long Beach Peninsula.

B. PERMITTED USES

1. 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.

2. Multi-family dwellings containing up to sixteen (16) dwelling units per lot of record.

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

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

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

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

7. Commercial service, retail, eating and drinking establishments within a building footprint of less than five thousand (5,000) square feet.

8. Motels, hotels, condominiums with a maximum room count of twenty-five (25).

9. Theaters, auditoriums, exhibition halls, convention halls, museums.

10. Indoor and outdoor recreation facilities, including bowling alleys, miniature golf courses, golf courses, skating rinks, ball fields, basketball courts, and parks.

11. 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.

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

13. Temporary Recreational Vehicle use that meet the standards in Subsection 21.I, Recreational Vehicle Usage, Occupancy and Storage.

14. Normal uses, services, facilities and utilities typically provided by a Homeowners Association for use by its members, including but not limited to, utility and

communication facilities, office buildings, restrooms, meeting rooms, maintenance buildings and yards, Recreational Vehicle storage areas, playgrounds, recreational areas, trails, roads, and other uses indicative of a Homeowners or Landowners Association.

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 a primary permitted residential use including, but not limited to, garages, storage buildings, ponds, decks, non-commercial greenhouses, smokehouses, pools, spas, saunas, tennis courts, etc.

2. A detached accessory 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.

3. Home occupation uses that meet the standards contained in Subsection 21.K, Home Occupations.

4. In home family and child day care.

5. Normal and customary uses incidental to a permitted use including off-street parking areas, loading areas, outdoor seating, landscaping, signage, pools, storage buildings, etc.

6. Any accessory use or activity similar in nature, usage, and impacts to a listed accessory 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. Normal public services, facilities and utilities, including but not limited to, communication and electrical power substations, water reservoirs, transmission lines, pumping service facilities, satellite fire stations, sheriff substations, communication relay stations, and wireless communication facilities.

2. Retirement, boarding homes and convalescent homes; social and health rehabilitation centers; children and adult care centers in a building not used as a residence; and other health related services consistent with the purpose of the district.

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

4. Cluster developments that meet the standards contained in Subsection 21.Q, Cluster Developments.

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

E. CONDITIONAL USES

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

1. Multi-family dwellings containing over sixteen dwelling units per lot of record.

2. Commercial service, retail, eating and drinking establishments within a building footprint of greater than five thousand (5,000) square feet.

3. Motels, hotels, condominiums with a room count exceeding twenty-five.

4. Automobile, truck and recreational vehicle service stations.

5. 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 new 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.

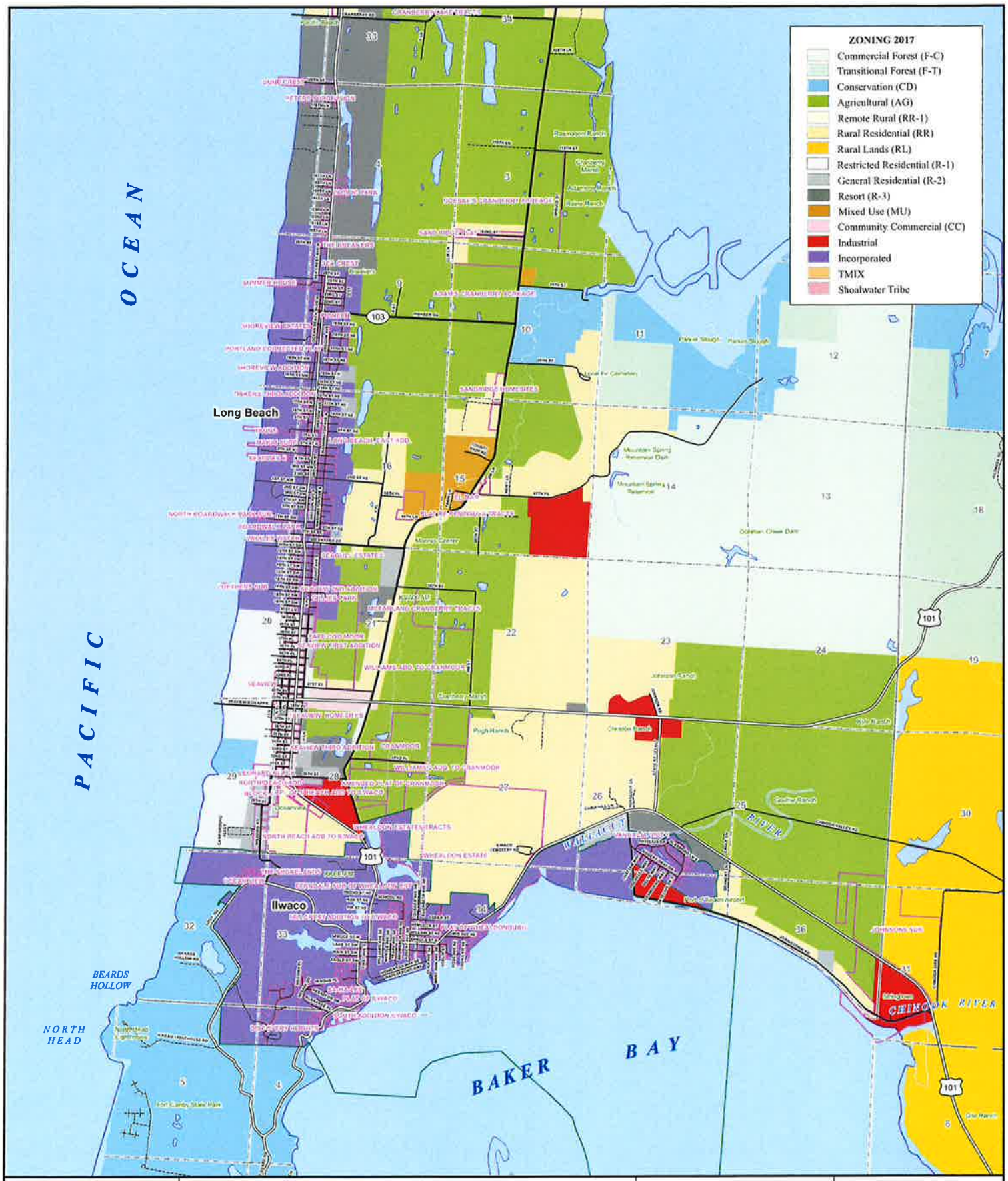
d. All commercial uses adjoining residentially zoned properties – twenty (20) feet from the front property line, ten (10) feet from the rear property line, and five (5) feet from the side property line. The side-yard on a corner lot shall be increased to ten (10) feet along the side street.

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

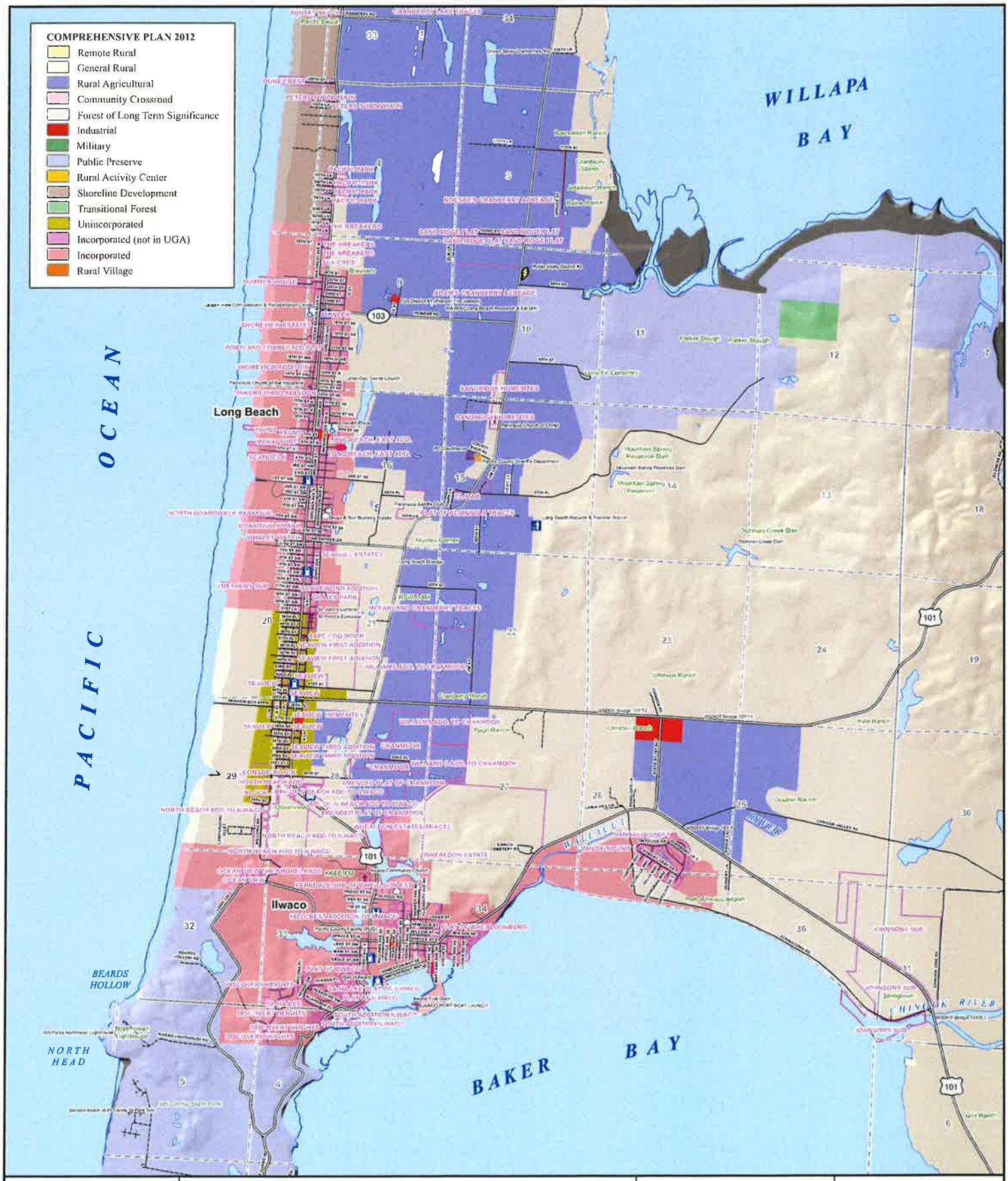
Department of Public Works
Geographic Information System

300 Memorial Drive
P.O. Box 96
South Bend, WA 98586
Phone: (360) 875-9358

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

Zoning Map 2017

T. 10 N., R. 11 W.



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SCALE: 1:24,000

Legend

- Airport Class C
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Comprehensive Plan Map

T. 10 N., R. 11 W.

5) Appeals

a) Applicability. A final decision may be appealed by any interested party. Final decisions may be appealed only if, within fourteen (14) calendar days after written notice of the decision is issued, a written appeal is filed with the Director. Final site plan and final construction plan decisions are not subject to administrative appeals under this section.

b) Submittal Requirements. The appeal shall include the following:

i) The permit number designated by the county and the name of the applicant;

ii) The name and signature of each petitioner and a statement showing that each petitioner is entitled to file the appeal. If multiple parties file a single petition for review, the petition shall designate one (1) party as the contact representative for all contact with the Director. All contact with the Director regarding the petition, including notice, shall be with this contact representative.

iii) The specific aspect(s) of the decision being appealed, the reasons why each aspect is in error as a matter of fact or law, and the evidence relied on to prove the error.

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

c) Appeal Decision.

i) The hearing examiner shall hear appeals, other than appeals of final site plan/final construction plan decisions, in a de novo hearing. A staff report shall be prepared, a hearing shall be conducted, and a decision shall be made and noticed and can be appealed as a Type III process.

ii) The applicant shall have the burden of proving by substantial evidence compliance with applicable approval standards. Where evidence is conflicting, the examiner shall decide an issue based upon the preponderance of the evidence.

Section 5 Type II Process – Administrative 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. Pre-application review generally should be waived by the review authority only if an application is relatively simple.

c) To initiate pre-application review, an applicant shall submit:

i) Completed form(s) provided by the review authority for that purpose,

ii) Required fee(s),

iii) All information required by the relevant section(s) of County ordinances and other applicable regulations.

iv) Information not provided on the form shall be provided 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.

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

e) 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.

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

g) 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;

h) An applicant may submit a written request for a second pre-application conference within one (1) calendar year of 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.

i) 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 determines to be 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, typically "over the counter" provided that, if the review authority establishes a given day of the week to conduct reviews for counter complete status for a given kind of application (e.g., subdivisions), then counter complete review of that kind of application shall be on the day selected by the review authority.

b) If the review authority decides than 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 notify the applicant 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 application form signed by (1) the owner(s) of the property subject to the application or (2) 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)(g);

(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:

(4) 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

(5) 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.

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 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)(b) 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) business 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.

e) If the required information is not submitted by the date specified, the review authority shall take action under subsection (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) Distribute a copy of the notice pursuant to subsection 5.

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) Administrative Variance

a) The review authority may grant a variance to numerical standards including but not limited to: setbacks, buffers, width, lot area, lot coverage, lot dimensions and parking standards.

b) An application for a variance(s) shall be subject to Type II review if the variance(s) is for up to and including twenty-five percent (25%) of the numerical standard(s) in question and if the property is outside of shoreline jurisdiction.

c) The review authority shall approve an administrative variance(s), if, based on substantial evidence in the record, the applicant has sustained the burden of proving the variance(s) complies with all of the following:

i) That special conditions and circumstances exist;

ii) That literal interpretation of the provisions of this Ordinance would deprive the person seeking the variance of rights commonly enjoyed by other properties conforming to the terms of this Ordinance;

iii) That the special conditions and circumstances do not result from the actions of the person seeking the variance;

iv) That the granting of the variance requested will not confer on the person seeking the variance any special privilege that is denied by this Ordinance to other lands, structures, or buildings under similar circumstances;

v) That the variance requested is the minimum necessary to afford relief; and

vi) That to afford relief the requested variance will not be materially detrimental to the public welfare or contrary to the public interest.

d) If an application for an administrative variance is associated with another application(s) subject to this ordinance, then the application for the administrative variance shall be combined with the associated application(s) for processing and shall be subject to the same procedure type as the highest number procedure type application with which it is combined.

5) 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 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 applicant shall post copies of the notice of application on the perimeter of the property in question at least fifteen (15) calendar days prior to the hearing date in a manner that will be legible to a passerby. The applicant also shall file a declaration of posting and affidavit of mailing (under the penalty of perjury) with the Department of Community Development at least ten (10) calendar days prior to the scheduled hearing. The applicant shall remove and properly dispose of the notices within seven (7) calendar days after the notice of the decision is mailed to the applicant.

ii) Posted on the County website.

iii) For applications being heard as an Administrative Variance process, the applicant shall post copies of the notice of application on the perimeter of the property in question. The County shall render a decision twenty-eight (28) calendar days after the affidavit of posting has been submitted to the County.

c) An administrative decision shall include:

i) A statement of the applicable criteria and standards in County ordinances and other applicable regulations;

ii) Findings of fact and conclusions of law that justify the decision rendered;

iii) The decision to deny or approve the application and, if approved, conditions of approval necessary to ensure the proposed development will comply with applicable law.

d) Within five (5) business days from the date the decision is received, the review authority shall mail a notice of decision to the parties listed in subsection 5 and to other parties of record regarding the application. 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 subsection 8. 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) Application of Rules

Within fourteen (14) calendar days after the date an application is accepted as technically complete, the review authority for the application shall issue a public notice of the application consistent with the requirements of subsection 4.

7) 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 a of this section shall not apply to any application which 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, 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.

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

Pacific County

DEPARTMENT OF COMMUNITY DEVELOPMENT

BUILDING • ENVIRONMENTAL HEALTH • PLANNING

Declaration of Posting
Public Notice

Type II Special Use

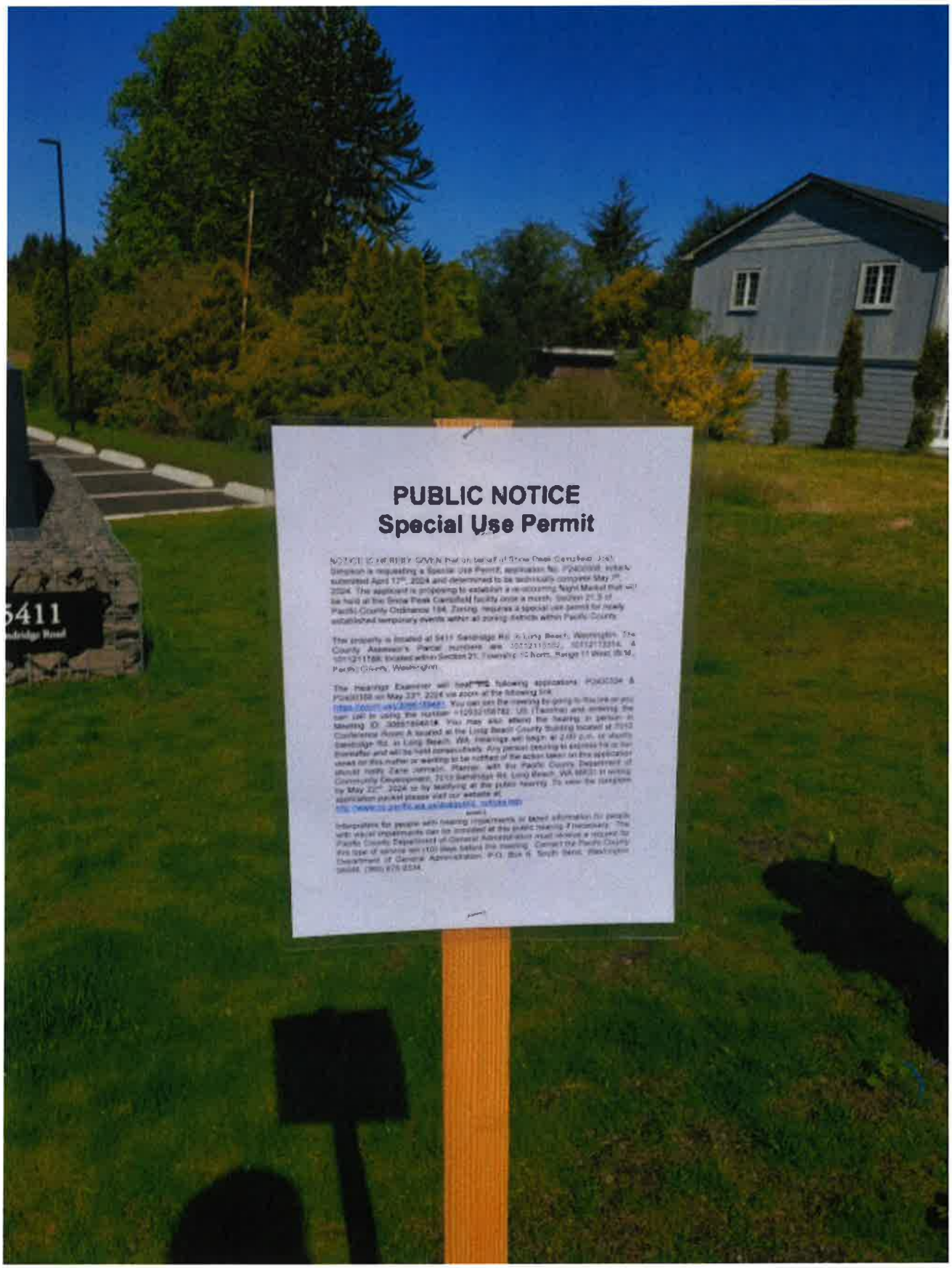
I, Zane Johnson declare under penalty of perjury, under the laws of the State of Washington, that all statements contained in this "Declaration of Posting" and any accompanying documents is true and correct, with full knowledge that all statements made in this application are subject to investigation 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 May 8th, 2024 according to Ordinance No. 177. A picture of this posting is attached to this affidavit.

Property Parcel No.: 10112131002, 314, +188

Dated this 8th day of May, 2024

Signature of Administrator


5411
PUBLIC NOTICE
Special Use Permit

No Vehicles over 25ft
PUBLIC NOTICE
Special Use Permit
NOTICE IS HEREBY GIVEN that on behalf of Snow Peak Campfield, Josh Simpson is requesting a Special Use Permit, application No. P2400358, initially submitted April 17th, 2024 and determined to be technically complete May 7th 2024. The applicant is proposing to establish a re-occurring Night Market that will be held at the Snow Peak Campfield facility once a month. Section 21.5 of Pacific County Ordinance 194, Zoning, requires a special use permit for newly established temporary events within all zoning districts within Pacific County.
The property is located at 5411 Sandridge Rd. in Long Beach, Washington. The County Assessor's Parcel numbers are 10112113002, 10112113314, & 10112113185 located within Section 21, Township 10 North, Range 11 West, W.M., Pacific County, Washington.
The Hearings Examiner will hear the following applications: P2400334 & P2400358 on May 23rd, 2024 via Zoom at the following link:
https://zoom.us/j/2068199481. You can join the meeting by going to the link or you can call in using the number: +12532158782, US (Tacoma) and entering the Meeting ID: 2068199481#. 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. Hearings will begin at 2:00 p.m. or shortly thereafter and will be held consecutively. Any person desiring to express his or her views on this matter or wishing to be notified of the action taken on this application should notify Zane Johnson, Planner, with the Pacific County Department of Community Development, 7013 Sandridge Rd. Long Beach, WA 98631 in writing by May 22nd, 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/publicnotices.htm
Interpreters for persons with hearing impairments or taped information for people with visual impairments can be provided at the 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.

PUBLIC NOTICE
Special Use Permit
NOTICE IS HEREBY GIVEN that on behalf of Snow Peak Campfield, Josh Simpson is requesting a Special Use Permit; application No. P2400358, initially submitted April 17th, 2024 and determined to be technically complete May 7th, 2024. The applicant is proposing to establish a re-occurring Night Market that will be held at the Snow Peak Campfield facility once a month. Section 21.5 of Pacific County Ordinance 194, Zoning, requires a special use permit for newly established temporary events within all zoning districts within Pacific County.
The property is located at 5411 Sandridge Rd., in Long Beach, Washington. The County Assessor's Parcel numbers are 10112113102, 10112117314, & 10112111888; located within Section 21, Township 10 North, Range 11 West, W.M., Pacific County, Washington.
The Hearings Examiner will hear the following applications: P2400334 & P2400358 on May 23rd, 2024 via zoom at the following link:
https://zoom.us/j/3066189461. 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: 3066189461#. You may also attend the hearing in person, at Conference Room A located at the Long Beach County Building located at 7013 Sandridge Rd., in Long Beach, WA. Hearings will begin at 2:00 p.m. or shortly thereafter and will be held consecutively. Any parties desiring to express his or her views on this matter or wishing to be notified of the action taken on this application should notify Zane Johnson, Planner, with the Pacific County Department of Community Development, 7013 Sandridge Rd, Long Beach, WA 98631 in writing by May 22nd, 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 signs 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, Raymond, Washington 98577, (360) 875-9334