

# PUBLIC NOTICE

## Special Use Permit

NOTICE IS HEREBY GIVEN that Yanet Altamirano Reyes is requesting a Special Use Permit, application No. P2400334, submitted April 24<sup>th</sup>, 2024 and determined to be technically complete May 6<sup>th</sup>, 2024. The applicant is proposing to place and operate a mobile food establishment in the Mixed Use (MU) Zoning District of Pacific County. Section 15.D.3 of Pacific County Ordinance 194, Zoning, requires a special use permit to allow service, retail, **eating and drinking establishments** with less than two thousand five hundred (2,500) square feet of floor area, provided that all other minimum land use standards are met.

The property is located at 707 State Route 101 in Chinook, Washington. The County Assessor's Parcel number is 73002007000; located within Section 17, Township 09 North, Range 10 West, W.M., Pacific County, Washington.

The Hearings Examiner will hear the following applications: P2400334 & P2400358 on May 23<sup>rd</sup>, 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 22<sup>nd</sup>, 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](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.

STAFF REPORT

DATE: May 23<sup>rd</sup>, 2024

TO: Eric Weston, Hearings Examiner

FROM: Zane Johnson, Sr. Planner

RE: SPECIAL USE PERMIT No. P2400334 submitted by Yanet Altamirano Reyes (applicant) (Tax Parcel ID No. 73002007000).

---

**BACKGROUND INFORMATION:**

Owner / Applicant: Lori Wirkkala (owner) & Yanet Altamirano Reyes (applicant)

Tax Parcel ID No.: 73002007000

Permit Application No.: P2400334

Request: The applicant is proposing to place and operate a licensed food truck, less than 2,500 square feet in size, in the Mixed Use (MU) Zoning District of Pacific County under a Special Use Permit. The Mixed-Use Zoning District requires a special use permit to allow service, retail, **eating and drinking establishments** with less than two thousand five hundred (2,500) square feet of floor area, provided that all other minimum land use standards are met.

**Findings of Fact:**

1. Location: The property is located at 707 State Route 101 in Chinook, Washington. The County Assessor's Parcel number is 73002007000; located within Section 17, Township 09 North, Range 10 West, W.M., Pacific County, Washington.

Project Location:



Project Site:



2. Site Characteristics: The site is an existing 1.65-acre parcel. There are currently several uses occurring on the property. There is an existing large commercial building, used as part

of a contractor storage yard, on the Northern part of the property. There also is an existing residence at the front of the property, as well as two separate mobile/manufactured homes that are located on the property. These structures were placed in the late 1970's and early 1980's. The rest of the lot is heavily impacted by the existing uses. There is a loop driveway that comes in off of the state highway and exits onto Macy Ln. The lot is relatively flat and contains very little vegetation.

3. Adjacent Land uses: This property has highway frontage on the northeast property line. Across the highway there is an existing RV park. Directly to the northwest, there is a mini storage facility, along with several residences. Further northwest there is the existing Port of Chinook lot that contains an espresso stand. There are mostly residences and undeveloped lots to the south of the property. There is also another mini storage facility across the highway to the Northeast within an Industrial Zoning.
4. Shoreline Designation: The proposal is not located within shoreline jurisdiction. A large portion of the property falls within shoreline jurisdiction; however, the proposed placement of the mobile food unit is greater than 200 feet from the OHWM of the Columbia River, therefore it is located outside of shoreline jurisdiction.
5. Critical Areas and Resource Lands: The proposed 8'x25' mobile food unit will be placed in front of the existing residence at the front of the property. This area is existing gravel, so no new clearing or grading will be needed in order to place the mobile unit. There does not appear to be any anticipated impacts to critical areas with this proposal.
6. SEPA: The proposal is exempt from SEPA per WAC 197-11-800(1)(c)(IV).
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 9<sup>th</sup>, 2024.
8. Comprehensive Plan Designation: The subject property is within the Rural Activity Center Comprehensive Plan designation (2020).

"The purpose of this designation is to recognize the historic, unincorporated communities that are characterized by urban type densities, are self-sufficient villages offering a full range of consumer goods and services, and which may offer some urban services such as community water and fire protection. The rural village typically does not offer sewer treatment services. This designation provides for the infill, development, or redevelopment of lands within the rural village boundary. The rural village is generally a compact, self-sufficient town that functions as a small urban center and provides housing, convenience goods, and services to residents in and around the area. The rural village is characterized by activities including, but not limited to, single family residences, small-scale industries and businesses in a compact core, public facilities such as post offices, schools, and fire departments, and open space. Densities are limited by the capacity of area soils to support onsite sewage disposal. Industry and businesses

do not necessarily provide services to neighboring residents but do provide job opportunities for rural residents. In addition, the rural village provides services to the traveling public.

The Rural Activity Centers designation is similar to the Rural Village designation but connotes an area generally not self-sufficient relative to consumer goods and services. These centers are generally small, compact isolated rural centers that primarily exist to provide housing, convenience goods, and services to residents in and around the area and are served by on-site sewage disposal. It is intended that these areas continue to be a mixture of land uses including residential, commercial, and industrial. New residential development will be allowed at a density of one dwelling unit per acre provided the land can physically support it without requiring sewer or water services if not currently available. The rural village will also accommodate needed commercial and light industrial 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 master planned resorts. The unincorporated Rural Village to which this designation applies is Ocean Park. Pacific County's unincorporated Rural Activity Centers include Bay Center, Chinook, Frances, Lebam, Menlo, Nahcotta, Naselle, and Tokeland."

9. Zoning: The Pacific County Zoning Atlas shows the subject property to be located within the Mixed Use (MU) Zoning District. Section 15.D.3 of Pacific County Ordinance No. 194, Zoning, requires a Special Use Permit for "Service, retail, eating and drinking establishments with up to two thousand five hundred (2,500) square feet of floor area, provided that all other minimum land use standards are met."

#### **Analysis:**

The applicant is proposing to place and operate a mobile food unit, less than 2,500 square feet in size, in the Mixed Use (MU) Zoning District of Pacific County. The establishment will be running out of an 8'x25' mobile unit that is approved through LNI and will have a food license from Pacific County. The unit will be placed in the front of the property on the already existing gravel area. The unit will meet residential setbacks, since the property borders another residential lot. It will also meet the minimum setbacks required from the other structures on site as determined by the Fire Code. The unit will be hooked up to Chinook Water and will collect waste water in a holding tank associated with the mobile unit. Pacific County will require this to be dumped at an approved location. Permits will not be issued until an approved location is secured and an agreement is provided to the county. A minimum of three parking spots will be required for this proposed use and will need to be established prior to the issuance of permits.

**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 existing developments in the area. The area has the mixed-use character that has multiple different types of uses, ranging from residential to commercial. The northern Port of Chinook lot that contains the espresso stand is zoned industrial, but is adjacent to this mixed-use zoning and the uses in these zonings appear to be similar to each other. The existing property also appears to have several different uses ranging from commercial to residential. This relatively small mobile food establishment appears that it would fit in with the different types of uses already occurring within 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. The proposal will meet the required zoning setbacks and all infrastructure for this proposal will be solely on the associated property. The 8'x25' unit will be placed in front of the existing house, greater than 20 feet from the front property line and will be 75 feet or greater from the neighboring property lines. The applicants are required to provide additional on-site parking that will need to be on the property. The placement of the unit and proposed parking should not affect the surrounding properties.

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 space at the front of the property is limited, however, the mobile unit is much smaller than a typical permanent food establishment, so there appears to be room to fit it within the area that currently exists in front of the house. The unit will meet all of the required property line setbacks and all required setbacks from the existing structures. The residence will retain its required two parking spots and the new proposal will be required to provide separate parking spots. The use appears to be compatible with the space that is available at the front 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 mobile food unit will comply with 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 front of the property is located right along Highway 101. The parking spots will be designed to allow for vehicles to completely exit the highway and ROW in order to not create traffic hazards. The unit will be placed 20 feet from the front property line and should provide ample space for pedestrians to maneuver to and from the parking spots to the mobile unit without walking in the highway.

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 proposed unit will be hooked up to the existing Chinook Water connection. The waste water from the unit will be collected within a holding tank and will be dumped at a location that must be approved by a Pacific County Environmental Health Specialist. There will be a bathroom agreement that allows the employees to utilize the bathroom located at the existing residence.

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 Pacific County Ordinance No. 194 Zoning Regulations as a special use within the Mixed Use (MU) Zoning District 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. The applicant will be required to obtain a Pacific County Food & Beverage license before opening the establishment.
4. Wastewater disposal site will have to be approved by Pacific County prior to the issuance a food and beverage license.
5. Required parking spots will need to be established and clearly identified prior to the opening of the food establishment.

**EXHIBIT LIST**

1. Staff Report
2. Application and related documents
3. Section 15, 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: Wirkkala / ReyesParcel No.: 73002007000Description: Special Use

License Application No.: \_\_\_\_\_

Department Review	Date Routed	Action	Action Date	Signature	Comments/Notes
Planning PZ4100334	4/25				MU
Roads					
LADO/ Floodplain					
Building					Electronic Plan Log Complete? Yes <input type="checkbox"/> Workflow Complete? Yes <input type="checkbox"/> Scanned: Yes <input type="checkbox"/> No <input type="checkbox"/>
Health					
App/Tech	95	Septic Site Rvw		Zoning	Special Use
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	
Penalty Fee		License		SEPA	

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

Date Received	Amount
4/24/24	\$ 1375-

Balance Due: \_\_\_\_\_ Date Issued: \_\_\_\_\_ Issued to: \_\_\_\_\_

Notes:



**Development Permit Application**  
Pacific County Department of Community Development  
Internet Address: [www.co.pacific.wa.us](http://www.co.pacific.wa.us)

PROPERTY OWNER INFORMATION		Contact Person
Name:	Lori Wirkkala	
Mailing Address:	PO BOX 205, Chinook, WA 98614	
City/State/Zip:	Chinook, WA 98614	
Phone:	503-791-2322	Phone:
Email:	loriwirkkala@gmail.com	

APPLICANT INFORMATION		<input checked="" type="checkbox"/> Contact Person
Name:	Yanet Altamirano Reyes	
Mailing Address:	P.O. Box 2	
City/State/Zip:	Chinook, WA 98614	
Phone:	503-468-2682	Phone:
Email:	yanetaltamiran082@gmail.com	

DESCRIPTION OF WORK
Food Truck "La Oaxaqueña"

JOB SITE INFORMATION AND LOCATION	
Job Site Address:	707 Hwy 101, Chinook, WA 98614
Legal Description:	Tax Parcel ID No.: 73002007000
Directions to Site:	Township/Range/Section / /

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:

Date:

09/09/2024

**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 07-27-2014

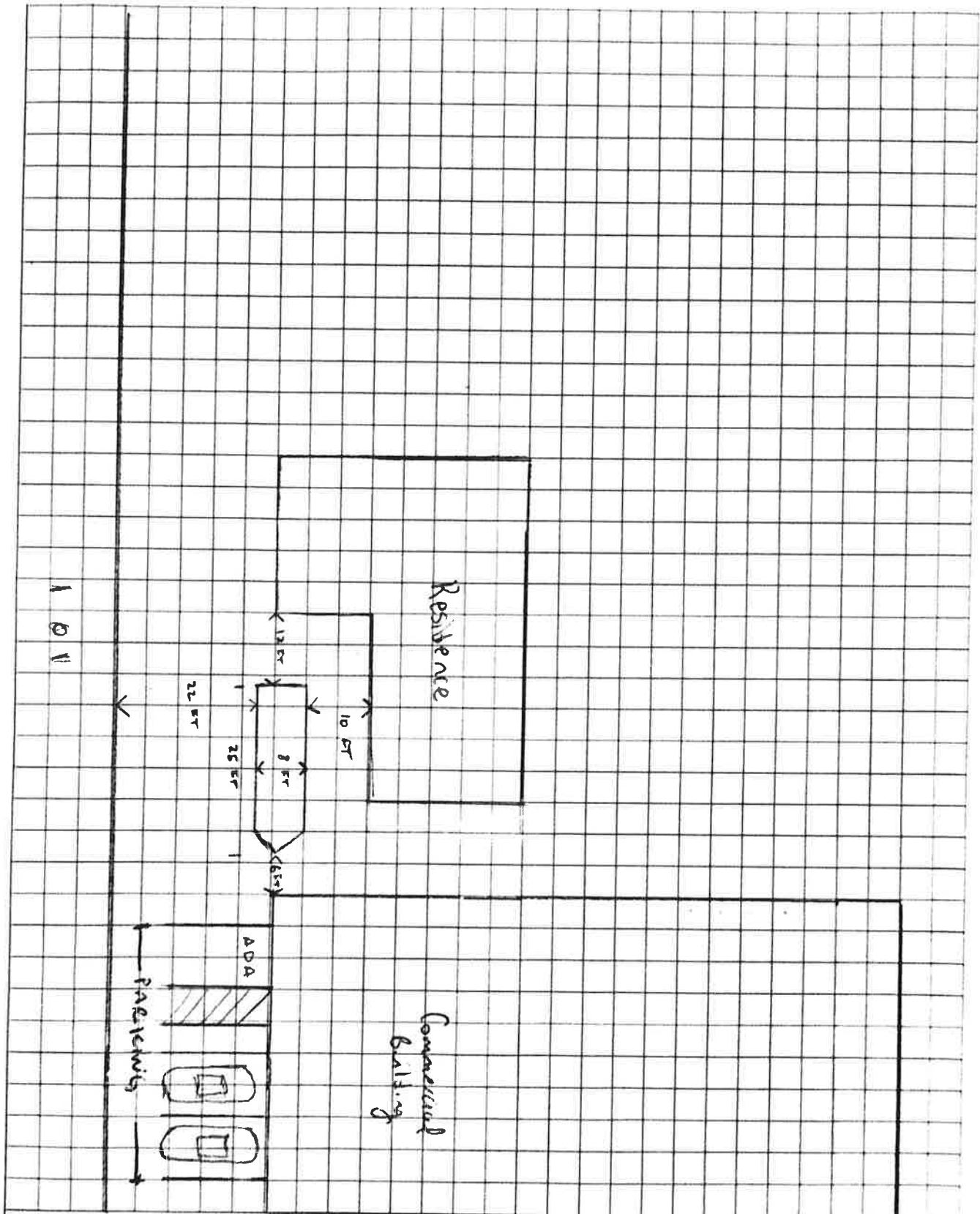


**Development Permit Application**  
Pacific County Department of Community Development  
Internet Address: [www.co.pacific.wa.us](http://www.co.pacific.wa.us)

Tax Parcel ID No.: 73002007000

Applicant's Signature: 

Scale 1" = 1/4" = 5 FT



**NOTE: Any revisions to the approved site plan will require re-submittal and approval prior to construction.**



**Land Use Planning Permit Application**  
Pacific County Department of Community Development  
Internet Address: [www.co.pacific.wa.us](http://www.co.pacific.wa.us)

**OFFICE USE ONLY**

**PROJECT/PROPERTY INFORMATION**

Tax Parcel ID #: 73002007000

Project Value:

**OWNER/APPLICANT INFORMATION**

Owner: Lori Witkalla

Applicant: Yanet Altamirano Reyes

Contractor:

**PLANNING INFORMATION - Failure to provide complete information will lead to a rejection of your permit application.**

1. List existing improvements and structures: Food truck

2. Is the proposed development one phase of a larger project or larger development? No  
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.): N/A

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 ☐

**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



## Special Use Application

Pacific County Department of Community Development

Internet Address: [www.co.pacific.wa.us](http://www.co.pacific.wa.us)

### OFFICE USE ONLY

#### PROJECT/PROPERTY INFORMATION

Tax Parcel ID No.: 73002007000

#### OWNER/APPLICANT INFORMATION

Owner: Lori Wirkkala

Applicant: Yuset Altamirano Reyes

A Special Use is a use permitted in one or more Land Use Districts, as defined by Pacific County Ordinance 184, 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: Applicant Yuset Altamirano has verbal + written consent  
from owner Lori Wirkkala to park a food truck at this location.
2. Describe the requested special use: Requesting the placement of a food truck at  
this location
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: Being that the food truck will be located on SR 101 and in close proximity  
to Chinook Coffee only 2 blocks north and KM Columbia Shores RV Resort, it seems  
fitting for a food truck to be placed here where by passers on SR 101 could stop and  
grab food to go
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 food truck will be placed according to the  
set backs specified by the county as far as its proximity to a residence, a commercial bldg  
and the road. It will be placed 11 feet from the residence directly behind the food truck,  
12 feet from the residence south + 6 feet from the commercial bldg on the north side.  
It will also be located with 23-24 feet from the road. There is enough parking just north of the FR.
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 food truck will be parked directly in front of the applicant's residence  
which current owner Lori Wirkkala has given written consent to do so. It will not hinder any other  
properties in the vicinity.

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? The food truck has a nice vent (commercial). The smell of food may be smelled by people nearby, but it will be a pleasant smell. We will remove garbage regularly to prevent any smells from waste. The gray water will be disposed of daily at the RV dump across the street.

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? We expect most of our business coming from people driving by and stopping here to buy take out food. We have planned 3 spots for parking for customers and one ADA. There is enough space for people to pull in and park and leave without having to back out into Hwy 101.

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: Allowing us to have a food truck at this location should not have any detrimental effects to the vicinity. We are planning on making it nice and keeping the area clean. The neighbors are all in agreement for us to have a food truck here.

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

Having a food truck at this location will provide residents of Chinook and tourist that drive by and opportunity to have one more food option. It will also allow people to stop in Chinook and perhaps use other local shops as well.

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.

Date

01/09/2024

Applicant's Signature





Pacific County Department of Community Development

Long Beach  
7813 Sandridge Road  
Long Beach, WA 98631  
(360) 642-9382  
FAX (360) 642-9387



South Bend  
PO Box 88  
South Bend, WA 98586  
(360) 875-9356  
FAX (360) 875-9304

## CERTIFICATE OF SEWER AVAILABILITY

This certificate provides the Pacific County Department of Community Development with the information necessary to evaluate the proposed development.

To be completed by owner/applicant/contractor:

Parcel Number 7300200 3222 Project Address 704 R.D. 1, Chumuck, WA 98614  
Property Owner Lon Wickala  
Mailing Address PO Box 205 City Chumuck State WA Zip 98614  
Phone # (509) 391-2322 Phone # ( ) Email lonwickala@gmail.com  
Proposed use Disposal of grey water from food truck "La Desesperada" owned by  
General Project Description ☐ Building permit ☐ Short Subdivision ☐ Preliminary Plat ☒ Yard Addition  
☐ Other \_\_\_\_\_

Public Sewer Utility: ☒ Long Beach ☐ Seaview ☐ Ilwaco ☐ Surfview  
☐ Raymond ☐ South Bend

To be completed by sewer purveyor:

The above named Public Sewer Utility is capable of and will supply sewer service to the referenced project or subdivision:

1. Is said sewer currently available, with service connection provided as required, to serve the proposed development? ☒ Yes ☐ No Portable
2. Will the developer design, fund, construct and provide financial surety for the necessary systems to extend sewer service to the site and provide service connections as required? ☐ Yes ☒ No
3. Service is subject to the following CUSTOMER BRINGING OVER TO SITE.

This Certificate of Sewer Availability is non-transferable to other projects and shall be valid as long as the referenced project remains active and is not modified.

Certified by

Emily Hargler  
Print Name

Emily Hargler  
Signature

Operations Manager  
Title

4/15/21  
Date

Pacific County Department of Community Development

Long Beach  
7013 Sandridge Road  
Long Beach, WA 98631  
(360) 642-8382  
FAX (360) 642-9387



South Bend  
PO Box 68  
South Bend, WA 98586  
(360) 875-9356  
FAX (360) 875-9304

WATER AVAILABILITY NOTIFICATION

Name: Yanet Altamirano Reyes / Lori Wirkkala Parcel #: 33002007000  
Please complete Part A, B, or C

Part A

Use of water for this building is authorized by valid Water Right Permit or Certificate # \_\_\_\_\_, which has not been canceled or relinquished. A copy of the above document is attached.

Signature \_\_\_\_\_

Address \_\_\_\_\_

Date \_\_\_\_\_

Part B - To be completed by a desired water purveyor

The Public Water System CHINOOK WATER DIST. State I.D. # 128006, Water Right Permit or Certificate # ACCOUNT 174, is capable of and will supply water to the project/short plat for \_\_\_\_\_ connection(s) located at \_\_\_\_\_

The above Public Water System is approved for 1 service connection(s) and currently serves 1 connections.

☐ This is a new connection to serve this site.

☒ This is an existing approved connection serving this site.

RATES ARE  
SUBJECT TO CHANGE  
ACCORDING TO USE

The water system facilities are adequate to provide service to this site and have been designed, approved, and installed per WAC 248-54. Connection to the system must be completed within one year or this Water Availability Notification is void.

Purveyor

Title

Address

Signature

CHINOOK WATER DIST.  
DISTRICT CLERK

Date

4/12/24

Part C - Please check one of the following:

The water supply for this building will be obtained from a source which does not require a water right permit.

The water in each of the following three categories shall be tested for total coliforms and a copy of the report shall be attached to this document.

☐ The above well is newly constructed. It was drilled by \_\_\_\_\_, a licensed well driller. Less than 5,000 gallons per day of water will be used from the well and less than 1/2 (one-half) acre will be irrigated.

☐ The above well has been in existence and use since \_\_\_\_\_. Less than 5,000 gallons per day of water will be used from the well and less than 1/2 (one-half) acre will be irrigated.

☐ The source of water is a \_\_\_\_\_, which does not require a water right permit.

Signature \_\_\_\_\_

Address \_\_\_\_\_

Date \_\_\_\_\_

The above water system has met the requirements necessary for domestic use in accordance with RCW 19.27.097.

Environmental Health Specialist \_\_\_\_\_

Date \_\_\_\_\_

## **SECTION 15 – MIXED USE DISTRICT (MU)**

### **A. INTENT**

The intent of the Mixed Use District is to provide for a broad range of residential, agricultural, commercial, and some limited industrial uses reflective of the existing and historical land use patterns found in many communities. The District boundaries shall allow for a variety of residential development commensurate with available public services, physical limitations, and neighborhood compatibility. A secondary purpose of this designation is to allow for the continuation of a flexible land use system recognizing the importance of both agricultural uses and small, home based, business/commercial uses.

### **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. One two-family dwelling (Duplex), or two single-family residential dwellings per lot of record.
3. All agricultural uses, including animal husbandry, horticulture, viticulture, floriculture, beekeeping, crop cultivation and the processing of agricultural products.
4. The cultivation, harvest, and production of forest products or any forest crop, in accordance with Chapter 76.09 RCW and any relevant provisions of the Washington Administrative Code.
5. The cultivation, harvest, and production of ferns, moss, boughs, bark, berries, nuts, tree fruits, tree seeds, nursery stock, and Christmas trees.
6. All aquacultural farming activities including storage of commercial fishing gear, processing of seafood/shellfish products and retail/wholesale sales of seafood/shellfish products.
7. 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.
8. 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.
9. Hospitals, medical clinics, and professional medical centers.
10. Temporary Recreational Vehicle use that meet the standards in Subsection 21.I, Recreational Vehicle Usage, Occupancy and Storage.
11. Level 1, 2 and 3 electric vehicle charging stations.
12. Battery exchange stations for electric vehicles.

13. 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, accessory residential dwellings, small horse barns, animal pens, pools, spas, saunas, tennis courts, etc.
2. The growing, harvesting and seasonal sales of garden and agricultural crops grown on premise.
3. The keeping and raising of domestic livestock and fowl for personal use provided that they are fenced, the animals and their feed do not create objectionable odors, unsanitary conditions or inhumane treatment objected to by the Administrator or the Pacific County Health Officer, and all stalls, feeding areas, confinement areas, poultry houses, horse barns, etc., are located at least 25 feet from all adjoining property lines.
4. Home occupation uses that meet the standards contained in Subsection 21.K, Home Occupations.
5. In home family or child day care.
6. A detached accessory living quarter for the sole use by the owner, his temporary guest(s) or employee(s) that meets the standards contained in Subsection 21.F, Accessory Structures/Uses.
7. 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. Commercial horse arenas, riding farms and stables provided all structures housing animals are located at least fifty (50) feet from any adjoining property boundary.
2. Veterinary clinics and/or kennels provided that all outdoor dog runs are located at least two hundred (200) feet from any adjoining property lines.
3. Service and Retail establishments with less than two thousand five hundred (2,500) square feet of floor area, provided that all other minimum land use standards are met.
4. Cottage industries that meet the standards contained in Subsection 21.L, Cottage Industries.
5. Cluster developments that meet the standards contained in Subsection 21.Q, Cluster Developments.
6. Vacation Rentals that meet the standards contained in Subsection 21.N, Short Term Vacation Rentals.

7. Bed & Breakfast establishments that meet the standards contained in Section 21.M, Bed and Breakfast Facilities.
8. 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 as determined by the Administrator.
9. 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. Private and public airports, landing strips, and hanger facilities.
2. Multi-family dwellings containing up to sixteen (16) dwelling units per lot of record.
3. Commercial and service establishments with more than two thousand five hundred (2,500) square feet of floor area.
4. Recreational Vehicle Parks that meet the standards contained in Subsection 21.P, Recreational Vehicle Parks.
5. Mobile Home Parks that meet the standards contained in Subsection 21.O, Mobile Home Parks.
6. Retirement, boarding homes and convalescent homes; social and health rehabilitation centers; adult care centers in a building not used as a residence; and other health related services consistent with the purpose of the District.
7. 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, 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-site retail sales are prohibited unless the Hearing Examiner determines the potential impacts from such retail sales are minimal and can be mitigated;
  - 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.

8. Light industrial activities, including fabrication and assembly, subject to the following requirements:
  - a. Individual buildings shall be limited to a total square footage of four thousand (4,000) square feet of floor area;
  - b. All work shall be conducted within a building; however, limited activities may occur outside provided they are consistent with the adjacent land uses on adjoining parcels;
  - c. Outdoor storage areas shall be within a fenced area and screened from the view of surrounding properties and the adjoining public right-of-ways;
  - d. The proposed activity shall be located at least two hundred (200) feet from all adjoining residential dwellings on adjoining lots, unless the Hearing Examiner determines that the level of noise, odor, dust, fumes, or any other potentially objectionable aspects of the activity dictates a different standard of separation from adjoining residential dwellings. The minimum separation from adjoining residential dwellings does not apply to any dwelling located on the same parcel as the proposed light industrial activity; and
  - e. The use shall adhere to all other minimum standards, including signage, parking, lighting, etc.
9. Solid waste transfer stations, and recycling centers.
10. Indoor and outdoor commercial recreational facilities including, but not limited to, bowling alleys, movie theatres, arcades, golf courses, etc.
11. Any use or activity similar in nature, usage, and impacts to a listed conditional use.

F. PROHIBITED USES.

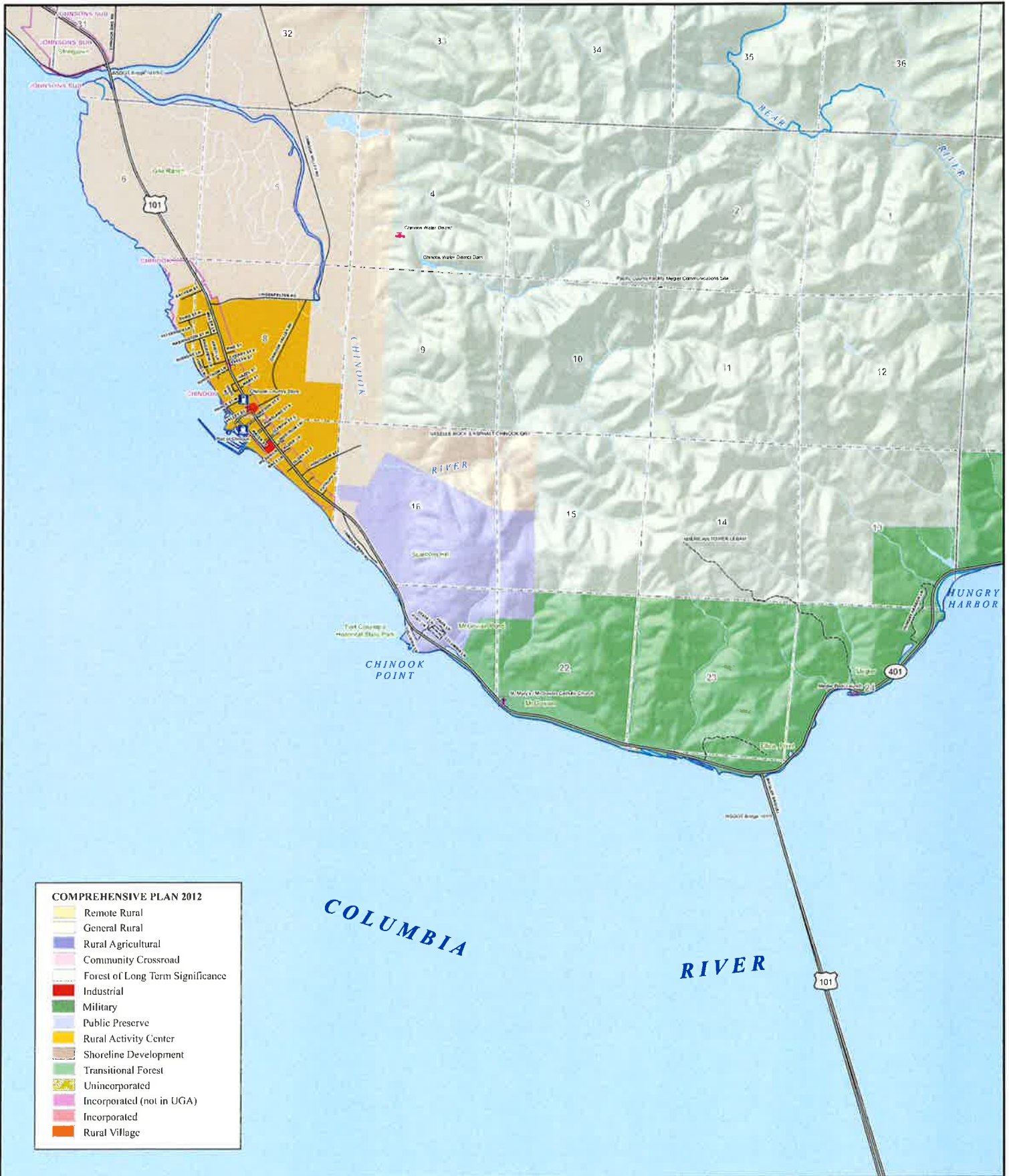
All other uses not listed as permitted, accessory, special, or conditional uses, or those uses not similar in nature, scale, and scope to the varying categories of uses listed above, are prohibited.

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 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.





<p>0 2,000 4,000 Feet</p> <p>SCALE: 1:24,000</p>	<p><b>Legend</b></p> <table border="0"> <tr> <td> <ul style="list-style-type: none"> <li>Airport Class C</li> <li>Assisted Living Center</li> <li>Boat Launch</li> <li>Camp</li> <li>Chamber of Commerce</li> <li>Clinic</li> <li>Church</li> <li>Port</li> </ul> </td> <td> <ul style="list-style-type: none"> <li>Emergency Management</li> <li>Fairgrounds</li> <li>Fire Department</li> <li>Gasoline Station</li> <li>Grange Hall</li> <li>Hatchery</li> <li>Hospital</li> <li>School</li> </ul> </td> <td> <ul style="list-style-type: none"> <li>Library</li> <li>PG Courthouse</li> <li>PG DCD</li> <li>PG Sheriff</li> <li>PG Shop</li> <li>PGD</li> <li>Park</li> <li>Transfer Station</li> </ul> </td> <td> <ul style="list-style-type: none"> <li>State Patrol</li> <li>Telephone Company</li> <li>Transit System</li> <li>Wastewater Plant</li> <li>Water Treatment Plant</li> <li>City Limits</li> <li>Township Line</li> <li>Section Line</li> </ul> </td> <td> <p><b>Roads</b></p> <ul style="list-style-type: none"> <li>Lanes</li> <li>Highways</li> <li>County Roads</li> <li>Minor Collectors</li> <li>Local Access Roads</li> <li>City Streets</li> <li>City Streets</li> <li>Plat Boundaries</li> </ul> </td> <td> <p><b>Hydrology</b></p> <ul style="list-style-type: none"> <li>Type One</li> <li>Type Two</li> <li>Type Three</li> <li>Type Four</li> </ul> </td> </tr> </table>	<ul style="list-style-type: none"> <li>Airport Class C</li> <li>Assisted Living Center</li> <li>Boat Launch</li> <li>Camp</li> <li>Chamber of Commerce</li> <li>Clinic</li> <li>Church</li> <li>Port</li> </ul>	<ul style="list-style-type: none"> <li>Emergency Management</li> <li>Fairgrounds</li> <li>Fire Department</li> <li>Gasoline Station</li> <li>Grange Hall</li> <li>Hatchery</li> <li>Hospital</li> <li>School</li> </ul>	<ul style="list-style-type: none"> <li>Library</li> <li>PG Courthouse</li> <li>PG DCD</li> <li>PG Sheriff</li> <li>PG Shop</li> <li>PGD</li> <li>Park</li> <li>Transfer Station</li> </ul>	<ul style="list-style-type: none"> <li>State Patrol</li> <li>Telephone Company</li> <li>Transit System</li> <li>Wastewater Plant</li> <li>Water Treatment Plant</li> <li>City Limits</li> <li>Township Line</li> <li>Section Line</li> </ul>	<p><b>Roads</b></p> <ul style="list-style-type: none"> <li>Lanes</li> <li>Highways</li> <li>County Roads</li> <li>Minor Collectors</li> <li>Local Access Roads</li> <li>City Streets</li> <li>City Streets</li> <li>Plat Boundaries</li> </ul>	<p><b>Hydrology</b></p> <ul style="list-style-type: none"> <li>Type One</li> <li>Type Two</li> <li>Type Three</li> <li>Type Four</li> </ul>	<p><b>Pacific County</b> Department of Public Works Geographic Information System</p> <p>300 Memorial Drive Box 66 South Bend, WA 98591 Phone: (360) 875-5246</p> <p><small>This map is intended for reference purposes only. Any other use other than that intended shall be at the user's responsibility.</small></p>	<p><b>Zoning Map 2017</b></p> <p>T. 09 N., R. 10 W.</p>
<ul style="list-style-type: none"> <li>Airport Class C</li> <li>Assisted Living Center</li> <li>Boat Launch</li> <li>Camp</li> <li>Chamber of Commerce</li> <li>Clinic</li> <li>Church</li> <li>Port</li> </ul>	<ul style="list-style-type: none"> <li>Emergency Management</li> <li>Fairgrounds</li> <li>Fire Department</li> <li>Gasoline Station</li> <li>Grange Hall</li> <li>Hatchery</li> <li>Hospital</li> <li>School</li> </ul>	<ul style="list-style-type: none"> <li>Library</li> <li>PG Courthouse</li> <li>PG DCD</li> <li>PG Sheriff</li> <li>PG Shop</li> <li>PGD</li> <li>Park</li> <li>Transfer Station</li> </ul>	<ul style="list-style-type: none"> <li>State Patrol</li> <li>Telephone Company</li> <li>Transit System</li> <li>Wastewater Plant</li> <li>Water Treatment Plant</li> <li>City Limits</li> <li>Township Line</li> <li>Section Line</li> </ul>	<p><b>Roads</b></p> <ul style="list-style-type: none"> <li>Lanes</li> <li>Highways</li> <li>County Roads</li> <li>Minor Collectors</li> <li>Local Access Roads</li> <li>City Streets</li> <li>City Streets</li> <li>Plat Boundaries</li> </ul>	<p><b>Hydrology</b></p> <ul style="list-style-type: none"> <li>Type One</li> <li>Type Two</li> <li>Type Three</li> <li>Type Four</li> </ul>				



## **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 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 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



## 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, 2014 according to Ordinance No. 177. A picture of this posting is attached to this affidavit.

Property Parcel No.: 73002007000

Dated this 8th day of May, 2014

  
\_\_\_\_\_  
Signature of Administrator

## PUBLIC NOTICE Special Use Permit

NOTICE IS HEREBY GIVEN that **Yamir Atencio Reyes** is requesting a Special Use Permit, application No. P2400334, submitted April 24<sup>th</sup>, 2024 and submitted to be technically complete May 27<sup>th</sup>, 2024. The applicant is proposing to place and operate a mobile food establishment in the Mixed Use (MU) Zoning District of Pacific County, Section 16.2.3 of Pacific County Ordinance 194. Zoning requires a Special Use permit to allow service, retail, eating and drinking establishments with less than two thousand five hundred (2,500) square feet of floor area, provided that other minimum land use standards are met.

The property is located at 707 State Route 101 in Chimook, Washington. The County Assessor's Parcel Number is 73000507000, located within Section 17, Township 04 North, Range 10 West, 43E, Pacific County, Washington.

The Hearings Examiner will hear the following applications: P2400334 & P2400335 on May 27<sup>th</sup>, 2024 via Zoom at the following link:

<https://zoom.us/j/2505703445>. You can join the meeting by going to this link or you can call in using the number +12532158782. 1/0 (Twelve) and entering the Meeting ID: 3005194418. 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 meeting to discuss his or her case with the examiner or seeking to be notified of the action taken for the application should notify Zane Johnson, Planner, with the Pacific County Department of Community Development, 7013 Sandridge Rd. Long Beach, WA 98051 in writing by May 27<sup>th</sup>, 2024 or by meeting at the public hearing. To view the complete application packet please visit our website at:

<http://www.pacificcountywa.gov/development>

Interpretation 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 9, 30471 Road, Washington, 98051 (360) 575-4034.



## PUBLIC NOTICE Special Use Permit

NOTICE IS HEREBY GIVEN that YANET AGUIRRE is requesting a Special Use Permit, application No. P2400334, submitted April 26<sup>th</sup>, 2024 and determined to be technically complete May 6<sup>th</sup>, 2024. The applicant is proposing to place and operate a mobile food establishment in the Mixed Use (MU) Zoning District of Pacific County, Section 15.03 of Pacific County Ordinance 194. Zoning requires a special use permit to drive service, retail, selling and drinking establishments with less than two licensed full-timed (2,000) square feet of floor area, provided that all other minimum land use standards are met.

The property is located at 107 22nd South, 1st, in Chinook, Washington. The County Assessor's Parcel Number is T200201000, located within Section 17, Township 6N, Range 10E, 30M, Pacific County, Washington.

The Hearings Examiner will hear the following applications: P2400334 & P2400334 on May 22<sup>nd</sup>, 2024 via Zoom at the following link: <https://zoom.us/j/862389101>. You can get the meeting by going to this link or you can call or using the number: +18002755522, toll-free, and entering the Meeting ID: 862389101. You may also attend the hearing in person in Conference Room A located at the City Beach County Building located at 7211 Sandridge Rd. in Long Beach, WA. Hearings will begin at 2:00 p.m. or shortly thereafter and will be held until all interested parties have had an opportunity to be heard. In this matter or hearing to be held on the 22<sup>nd</sup> of May 2024, the applicant is requesting a Special Use Permit for the application Community Development, 7211 Sandridge Rd. Long Beach, WA 98039 or hearing on May 22<sup>nd</sup>, 2024 at the hearing of the public hearing. To view the application, please visit the link above.

Information for persons with hearing impairments or to find information for people with visual impairments can be provided at the public hearing if necessary. The Pacific County Department of General Administration will make a request for this type of service on (16) applications for the hearing. Contact the Pacific County Department of General Administration, P.O. Box 8, Beach, WA 98008, (360) 675-3334.



## PUBLIC NOTICE Special Use Permit

NOTICE IS HEREBY GIVEN that Yanet Altamirano Reyes is requesting a Special Use Permit, application No. P2400334, submitted April 24<sup>th</sup>, 2024 and determined to be technically complete May 6<sup>th</sup>, 2024. The applicant is proposing to place and operate a mobile food establishment in the Mixed Use (MU) Zoning District of Pacific County. Section 15.D.3 of Pacific County Ordinance 194, Zoning, requires a special use permit to allow service, retail, **eating and drinking establishments** with less than two thousand five hundred (2,500) square feet of floor area, provided all other minimum land use standards are met.

The property is located at 707 State Route 101 in Chinook, Washington. The County Assessor's Parcel number is 73002007000, located within Section 17, Township 09 North, Range 10 West, W.M., Pacific County, Washington.

The Hearings Examiner will hear the following applications: P2400334 & P2400358 on May 23<sup>rd</sup>, 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 22<sup>nd</sup>, 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](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.