

PUBLIC NOTICE

Critical Areas Variance Hearing

NOTICE IS HEREBY GIVEN that John Pearson is requesting a Variance to Pacific County Critical Areas Ordinance 193, permit No. P2400416. The applicant is proposing to impact approximately 819 square feet of a Category II wetland buffer in order to construct a 24'x60' garage. A large portion of the garage will be placed outside of the buffer. The applicant will be placing 15 feet of the building into the buffer. The proposed new impacts will be mitigated for by purchasing credits from the Long Beach Mitigation Bank at a 1:1.2 x 0.35 ratio.

The property is located at 4106 J Ln. in Seaview, Washington. The County Assessor's Parcel number is 10112044628 & 73026006002; located within Section 20, Township 10 North, Range 11 West, W.M., Pacific County, Washington.

The Hearings Examiner will hear the following applications: P2400416 & P2400497 on August 19th, 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 August 18th, 2024 or by testifying at the public hearing. To view the 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.

STAFF REPORT

DATE: August 19th, 2024

TO: Eric Weston, Hearings Examiner

FROM: Zane Johnson, Sr. Planner

RE: CARL VARIANCE PERMIT APPLICATION NO. P2400416, submitted by John Pearson (owner/applicant). (Tax Parcel ID No. 10112044628 & 73026006002)

Background Information:

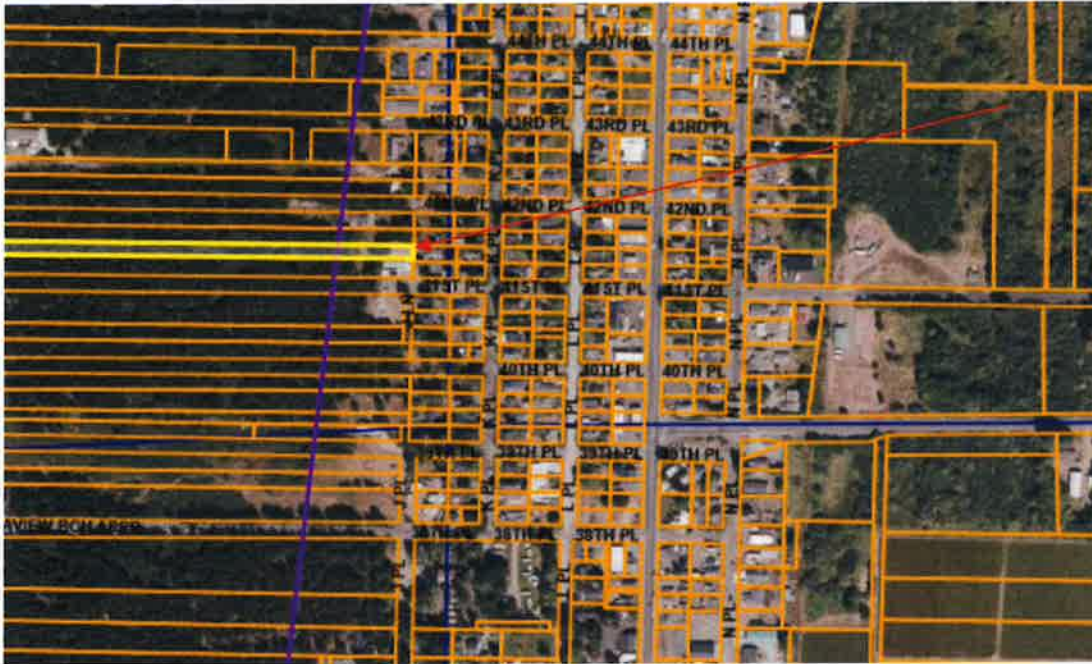
1. Owner / Applicant: John Pearson (owner/applicant)
2. Tax Parcel ID No.: 10112044628 & 73026006002
3. Permit Application No.: P2400416
4. Request: The applicant is proposing to impact approximately 819 square feet of a Category II wetland buffer in order to construct a 24'x60' garage. A large portion of the garage will be placed outside of the buffer. The applicant will be placing 15 feet of the building into the buffer. The proposed new impacts will be mitigated for by purchasing credits from the Long Beach Mitigation Bank at a 1:1.2 x 0.35 ratio.
5. Public Notification: A Notice of Application and Hearing was posted on or before August 5th, 2024 on the perimeter of the property in a manner that is visible to passersby as required by Pacific County Procedures Ordinance No. 177. The Declaration of Posting is included with this report.

Section (3) of Pacific County Ordinance No. 177, Procedures for Processing Land Use Development Applications, classifies Critical Area Variances as a Type II Administrative process.

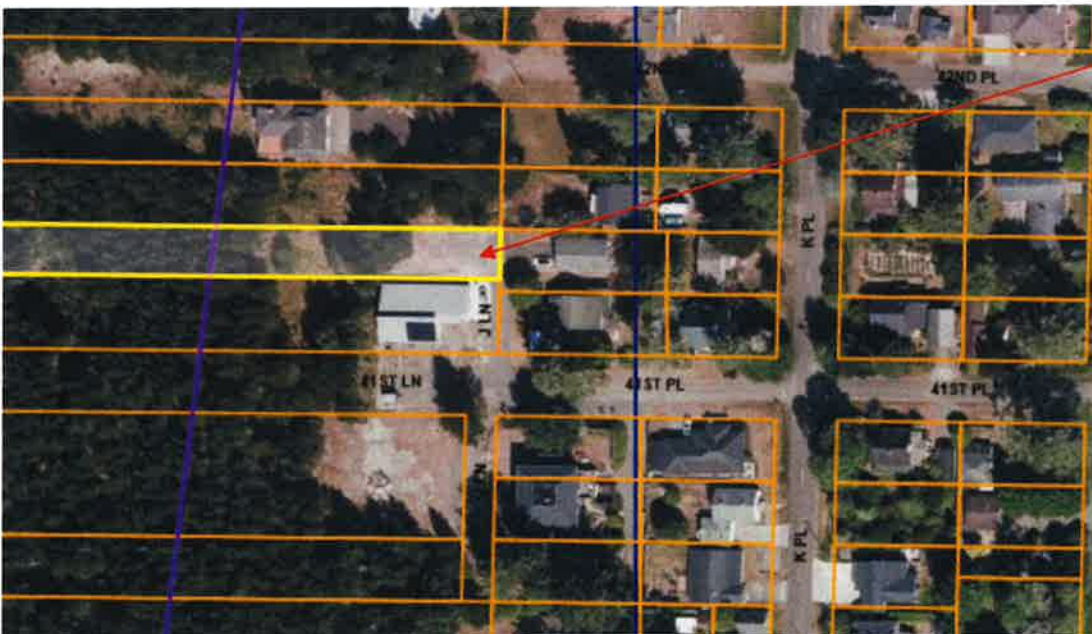
FINDINGS OF FACT:

1. Location: The property is located at 4106 J Ln. in Seaview, Washington. The County Assessor's Parcel number is 10112044628 & 73026006002; located within Section 20, Township 10 North, Range 11 West, W.M., Pacific County, Washington.

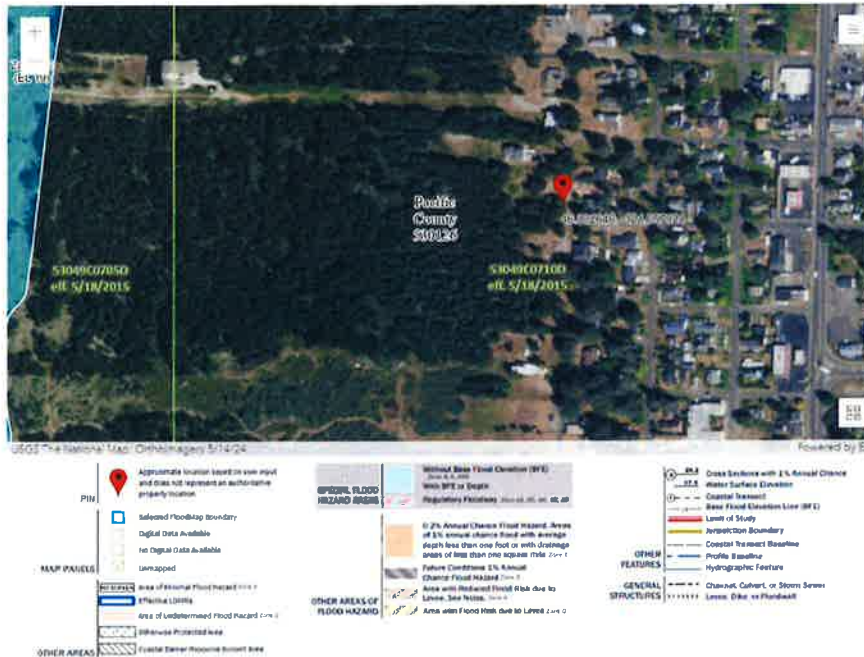
Project Location:



Project Site:



2. Site Characteristics: The property consists of two parcels. The parcel to the east is a 0.31-acre lot that currently has a single-family residence on it. The lot where the proposed garage will be located is to the west of the home and is a long skinny lot that extends to the beach and is roughly 2.25 acres in size. A large portion of the proposed location for the garage was previously cleared and currently is part gravel and part sand. This portion appears to fall outside of the onsite wetland buffer. A small portion to the west of the clearing that falls within the 110-foot wetland buffer will be cleared in order to fit the proposal in that location. The rest of the lot to the west is undeveloped and is densely vegetated. There is a Category II interdunal wetland located just to the west of the proposed building site. The surrounding area is mostly all residential properties with a few undeveloped lots. The existing driveway is a private easement called J Ln. that is accessed off of 41st Pl. This easement provides access to both of the applicants parcels and is the only access for these properties.
3. Shoreline Designation: The proposed development appears to be located outside of shoreline jurisdiction.
4. Critical Areas and Resource Lands: The property contains a portion of a Category II interdunal wetland and the eastern portion of the lot is partially covered in a 110-foot wetland buffer. The applicant is proposing to impact approximately 819 square feet of a Category II wetland buffer in order to construct a 24'x60' garage. A large portion of the garage will be placed outside of the buffer. The applicant will be placing 15 feet of the building into the buffer. The proposed new impacts will be mitigated for by purchasing credits from the Long Beach Mitigation Bank at a 1:1.2 x 0.35 ratio. The applicant will be purchasing .008 credits from the bank. The lot to the west is completely vegetated and does not present any opportunities for on-site mitigation. Therefore, the applicant has proposed that this project is best suited for off-site mitigation. There does not appear to be any other critical areas that will be impacted by this proposal.
5. Floodplain: The proposed project is located outside of the FEMA floodplain, Pacific County Map No. 530126, FEMA Panel No. 53049C0710D eff. 05/18/2015.



6. SEPA: The project proposal is exempt from SEPA under WAC 197-11-800 for construction of a single-family residence & appurtenance.
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.b.i as it pertains to the Type II process.
8. Comprehensive Plan: The property is located in the Unincorporated Seaview Urban Growth Area comprehensive plan designation.

The primary purpose is described in the Pacific County Comprehensive Plan (2020) as: "The urban growth area of Seaview is located on the Long Beach Peninsula, within unincorporated Pacific County. It is situated between the UGAs of Ilwaco and Long Beach, both of which are incorporated cities. Seaview is predominantly residential, with commercial and light industrial uses adjacent to the highway. It is an established, historic oceanfront community that has public facilities and service capacities capable of serving new development. The area is served by the Seaview Sewer District and receives water from the City of Long Beach. Other urban services include but are not limited to fire, police protection, public transit services, and other public utilities. This community is identified as a UGA for two reasons. Most importantly, commercial uses and residential densities consistent with urban development already characterize it. Densities vary from one to seven units per acre with an average density of four units per acre. The area does not include large areas currently characterized by rural uses, nor does it include resource lands or extensive critical areas within the UGA boundaries. In addition, it has been designated as a UGA because it is crucial to the preservation of the character and historic significance of the Seaview area while maintaining its ability to grow."

9. Zoning: The Pacific County Zoning Atlas shows the subject property to be located within the Restricted Residential (R-1) Zoning District. Section 12.C.2 of Pacific County Ordinance No. 194, Zoning, allows for uses incidental to a primary permitted residential use including, but not limited to, garages, storage buildings, ponds, decks, non-commercial greenhouses, smokehouses, pools, saunas, tennis courts, etc. Since a garage is a permitted accessory use and a residence must be present, the applicant will be combining the parcel with the house and the parcel with the proposed garage together, if this application were to be approved. These lots would then be tied together and could not be sold separately, unless the garage were removed or a residence was added to that lot. This process requires filing a Land Use Deed Restriction with the Auditor's office.

Analysis:

The applicant is proposing to impact approximately 819 square feet of a Category II wetland buffer in order to construct a 24'x60' garage. A large portion of the garage will be placed outside of the buffer. The applicant will be placing 15 feet of the building into the buffer. The proposed new impacts will be mitigated for by purchasing credits from the Long Beach Mitigation Bank at a 1:1.2 x 0.35 ratio. The applicant will be purchasing .008 credits from the bank. The lot to the west is completely vegetated and does not present any opportunities for on-site mitigation. Therefore, the applicant has proposed that this project is best suited for off-site mitigation.

The applicant has proposed a long narrow garage in order to allow him to fit his large boat inside of it. Originally, the applicant proposed a 70-foot-long building that was further into the wetland buffer, however, he has reduced it down to 60 feet and moved it as far east as he feasibly could. Because the driveway comes from the south onto the lot, the applicant had to leave enough room to be able to turn the boat trailer and get it into the garage. Otherwise, the garage would not serve its intended purpose of storing the applicant's boat. The applicant will now have to disconnect the boat trailer and manually turn the trailer with a tow bar to get it into the garage. However, this will allow him to reduce the size of the building and move it as far east as possible to try and avoid as much wetland buffer impact as possible.

While the County will require the applicant's two lots to be combined together by a deed restriction if he is approved to build a garage, these two parcels are separate legal lots at this time. If he were to not be approved to build a garage, he could still apply to build a house and garage on the lot and develop it separately from his other home. Typically, a home and appurtenances are viewed as reasonable use. In order to fit a reasonable home and garage on that lot, buffer impact may occur, therefore, this proposal for just a garage that would be associated to the house on the lot to the east, could result in less impact to the wetland and buffer. Also, Pacific County code allows for buffer width averaging, which can allow an applicant to reduce a buffer by 25% if they can expand other portions of the buffer by the same amount. This proposed impact would fit with buffer width averaging, however, because the lot is so narrow, there is no other area on the property to expand the buffer, therefore this option cannot be used.

Critical Lands and Resource Lands Variance Criteria:

The applicant is applying for relief from the standard under the variance process established in Section 3 (I) of Ordinance No. 193 outlines the criteria (findings) that shall be met prior to Pacific County granting a Critical Areas and Resource Lands Variance request. These are outlined as follows:

1. *Special conditions and circumstances exist which are peculiar to the land.*

The special conditions and circumstances that exist are that a portion of the parcel is encompassed by a Category II wetland and 110-foot wetland buffer. There is a buildable area outside of the wetland buffer, however, in order to fit the 24'x60' garage, a small portion of wetland buffer would need to be impacted. The access from this property is unique and comes from the south. Because of the 90-degree turn required to get onto this lot, it restricts the placement of a garage that can functionally be utilized to store a boat and other vehicles. The garage has to be placed far enough to the west to allow for a vehicle or trailer to turn and have room to line up straight and go into the garage. Also, the lot is so narrow, that it does not allow for a wider garage that could provide some leeway on making that turn. Also, the small parcel with the house currently does not have a garage and there does not appear to be reasonable space to place one closer to the house. Because of the width of the property, existing home and the location of the driveway, it appears that the proposed location is the only location that would allow this proposal. Direct impacts will be avoided.

2. *The 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.*

Literal interpretation of the ordinance would deprive the applicant of rights commonly enjoyed by other properties, because without granting a variance the applicant would not be able to place a garage that would work for his situation. At this time, between the two properties, the applicant does not have a garage. Most properties have the right of having a garage. Garage sizes typically vary between properties depending on the owner's situation and needs; therefore, it is hard to determine if denying a variance for a garage of this size would deprive the owner of rights commonly enjoyed by others.

3. *Special conditions and circumstances exist which do not result from the actions of the person seeking the variance.*

While the need for a longer garage to fit a boat may be viewed as a circumstance caused by the owner, the other circumstances involved do not appear to result from the owner's actions. The layout of the existing easement and driveway were there before the owner purchased the property. The wetlands and associated buffer were not caused by the owner. Prior to 2018, this proposal most likely would have fit because the wetland buffers were smaller. The owner also

most likely bought the boat long before knowing if a garage could be put on this property or not, so it is reasonable to say that the circumstances are not a result of the owner's actions.

4. *The granting of the variance requested will not confer on the person seeking the variance any special privilege that is denied by the Ordinance to other lands, structures, or buildings under similar circumstances.*

Each variance request is heard and decided upon by review of its own particular merits. If the proposal is found to meet the variance requirements, then it should not be viewed as a special privilege that would be denied to others. If others had a proposal that could meet the criteria, then they should have the same chance at an approval as this application. Variances have been approved in the past for the addition of garages.

5. *The variance requested is the minimum necessary to afford relief.*

The applicant has appeared to try and minimize the impact to the very minimum necessary while still being able to construct a garage that will satisfy his needs of having a place to store his large boat. Originally, the applicant proposed a 70-foot-long building that was further into the wetland buffer, however, he has reduced it down to 60 feet and moved it as far east as he feasibly could. Because the driveway comes from the south onto the lot, the applicant had to leave enough room to be able to turn the boat and get it into the garage. Otherwise, the garage would not serve its intended purpose of storing the applicant's boat. The applicant will now have to disconnect the boat trailer and manually turn the trailer with a tow bar to get it into the garage. However, this will allow him to reduce the size of the building and move it as far east as possible to try and avoid as much wetland impact as possible. Defining minimum necessary is difficult in these situations because it seems like the minimum necessary can vary between individuals depending on their situations. In this case, if you factor in the layout of the lots, existing driveway access and the fact that the applicant owns a large boat that needs to be protected from the weather, then it does appear to be the minimum necessary from these circumstances. If you do not use these circumstances, then it appears that there is room to build a small garage that could avoid impacting the wetland buffer even if it would not provide the function the owner is needing a garage for.

6. *To afford relief, the requested variance will not create significant impacts to critical areas and resource lands and will not be materially detrimental to the public welfare or contrary to the public interest.*

The requested variance will not be materially detrimental to the public welfare or contrary to the public interest. Proposed mitigation includes purchasing credits from the Long Beach Mitigation Bank at a 1:1,2 x 0.35 ratio. If this application is approved, the owner will purchase 0.008 credits from the bank. The proposed mitigation would ensure that any loss of function would be mitigated for in order to ensure that the project does not have an adverse impact on the environment or public welfare.

Conclusion:

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.

Questions regarding this project and/or staff report can be addressed to Zane Johnson, Sr. Planner, (360) 642-9382, or by email at zjohnson@co.pacific.wa.us.

CONDITIONS OF APPROVAL:

1. No construction shall begin prior to receiving all necessary permits.
2. The applicant must record the variance decision on the title and provide proof of recording to Pacific County Department of Community Development prior to issuance of the permit once the appeal period has concluded.
3. The applicant must submit a copy of the proof of credit purchase from the Long Beach Mitigation Bank.
4. Approved impact area must be clearly marked in the field prior to starting construction.
5. Prior to issuing a building permit for the garage, the applicant will be required to file a Land Use Deed Restriction with the Auditor's office combining parcel 10112044628 & 73026006002.

EXHIBIT LIST

1. Staff Report
2. Application and related documents
3. Section 12, 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. Affidavit of posting with picture
7. Correspondence

73026006002

Name PearsonDPA# 1012044628

Re-Route Sheet

Resubmitted of Variance Revisions

Department Review	Date Re-Routed	Action	Action Date	Signature	Comments/ Notes
Planning	7/29				R-1
LADO					
Building					
Health					
Other					

Fees Received

Date Paid	Amount	Receipt No.

Notes



Critical Areas and Resource Lands

Variance Application

Pacific County Department of Community Development

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

OFFICE USE ONLY

RECEIVED

JUL 29 2024

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

PROJECT/PROPERTY INFORMATION

Tax Parcel ID #: 10112044628

Site Address: 4106 J Ln Seaview, WA 98644

OWNER/APPLICANT INFORMATION

Owner: John M. Pearson

Applicant: John M. Pearson

DIRECTIONS: This Variance Application shall accompany a completed Development Permit Application, a Land Use Planning Application, a Pre-Application Waiver (if applicable), a Site Plan Checklist, and a completed and accurate to scale Site Plan and any additional information deemed necessary by Pacific County. Provide all of the requested information and answer the questions as thoroughly as possible. Attach additional information as necessary to support the application.

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED AND WILL BE RETURNED.

Project Description: The proposal is to erect a 24' x 60' garage as noted on attached Site Plan. Infiltration galleries will be located adjacent to the building (see attached drawing Figure 2), to allow infiltration from the proposed building. A concrete apron will allow access to the proposed garage from J Lane to the east. An interdunal Category II wetland has been delineated at the site located approximately 95 feet west of the proposed garage. The proposed building will extend approximately 15 feet into the wetland buffer with an additional 5 feet planned to be graveled and cleared of vegetation. The Long Beach Mitigation Bank will be utilized to compensate for proposed 819 SF of wetland buffer impacts. Off-site mitigation using the LBMB will preserve high-value palustrine wetland systems approved by the Department of Ecology for this specific purpose, to compensate for wetland and wetland buffer impacts due to development on the Long Beach Peninsula. Note that the building was originally designed at 70 feet and length rather than 60 ft. However, in order to minimize wetland buffer impacts the proposed building has been reduced to 60 ft in length. The smaller building will accommodate a pickup truck used for towing as well as a boat and trailer. The shorter building will require disconnecting the trailer from the towing vehicle and manually directing the trailer using a tow bar into the building.

Describe the requested variance: A variance to the proposed ordinance is required in order to build the proposed garage which has been reduced in length. The project site parcel is narrow at 40 feet wide (north/south dimension), with no option to utilize buffer width averaging frequently allowed to reduce wetland buffers up to 25% (to 82.5 ft), in similar situations.

What special conditions and circumstances exist that are unique to your site? As mentioned above the project site parcel is narrow and will not accommodate the use of buffer width averaging frequently allowed to reduce wetland buffers up to 25% (to 82.5 ft), in similar situations. The reduced wetland buffer will leave approximately 90 feet of untouched wetland buffer from the proposed building to the wetland edge. Soils at the site are excessively drained Westport fine sands and will therefore allow infiltration and natural sand filtration of storm water runoff. Storm water runoff from the proposed garage will be directly infiltrated into soils the majority of which are outside of the wetland buffer area. No contaminants are anticipated to impact water quality of storm water runoff from the building. The current condition of the wetland buffer habitat functioning is marginal (the habitat scored a 4 of 9 possible) with scattered shore pine trees and grasses (American and European dune grasses) common.

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

Are the special conditions the result of your action or those of previous property owners?

No. The special conditions include the narrow project site parcel as well as the Category II wetland located west of the proposed construction area.

If granted, will this variance be a special privilege that is denied by this Ordinance to other lands, structures, or buildings under similar circumstances?

No. Impacts to the wetland will be minimal and as stated above special conditions at the site including a narrow parcel preventing reductions in wetland buffer allowed frequently by the County.

How do the rules and regulations of this ordinance deprive you of rights commonly enjoyed by other properties conforming to the terms of this ordinance?

It's extremely common that Category II wetland buffers be reduced by up to 25%, to 82 1/2 feet. However, buffers adjacent to reduced areas are required to be increased to compensate for the reduction in wetland buffer. For this specific site the increase is not possible due to the 40-foot parcel width. Reductions in the width of the proposed garage are not practicable to achieve the project's ultimate use.

Describe how the variance requested is the minimum necessary to afford relief:

The building is of a size commonly used to store equipment and vehicles. A shorter building would not be functional for the proposed trailer storage and is only useable as proposed by utilizing a trailer tow bar as mentioned above, that will allow manual parking of the trailer in the smaller space.

Describe how the proposed use will not be materially detrimental to the public welfare or contrary to the public interest:

Storm water runoff from the proposed garage will be directly infiltrated into soils the majority of which are outside of the wetland buffer area. Soils at the site are excessively drained Westport fine sands and will therefore allow infiltration and natural sand filtration of storm water runoff. The Category II wetland will not be impacted by the proposed activity and the existing unimpacted buffer will be allowed to grow into a natural condition. No contaminants are anticipated to impact water quality of storm water runoff from the building.

Acknowledgment:

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

Authorized Signature:

Print Name: John M. Pearson

Date: 07/25/2024

July 25, 2024

Department of Community Development
7013 Sandridge Rd
Long Beach, WA
98631

Attn: Zane Johnson

Subject: Proposed Off-site Wetland Mitigation Banking
4106 J Lane
Parcel No. 10112044628
Seaview, WA

Dear Mr. Johnson,

This letter proposes off-site mitigation for wetland buffer impacts caused the proposed construction of a garage at the above 2-acre parcel. Results of the wetland delineation (see Wetland Delineation dated November 26, 2023) indicate that the wetland adjacent to the project site is a Category II wetland requiring 110-foot buffers for sites larger than one acre in size (Pacific County Ordinance 193; Table 4-1). The wetland buffer (see attached figure) extends beyond the western limit of the proposed building. Included in the buffer impact calculations is an area 5 ft west of the building as vegetation will be kept to a minimum in this area. No direct impacts to the wetland itself are anticipated.

This mitigation plan provides that approximately 819 ft² of impacts to wetland buffer will be required for the planned parcel improvement (see attached figure). A proposed concrete apron will provide access to the planned garage from J Lane.

For mitigation of the described area, on-site mitigation by wetland creation or enhancement is not preferred. The proposed off-site mitigation using the Long Beach Mitigation Bank will preserve high valued palustrine wetland systems approved by Department of Ecology for this specific purpose, to compensate for wetland and wetland buffer impacts due to development on the Long Beach Peninsula. The following table utilizes the formula as stipulated in the Long Beach Mitigation Banking Plan to determine the number of credits required to be purchased for full mitigation of the proposed wetland buffer impacts.

Category II (1.2)						
	Square FT	Acres	Cat Multiplier	Sub Total	Buffer Multiplier (0.2 - .50)	Credits
	819	0.018802	1.2	0.022562	0.35	0.008

As the above table indicates the number of credits required for mitigation for the project is 0.008. The buffer multiplier reflects the current moderate functioning of proposed impacted buffer area and the exceptionally well-drained soils that reduce surface sheet flow.

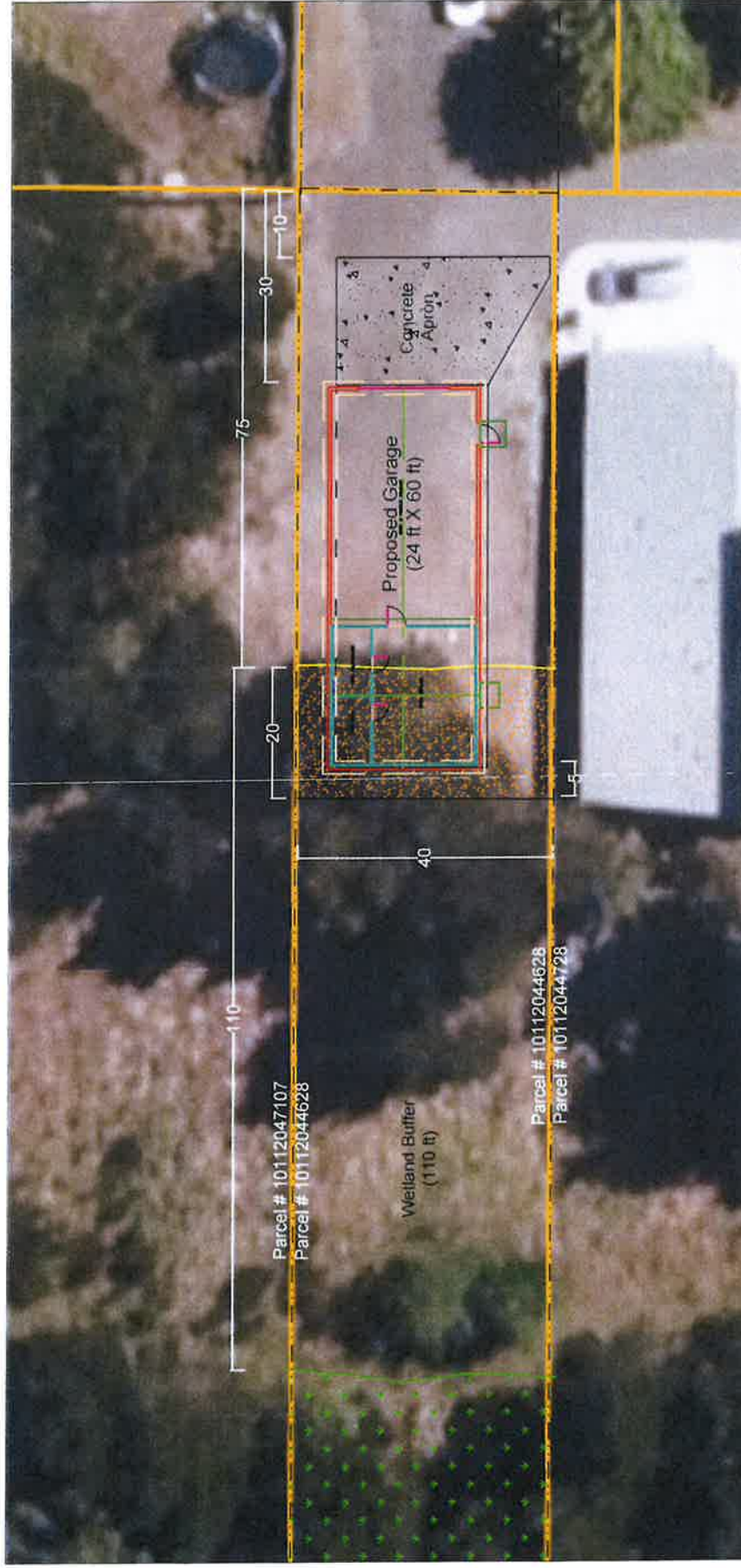
For this project the wetland buffer was marked in the field by labeled orange flagging. Additional details and documentation including field data sheets and wetland ratings can be found in the Wetland Delineation by CAC dated November 26, 2023.

Thank you for allowing me the opportunity to present this mitigation plan for your review. Please contact me if you have questions or require additional information. See the attached Figure 1 for an illustration of the impacted area and the proposed building.

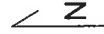
Sincerely,

A handwritten signature in blue ink, appearing to read "Robert S. Bogar", followed by a horizontal line.

Robert S. Bogar, M.S.
Washington State
Licensed Hydrogeologist No. 269



0' 25' 50'
HORIZONTAL SCALE : 1 inch = 25 ft



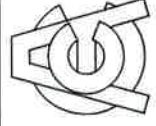
Notes: The interdunal wetland was delineated in the field and flagged with orange "Welland Delineation" flagging. Flag locations were captured using a gps device and approximated on the image above. The green line represents the wetland boundary and the yellow line represents the 110' buffer boundary. Approximately 819 SF of wetland buffer will be impacted by the planned construction. (The proposed buffer impact area is hatched in orange. The impacted area will extend approximately 95 ft from the east parcel boundary. Upland soils consist of excessively drained Westport fine sand.

FIGURE 1: Mitigation Site Plan

Project: Wetland Delineation
Legal: 10112044628
Address: 4106 J Lane, Seaview
County: Pacific County

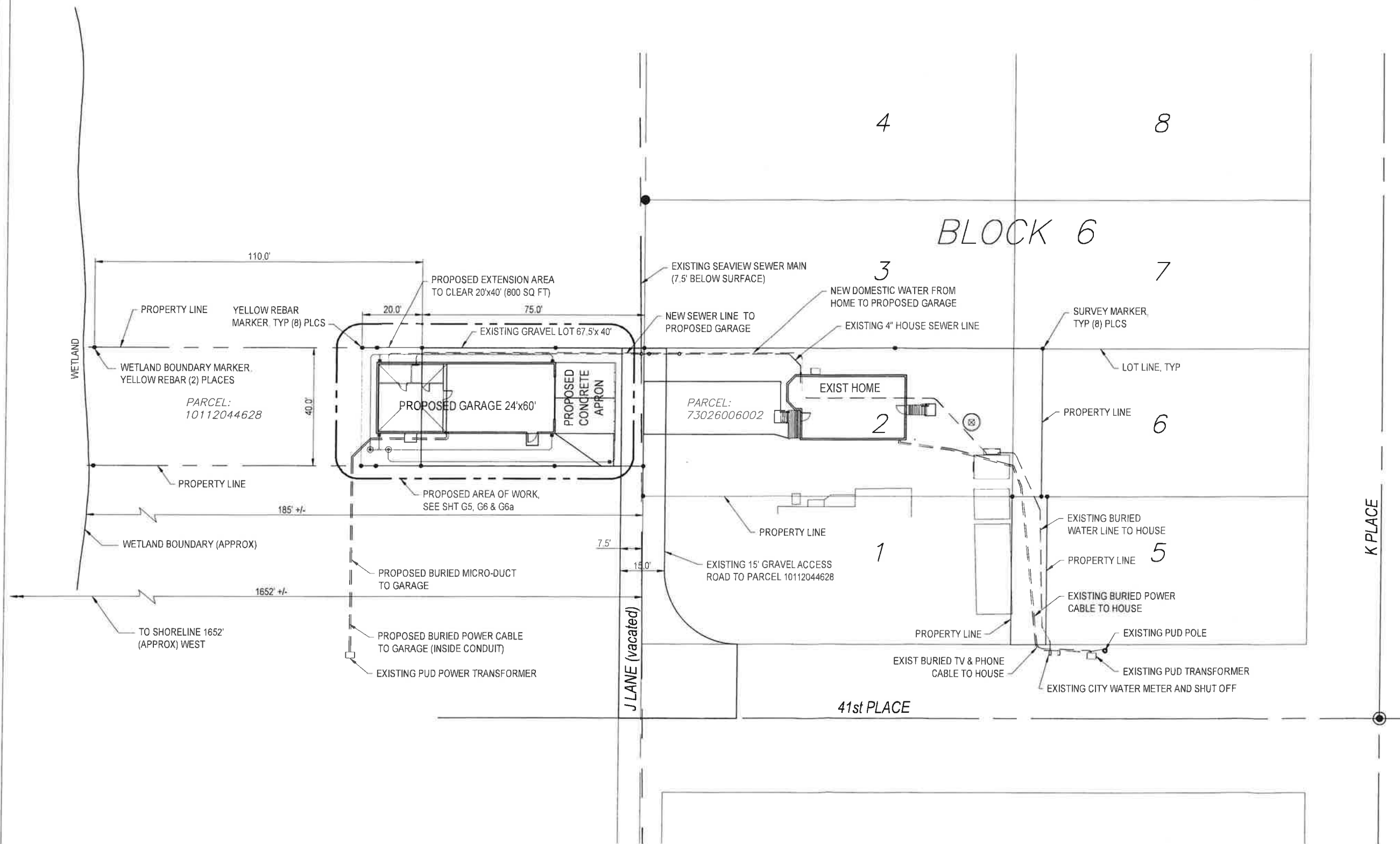
Field Date: November 3, 2023
Drawing By: RSB/JSM
Drawing Date: July 22, 2024
Report Title: Wetland Mitigation Plan

Critical
Areas
Consulting









DRAWING LIST:

- GO ... SITE PLAN
- G5 ... ENLARGED SITE PLAN & SEWER PROFILE
- G6 ... ENLARGED DISTURBED AREA SITE PLAN & SECTION
- G6a... ENLARGED DRAINAGE SITE PLAN & SECTION

SITE PLAN

SCALE = 1:16

PORTIONS OF BLOCK 6 OF THE PLAT OF SEAVIEW
PACIFIC COUNTY, WASHINGTON

LOCATED WITHIN:				SECTION	TOWNSHIP	RANGE
THE SE 1/4	OF THE SE 1/4	IN	20			
THE SW 1/4	OF THE SW 1/4	IN	21	10 N	11 W	

NOTES:

- ASSESSOR'S PARCEL #73026006002 & 10112044628. A LAND USE DEED RESTRICTION HAS BEEN RECORDED TO JOIN THESE TWO PARCELS.

SITE PLAN
SCALE 1:16

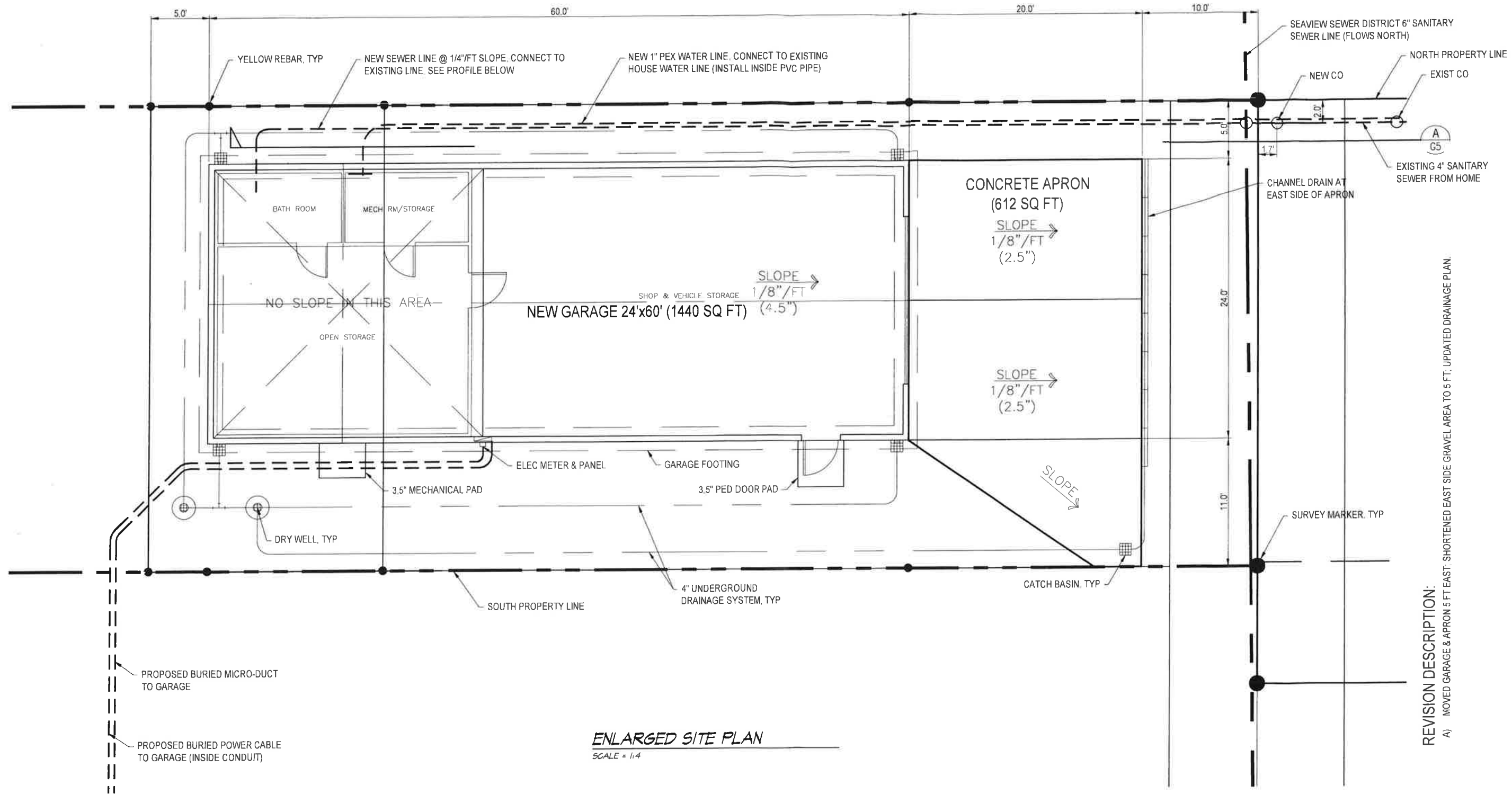
REVISION DESCRIPTION:

- MOVED GARAGE & APRON 5 FT EAST, SHORTENED EAST SIDE GRAVEL AREA TO 5 FT; UPDATED DRAINAGE PLAN

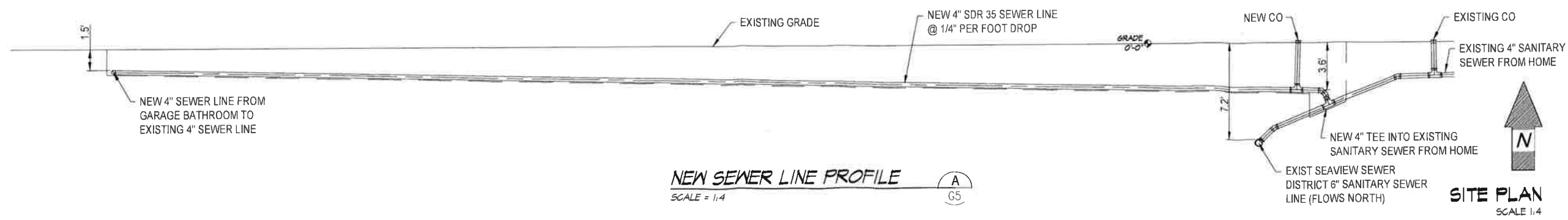
REVISIONS		
SYM	DATE	BY
A	1/25/24	JMP

OWNER: JOHN PEARSON @ 206-683-6308
BILLING ADDRESS: PO BOX 260 SEAVIEW WA 98644
SITE ADDRESS: 4106 J LANE SEAVIEW WA 98644

Date:
Drawn By:
JMP
Checked By:
Approved By:
JMP
Approved Date:
4-4-2024
Project No.:
2401
Sheet No.:
60
of 4



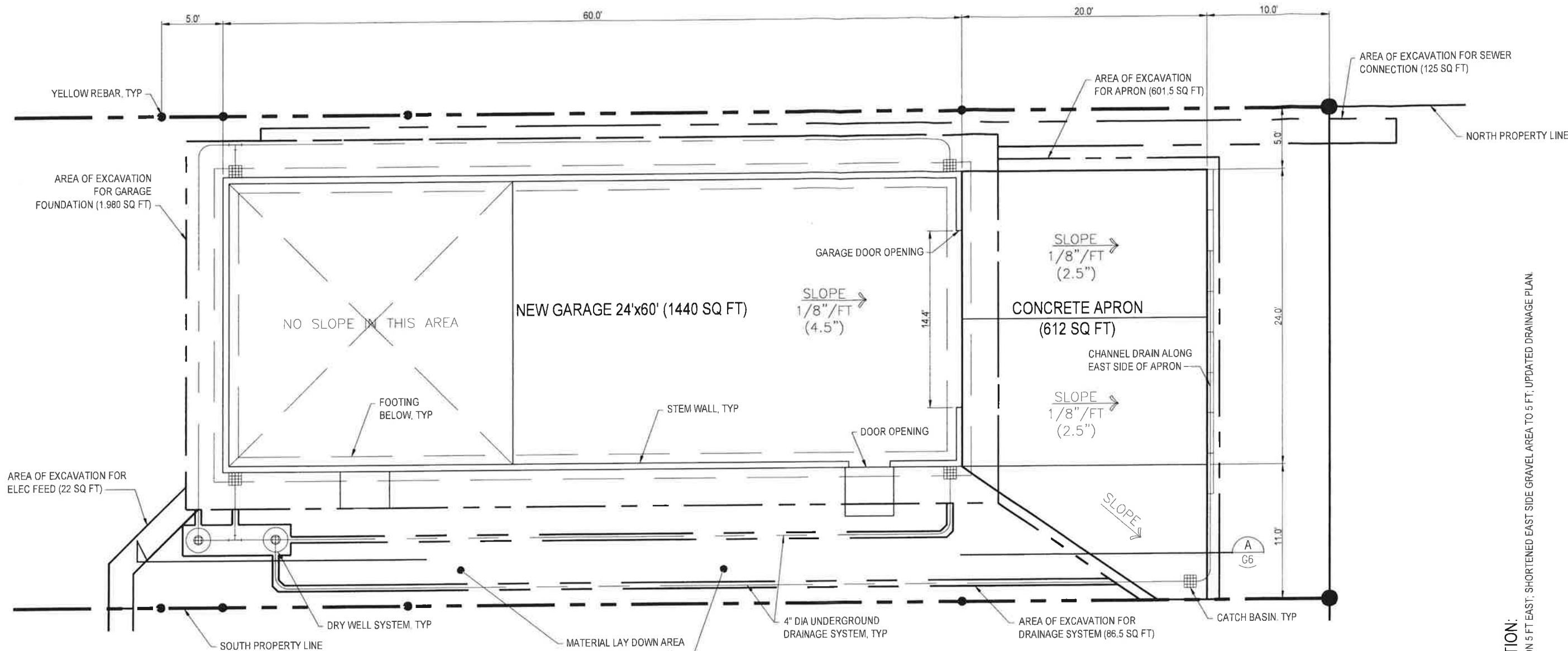
REVISION DESCRIPTION:
A) MOVED GARAGE & APRON 5 FT EAST; SHORTENED EAST SIDE GRAVEL AREA TO 5 FT; UPDATED DRAINAGE PLAN.



REVISIONS		
BY	DATE	BY
A	7/25/24	JMP

OWNER: JOHN PEARSON @ 206-603-6308
BILLING ADDRESS: PO BOX 260
PEARSON 24'x60' GARAGE
SITE ADDRESS: 4106 J LANE
SEAVIEW, WA 98644

Date:
Drawn By:
JMP
Checked By:
Approved By:
JMP
Approved Date:
4-4-2024
Project No.:
2401
Sheet No.:
G5
of 4

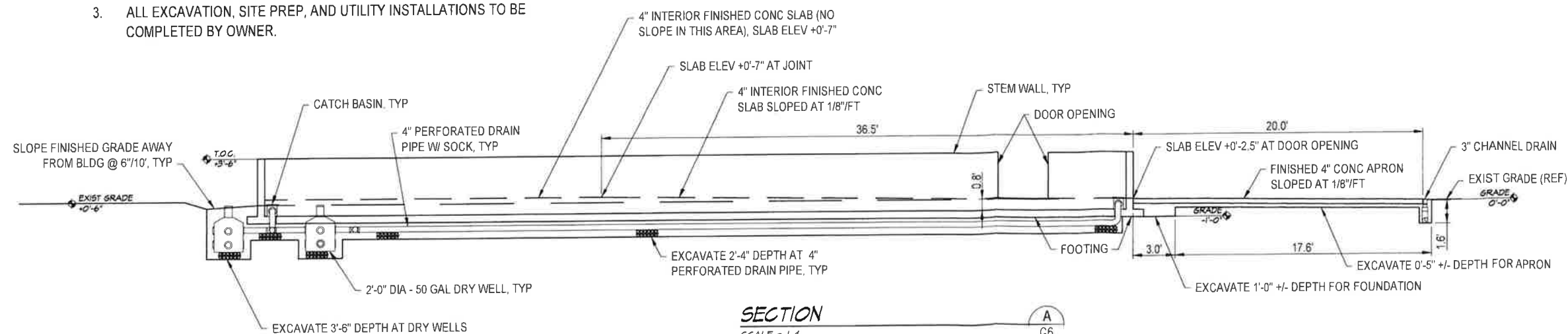


NOTES:

1. TOTAL DISTURBED AREA FOR PROJECT IS 2,815 SQ FT
2. CONCRETE APRON EXCAVATION/POUR AND INSTALLATION OF DRAINAGE SYSTEM TO BE COMPLETED AFTER THE EXTERIOR OF GARAGE HAS BEEN COMPLETED.
3. ALL EXCAVATION, SITE PREP, AND UTILITY INSTALLATIONS TO BE COMPLETED BY OWNER.

ENLARGED DISTURBED AREA SITE PLAN

SCALE = 1:4



REVISION DESCRIPTION:

- A) MOVED GARAGE & APRON 5 FT EAST; SHORTENED EAST SIDE GRAVEL AREA TO 5 FT; UPDATED DRAINAGE PLAN

SITE PLAN
SCALE 1:4

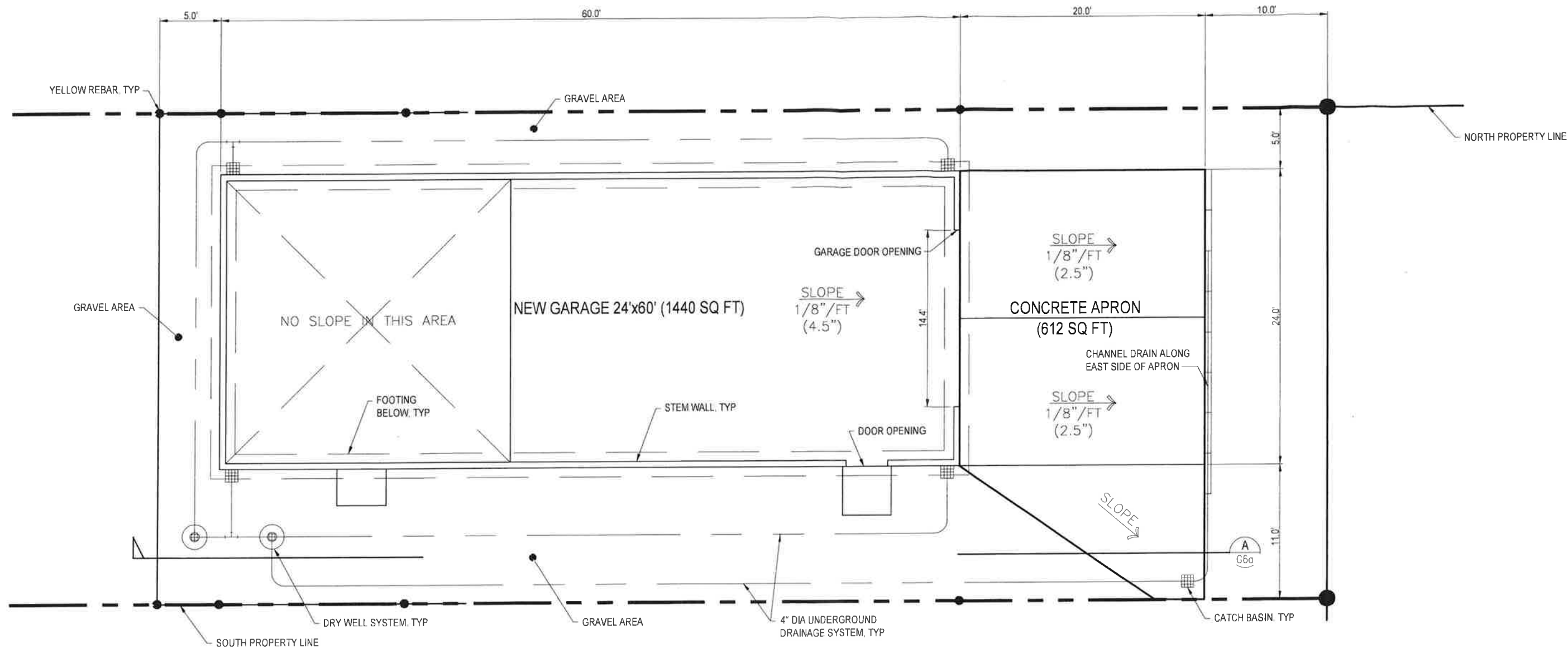
REV	DATE	BY
A	7/25/24	JMP

OWNER: JOHN PEARSON @ 206-683-6308
BILLING: PO BOX 260
ADDRESS: SEAVIEW, WA 98644

PEARSON 24'x60' GARAGE

DATE: 4-4-2024
PROJECT NO: 2401
SHEET NO: 4

Drawn By: JMP
Checked By: JMP
Approved By: JMP
Approved Date: 4-4-2024
Project No: 2401
Sheet No: 4

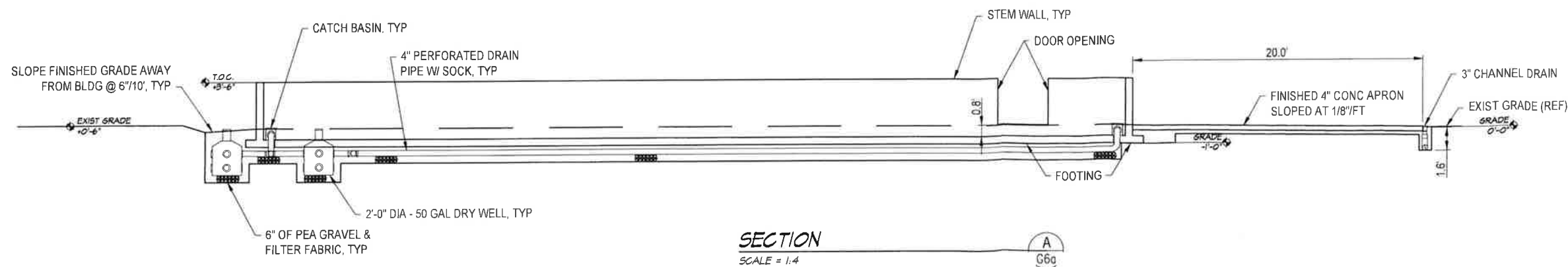


NOTES:

1. 4" SINGLEWALL PERFORATED DRAINAGE PIPE W/ FILTER SOCK TO BE PLACED ON 6" OF PEA GRAVEL & FILTER FABRIC, TYPICAL.
2. 24" DIAMETER DRY WELLS TO BE PLACED ON 6" OF PEA GRAVEL & FILTER FABRIC, TYPICAL.

ENLARGED DRAINAGE SITE PLAN

SCALE = 1:4



SECTION

SCALE = 1:4

SITE PLAN
SCALE 1:4

OWNER: JOHN PEARSON @ 206-683-6308
BILLING: PO BOX 260
ADDRESS: SEAVIEW WA 98644

PEARSON 24'x60' GARAGE
SITE ADDRESS: 4106 J LANE
SEAVIEW WA 98644

Date:
Drawn By:
JMP
Checked By:
JMP
Approved By:
JMP
Approved Date:
1-25-2024
Project No.:
2401
Sheet No.:
G6a
of 4

Name: Pearson

Parcel No.: 10112044628
73026000002

Description: CARL Variance Type II - future garage

License Application No.: _____

Department Review	Date Routed	Action	Action Date	Signature	Comments/Notes
Planning P2400415 C P2400416 CV	6/4	(H)	6/26	ZS	Hold for updated mitigation + site plan - per 6/26 phone call with Cramer
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	320	Variance	1280
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	400	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
6/6/24	\$2095.00

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

Notes:



Development Permit Application

Pacific County Department of Community Development

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

PROPERTY OWNER INFORMATION	<input checked="" type="checkbox"/> Contact Person
Name: <u>John M. PEARSON</u>	
Mailing Address: <u>P.O. BOX 260</u>	
City/State/Zip: <u>SEAVIEW, WA 98644</u>	
Phone: <u>206-683-6308</u> Phone:	
Email: <u>JMP2019@OUTLOOK.COM</u>	

APPLICANT INFORMATION	<input type="checkbox"/> Contact Person
Name: <u>SAME</u>	
Mailing Address:	
City/State/Zip:	
Phone: Phone:	
Email:	

OFFICE USE ONLY
PERMIT FEES:
Issued Date: _____
Issued By: _____
RECEIVED
<u>JUN 5 2024</u>
DEPT. OF COMMUNITY DEVELOPMENT PACIFIC COUNTY, LONG BEACH, WA

DESCRIPTION OF WORK
<u>ERECT A 24'X60' GARAGE CARL Janssen</u>

JOB SITE INFORMATION AND LOCATION <u>73026006062</u>	
Job Site Address: <u>4106 J LANE SEAVIEW</u>	Tax Parcel ID No.: <u>10112044628</u>
Legal Description: <u>101120 028 N 40'; PLUS 1/2 VAC ST.</u>	Township/Range/Section <u>10 N / 11 W / 20</u>
Directions to Site: <u>WEST ON 41ST PL; CONT THRU K STREET TO END OF 41ST; TURN RIGHT</u>	

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: John M. PEARSON

Authorized Signature: John M. Pearson

Date: 04/04/2024

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 02-27-2014



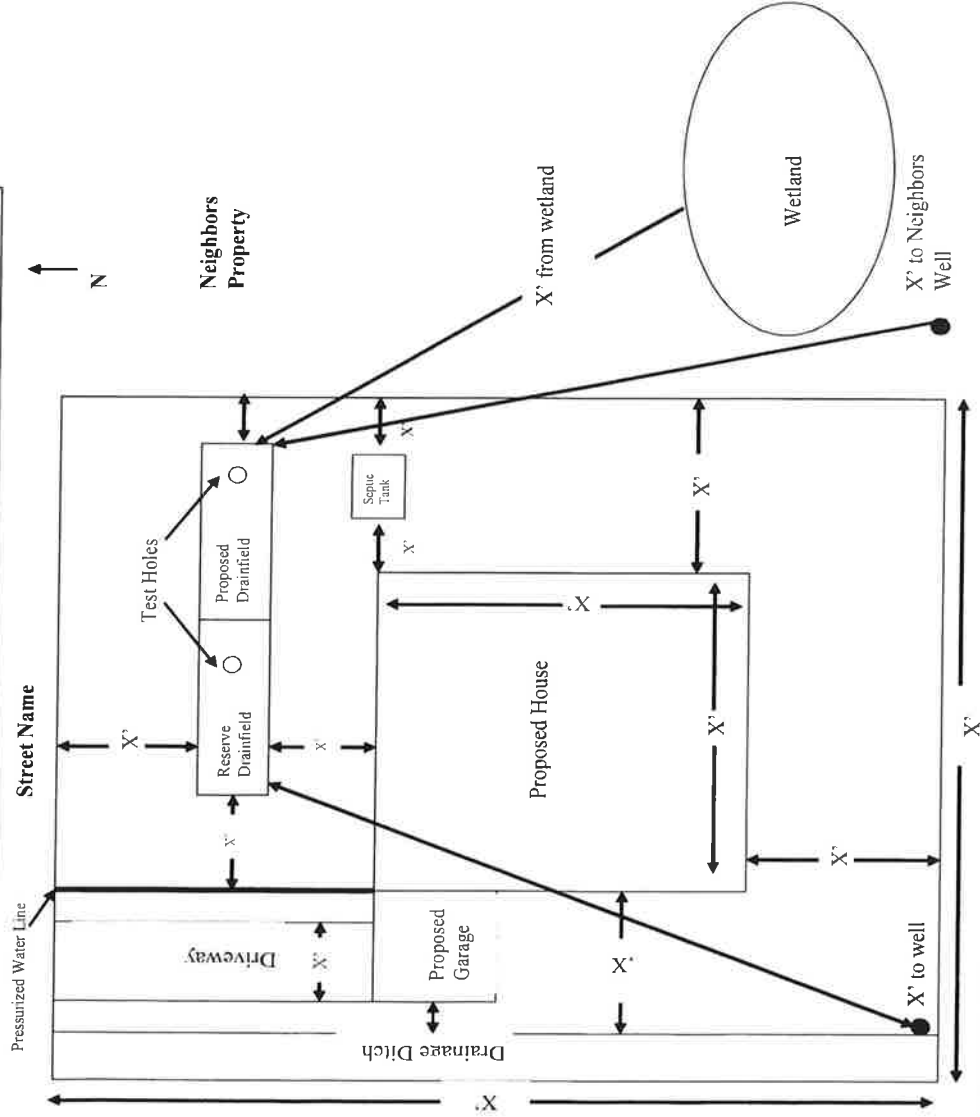
DEPARTMENT OF COMMUNITY DEVELOPMENT

BUILDING • ENVIRONMENTAL HEALTH • PLANNING

Example Site Plan

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

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



Revised 03/27/2019

Site Plan Requirements Checklist

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

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

Parcel No.: 10112044628

A. General Property Information:	
Shown <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
<input checked="" type="checkbox"/>	Property Lines, including dimensions.
<input checked="" type="checkbox"/>	North arrow and site plan scale.
<input type="checkbox"/>	Marine waters, lakes, ponds, streams, creeks and wetlands.

B. Existing Property Improvements:	
Shown <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
<input type="checkbox"/>	Locations and dimensions of all existing structures on the property in relation to property lines.
<input type="checkbox"/>	Location of any existing wells and their 100' well radius.
<input type="checkbox"/>	Location of all existing drainfields on the site including: the locations of existing drainfields on adjacent properties within 100' of any well.
<input checked="" type="checkbox"/>	Location of existing drainage systems.
<input type="checkbox"/>	Location of all existing roads, driveways, utilities, easements, and bridges.

C. Proposed Property Improvements:	
Shown <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
<input type="checkbox"/>	Location and dimensions of all proposed structures with setbacks shown to property lines, other structures, wetlands, etc.
<input type="checkbox"/>	Location of all proposed wells and their 100' well radius.
<input type="checkbox"/>	Location and dimensions of all proposed septic systems including: tanks, drainfields, reserve areas, and pre-treatment units.
<input checked="" type="checkbox"/>	Location and dimensions of all proposed drainage systems.
<input type="checkbox"/>	Location and dimensions of all proposed roads, driveways, parking areas, and utilities.
<input checked="" type="checkbox"/>	Location/extent of all clearing, grading and filling.

Signature: [Signature] Date: 6-5-2024



Land Use Planning Permit Application
Pacific County Department of Community Development
Internet Address: www.co.pacific.wa.us

OFFICE USE ONLY

PROJECT/PROPERTY INFORMATION

Tax Parcel ID #: 10112044628

Project Value:

OWNER/APPLICANT INFORMATION

Owner: John M. Pearson

Applicant:

Contractor:

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

1. List existing improvements and structures: Home, Power, Water & Sewer

2. Is the proposed development one phase of a larger project or larger development? YES

If yes, describe the entire project in detail: 2nd phase will be to apply for building permit.

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.): 30x40

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: 2

E. If activities add more than 10,000 sq. ft. of impervious area (Road projects only). Indicate SF: 2

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



Critical Areas and Resource Lands

Variance Application

Pacific County Department of Community Development

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

OFFICE USE ONLY

PROJECT/PROPERTY INFORMATION

Tax Parcel ID #: 10112044628

Site Address: 4106 J Ln Seaview, WA 98644

OWNER/APPLICANT INFORMATION

Owner: John M. Pearson

Applicant: John M. Pearson

DIRECTIONS: This Variance Application shall accompany a completed Development Permit Application, a Land Use Planning Application, a Pre-Application Waiver (if applicable), a Site Plan Checklist, and a completed and accurate to scale Site Plan and any additional information deemed necessary by Pacific County. Provide all of the requested information and answer the questions as thoroughly as possible. Attach additional information as necessary to support the application.

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED AND WILL BE RETURNED.

Project Description: The proposal is to erect a 24' x 60' garage as noted on attached Site Plan. Infiltration galleries will be located north, west, and south sides of the building as shown to allow infiltration from the proposed building. A concrete apron will allow access to the proposed garage from J Lane to the east. An interdunal Category II wetland has been delineated at the site located approximately 103 feet west of the proposed garage. The proposed building will extend approximately 7 feet (634 SF) into the wetland buffer with an additional 10 feet planned to be graveled and cleared of vegetation to allow stormwater infiltration from the building. The Long Beach Mitigation Bank will be utilized to compensate for proposed wetland buffer impacts. Off-site mitigation using the LBMB will preserve high-value palustrine wetland systems approved by the Department of Ecology for this specific purpose, to compensate for wetland and wetland buffer impacts due to development on the Long Beach Peninsula. Note that the building was originally designed at 70 feet and length rather than 60 ft. However, in order to minimize wetland buffer impacts the proposed building has been reduced to 60 ft in length. The smaller building will accommodate a pickup truck used for towing as well as a boat and trailer. The shorter building will require disconnecting the trailer from the towing vehicle and manually directing the trailer using a tow bar into the building.

Describe the requested variance: A variance to the proposed ordinance is required in order to build the proposed garage which has been reduced in length. The project site parcel is narrow at 40 feet wide (north/south dimension), with no option to utilize buffer width averaging frequently allowed to reduce wetland buffers up to 25% (to 82.5 ft), in similar situations.

What special conditions and circumstances exist that are unique to your site? As mentioned above the project site parcel is narrow and will not accommodate the use of buffer width averaging frequently allowed to reduce wetland buffers up to 25% (to 82.5 ft), in similar situations. The reduced wetland buffer will leave approximately 103 feet from the proposed building to the wetland edge. Soils at the site are excessively drained Westport fine sands and will therefore allow infiltration and natural sand filtration of storm water runoff. Storm water runoff from the proposed garage will be directly infiltrated into soils the majority of which are outside of the wetland buffer area. No contaminants are anticipated to impact water quality of storm water runoff from the building. The current condition of the wetland buffer habitat functioning is marginal (the habitat scored of 4 of 9 possible) with scattered shore pine trees and grasses (American and European dune grasses) common.

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

Are the special conditions the result of your action or those of previous property owners?

No. The special conditions include the narrow project site parcel as well as the Category II wetland located west of the proposed construction area.

If granted, will this variance be a special privilege that is denied by this Ordinance to other lands, structures, or buildings under similar circumstances?

No. Impacts to the wetland will be minimal and as stated above special conditions at the site including a narrow parcel preventing reductions in wetland buffer allowed frequently by the County.

How do the rules and regulations of this ordinance deprive you of rights commonly enjoyed by other properties conforming to the terms of this ordinance?

It's extremely common that Category II wetland buffers be reduced by up to 25%, to 82 1/2 feet. However, buffers adjacent to reduced areas are required to be increased to compensate for the reduction in wetland buffer. For this specific site the increase is not possible due to the 40-foot parcel width. Reductions in the width of the proposed garage are not practicable to achieve the project's ultimate use.

Describe how the variance requested is the minimum necessary to afford relief:

The building is of a size commonly used to store equipment and vehicles. A shorter building would not be functional for the proposed trailer storage and is only useable as proposed by utilizing a trailer tow bar as mentioned above, that will allow manual parking of the trailer in the smaller space.

Describe how the proposed use will not be materially detrimental to the public welfare or contrary to the public interest:

Storm water runoff from the proposed garage will be directly infiltrated into soils the majority of which are outside of the wetland buffer area. Soils at the site are excessively drained Westport fine sands and will therefore allow infiltration and natural sand filtration of storm water runoff. The Category II wetland will not be impacted by the proposed activity and the existing unimpacted buffer will be allowed to grow into a natural condition. No contaminants are anticipated to impact water quality of storm water runoff from the building.

Acknowledgment:

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

Authorized Signature:



Print Name: John M. Pearson

Date: 03/22/2024



Pre-Application Conference Waiver
Pacific County Department of Community Development
Internet Address: www.co.pacific.wa.us

OFFICE USE ONLY

REQUIRED INFORMATION

Tax Parcel ID Number: 10112044628

Property Owner: John M. PEARSON

Applicant: SAME

Phone: 206-683-6308 Fax:

Email: JMP2019@OUTLOOK.COM

Please check the box type(s) of application you are requesting a pre-application conference waiver from.

TYPE II APPLICATIONS

- ☐ Flood Plain Variance
- ☒ Critical Areas & Resources Lands Variance /Viable Use Exception
- ☐ Special Use Permit
- ☐ Short Plat Variance
- ☐ Large Lot Subdivision
- ☐ Residential Shoreline Substantial Development Permit
- ☐ Wetland Mitigation Bank
- ☐ Administrative Variance (11-25%)

TYPE III APPLICATIONS

- ☐ Oysterville Design Review Board
- ☐ Non-residential Shoreline Substantial Development Permit
- ☐ Zoning Variance
- ☐ Conditional Use Permit
- ☐ Binding Site Plan
- ☐ Subdivision
- ☐ Rezone (Site Specific)
- ☐ Vacation/Alteration of a Subdivision

I understand the waiver of a pre-application conference increases the maximum time for review for technically complete status and increases the risk the application will be rejected or processing will be delayed.

Authorized Signature:

Print Name:

John M. PEARSON

Date:

6-5-2024

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

April 1, 2024

Department of Community Development
7013 Sandridge Rd
Long Beach, WA
98631

Attn: Zane Johnson

Subject: Wetland Delineation
4106 J Lane
Parcel No. 10112044628
Seaview, WA

Dear Mr. Johnson,

This letter proposes off-site mitigation for wetland buffer impacts caused the proposed construction of a garage at the above 2-acre parcel. Results of the wetland delineation (see Wetland Delineation dated November 26, 2023) indicate that the wetland adjacent to the project site is a Category II wetland requiring 110-foot buffers for sites larger than one acre in size (Pacific County Ordinance 193; Table 4-1). The buffer (see attached figure) extends beyond the western limit of the proposed building. Included in the buffer impact calculations is an area 10 ft west of the building as vegetation will be kept to a minimum in this area and an infiltration gallery will be added. No direct impacts to the wetland itself are anticipated.

This mitigation plan provides that approximately 1,030 ft² of impacts to wetland buffer will be required for the planned parcel improvement (see attached figure). A proposed concrete apron will provide access to the planned garage from J Lane.

For mitigation of the described area, on-site mitigation by wetland creation or enhancement is not preferred. The proposed off-site mitigation using the Long Beach Mitigation Bank will preserve high valued palustrine wetland systems approved by Department of Ecology for this specific purpose, to compensate for wetland and wetland buffer impacts due to development on the Long Beach Peninsula. The following table utilizes the formula as stipulated in the Long Beach Mitigation Banking Plan to determine the number of credits required to be purchased for full mitigation of the proposed wetland buffer impacts.

Category II (1.2)						
	Square FT	Acres	Cat Multiplier	Sub Total	Buffer Multiplier (0.2 - .50)	Credits
	1030	0.023646	1.2	0.028375	0.35	0.010

As the above table indicates the number of credits required for mitigation for the project is 0.01. The buffer multiplier reflects the current low to moderate functioning of proposed construction areas.

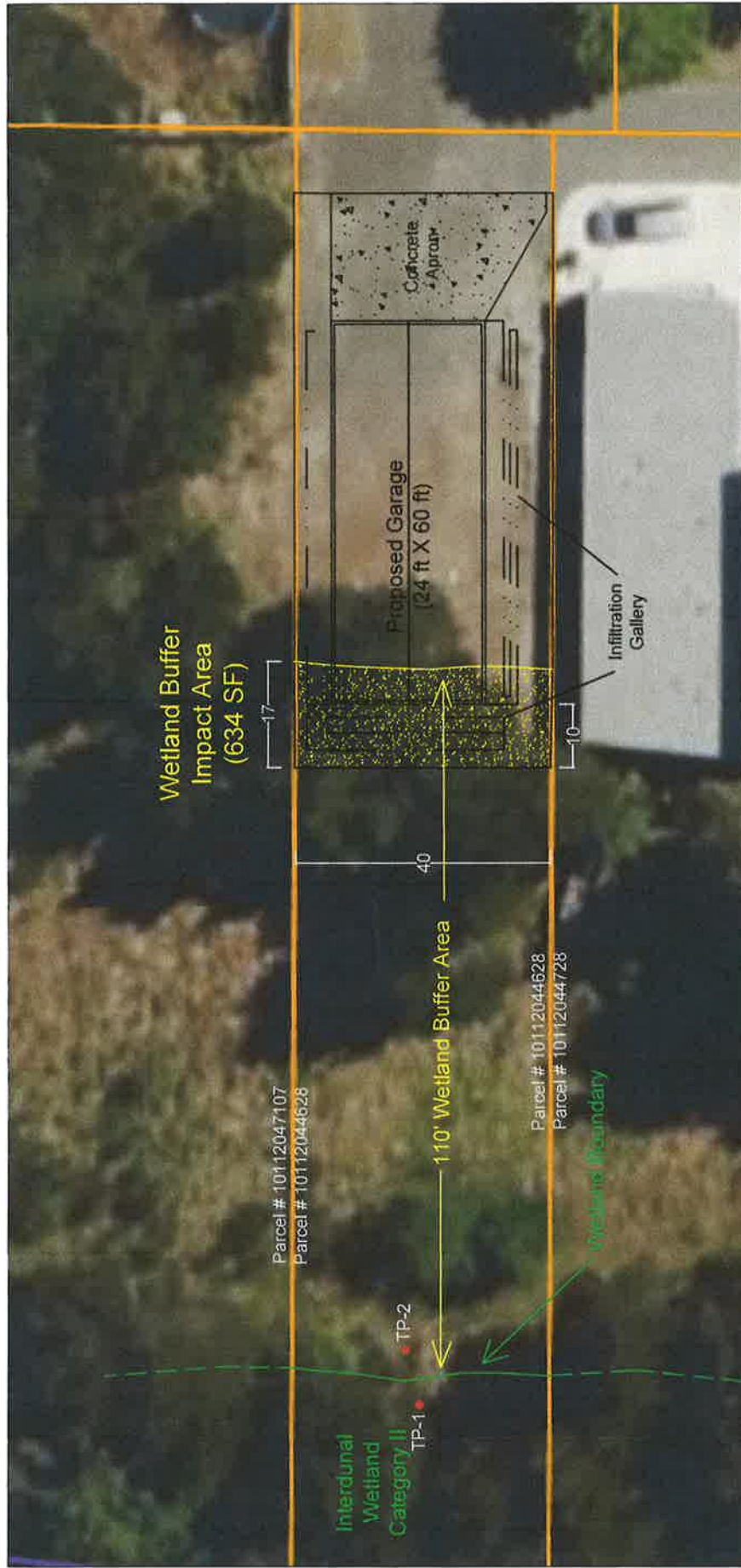
For this project the wetland buffer was marked in the field by red pin flagging. Additional details and documentation including field data sheets and wetland ratings can be found in the Wetland Delineation by CAC dated November 26, 2023.

Thank you for allowing me the opportunity to present this mitigation plan for your review. Please contact me if you have questions or require additional information. See the attached Figure 1 for an illustration of the impacted area and the proposed building.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert S. Bogar", followed by a horizontal line.

Robert S. Bogar, M.S.
Washington State
Licensed Hydrogeologist No. 269



Notes: The interdunal wetland was delineated in the field and flagged with orange "Wetland Delineation" flagging. Flagged locations were captured using a gps device and approximated on the image above. The green line represents the wetland boundary and the yellow lines represent the 110 ft buffer boundary. Approximately 634 SF of wetland buffer will be impacted by the planned construction. The impacted area includes approximately 10 feet adjacent to the building that will be graveled. Construction site soils consist of excessively drained Westport fine sand. The infiltration galleries are shown in their approximate locations.

0' 25' 50'
HORIZONTAL SCALE : 1 inch = 25 ft

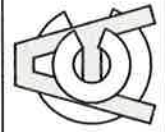
Test Pit No. 1 = TP-1 ●

FIGURE 1: Mitigation Site Plan

Project: Wetland Delineation
Legal: 10112044628
Address: 4106 J Lane, Seaview
County: Pacific County

Field Date: November 3, 2023
Drawing By: RSB/JSM
Drawing Date: April 1, 2024
Report Title: Wetland Mitigation Plan

**Critical
Areas
Consulting**



November 26, 2023

John Pearson
PO Box 160
Seaview, WA
98644

Subject: Wetland Delineation
4106 J Lane
Parcel No. 10112044628
Seaview, WA, 98644

Dear Mr. Pearson,

This report documents a wetland survey conducted on the 2.14-acre Parcel No. 10112044628 of Section 20, Township 10N, Range 11W, Willamette Meridian. This investigation, conducted by Robert S. Bogar of Critical Areas Consulting identified, classified, and delineated a wetland at the project site. This report summarizes observations used to define the current wetland boundaries and the wetland categories and associated buffers utilizing the Washington State Wetland Rating System, Western Washington (October 2014). Site observations in this report were made on November 3, 2023. This wetland delineation is being conducted to allow the construction of a garage and shop on the parcel.

Results of this investigation identified a Category II interdunal wetland requiring a 110 foot buffer for moderate intensity proposed uses (defined as less than one residence per acre). Impacts to the wetland buffer cannot be avoided by the proposed building. Buffer impacts will be mitigated by purchasing offsetting credits from the Long Beach Mitigation Bank. Additional documents will define the planned area of impact and the number of credits to be purchased.

This report utilized the following figures for rating of the identified wetland (see section 2.4 Wetland Hydrogeomorphic Modeling for a discussion of included figures).

- Figure 3 NWI Map using Cowardin classes
- Figure 4 Habitat Map
- Figure 5 Wetlands of High Conservation Value Map
- Figure 6 Priority Habitats and Species Map
- Figure 7 Screen capture of 303(d) waters and TMDL

Investigation Methodology

This investigation utilized methodologies defined in *Corps of Engineers Wetlands Delineation Manual*, January 1987 and in the Regional Supplement. The Regional Supplement recognizes that differences in climate, geology, soils, hydrology, and other factors vary regionally and provides wetland indicators, delineation guidance, and other information specific to the western mountains, valleys, and coastal regions of the Western United States. The project site lies in USDA Land Resource Region (LRR) A - Northwest Forests and Coast and Water Resources Inventory Area (WRIA) 24.

Precipitation

Rainfall data from the National Weather Service Climate Database for Astoria Oregon indicates that rainfall was 78.5% of average for the four months preceding the field investigation. No compensation for decreased rainfall was taken for this investigation.

Observations

Wetlands observed in this investigation were marked with orange wetland delineation flagging. The wetland boundary was well defined and coincided with a break in topography and vegetation changes. Associated wetland buffer boundaries are seen in Figure 1.

Soil

Soils in the upland area are mapped as Westport fine sand (see Figure 2). Westport fine sand soils are listed as hydric soils on the NRCS hydric soils list. One upland test pit was excavated for this investigation above and to the east of the wetland boundary. Observations revealed about 7 inches of clean, grey sand beneath a 1-inch layer of organic sand. From a depth of 8-18 inches the same grey sand was over 40% mottled. One corresponding wetland test pit was excavated below and to the west of the wetland boundary. The wetland test pit exhibited soil mottling within 5 inches of the surface.

Hydrology

The wetland edge is well defined adjacent to a shift in vegetation, topographic gradient and seasonally inundated soils. No compensation for variable rainfall was required to accurately set the wetland boundary.

Vegetation

Herbal wetland vegetation near the western wetland edge consists of *Carex obnupta* (Slough Sedge). Adjacent upland vegetation was typically dominated by *Ammophila*

Critical Areas Consulting

arenaria (European Dune Grass), *Malus fusca* (Pacific crabapple) and stressed *Carex obnupta*. Herbal vegetation near the wetland / upland transition were under *Pinus contorta* (Shore Pine).

Table 1
Site Photographs



Photograph No. 1: View to the west showing the wetland area (near stand of *Pinus contorta*)



Photograph No. 2: View to the north showing the flagged wetland boundary under *Pinus contorta*.

Wetland HydroGeoMorphic (HGM) Modeling

The hydrogeomorphic classification system groups wetlands into categories based on the geomorphic and hydrologic characteristics that control functions. Classes of wetlands include riverine, slope, lake-fringe, tidal fringe, and depressional. The palustrine wetland near the project site is a depressional wetland using the Wetland Rating Form – Western Washington, effective January 1, 2015 (see Appendix B). Site observations of nearby natural habitat features and local and regional habitat functioning (see Figure 5 Habitat Map) were utilized to categorize the wetland. Figures used for wetland categorization include:

- Habitat Map (Figure 4) H 2.0
- Wetlands of High Conservation Value Map (Figure 5)
- Priority Habitats Map (Figure 6) H 3.1
- Water Quality Atlas 303(d) waters (Figure 7) D 3.0

The Washington State Department of Natural Resources (DNR) Natural Heritage Program (NHP) provides data on protected species of plants. Wetlands being assessed by the Washington Wetland Rating System are considered to be Wetlands of High Conservation Value (WHCV; formerly Natural Heritage Wetlands) when they intersect a rare species or a rare or high-quality wetland or riparian community found in the NHP database. As shown in Figure 5, there are no Wetlands of High Conservation Value on or adjacent to the project site.

The habitat value of wetlands is reviewed in a series of questions on pages 13 and 14 of the Wetland Rating Form. According to Department of Ecology guidelines question H 3.1 attempts to characterize values at a broad level by highlighting wetlands that provide habitat for species that are recognized by the State and Federal agencies as having some importance and that are protected by laws and regulations. Washington State Department of Fish and Wildlife identifies species that are protected through their Priority Species and Habitat program. Figure 6 illustrates that the project site does not lie in areas known to provide habitat for or support priority or endangered species.

Section 303(d) of the Federal Clean Water Act establishes a process to identify and clean up polluted waters. Waters whose beneficial uses (such as for drinking, recreation, etc.) are impaired by pollutants are Category 5 polluted waters. The project site and the adjacent wetland are not on the 303(d) list nor does it lie within a mile of any wetland on the 303(d) list.

Results and Conclusions

Results of this investigation suggest that the identified wetland is a Category II interdunal wetland requiring a 110-foot buffer for moderate intensity proposed uses (defined as less than one residence per acre). Impacts to the wetland buffer cannot be avoided during planned construction. Buffer impacts will be mitigated by purchasing offsetting credits from the Long Beach Mitigation Bank. Additional documents will define the planned area of impact and the number of credits to be purchased.

Limitations

This report documents the investigation, best professional judgment and conclusions of the investigator(s). It is correct and complete to the best of our knowledge. It should be considered a Preliminary Jurisdictional Determination of wetlands and other waters and used at your own risk unless it has been reviewed and approved in writing by Pacific County, Washington State Department of Ecology and/or Army Corps of Engineers if required. In addition, estimates of property line locations (septic systems, domestic water wells, etc.) are often made using visual or verbal data. These estimates should be verified by the site owner, surveyor, and/or private contractor independently prior to initiating any construction activity.

Thank you for allowing me to conduct your wetland delineation. Please contact me if you have questions or require additional information.

Sincerely,



Robert S. Bogar
WA Licensed Hydrogeologist
949 14th Street, Astoria, OR
Ph: 360-244-2630
Email: rbogar@gmail.com

Figures



Notes:

The intertidal wetland was delineated in the field and flagged with orange "Wetland Delineation" flagging. Flag locations were captured using a gps device and approximated on the image above. The green line represents the wetland boundary and the yellow lines represent the 110' buffer boundary. Approximately 1,030 SF of wetland buffer will be impacted by the planned construction. Upland soils consist of excessively drained Westport fine sand.

0' 25' 50'
HORIZONTAL SCALE : 1 inch = 25 ft

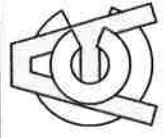
Test Pit No. 1 = TP-1

FIGURE 1: Site Plan

Project: Wetland Delineation
Legal: 10112044628
Address: 4106 J Lane, Seaview
County: Pacific County

Field Date: November 3, 2023
Drawing By: RSB/JSM
Drawing Date: November 29, 2023
Report Title: Wetland Delineation

Critical
Areas
Consulting





Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

Wetlands



This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

November 18, 2023

Wetlands

- | Wetlands | | Other | | Lake | |
|--------------------------------|---|-----------------------------|---|-----------------------------------|---|
| Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland |  | Freshwater Forested/Shrub Wetland |  |
| Estuarine and Marine Wetland |  | Freshwater Pond |  | | |



FIGURE 4: Habitat Map

Project: Wetland Delineation
 Legal: 10112044628
 Address: 4106 J Lane
 City/County: Seaview, Pacific County

Field Date(s): November 3, 2023
 Drawing By: JSM
 Drawing Date: November 18, 2023
 Report Title: Wetland Delineation

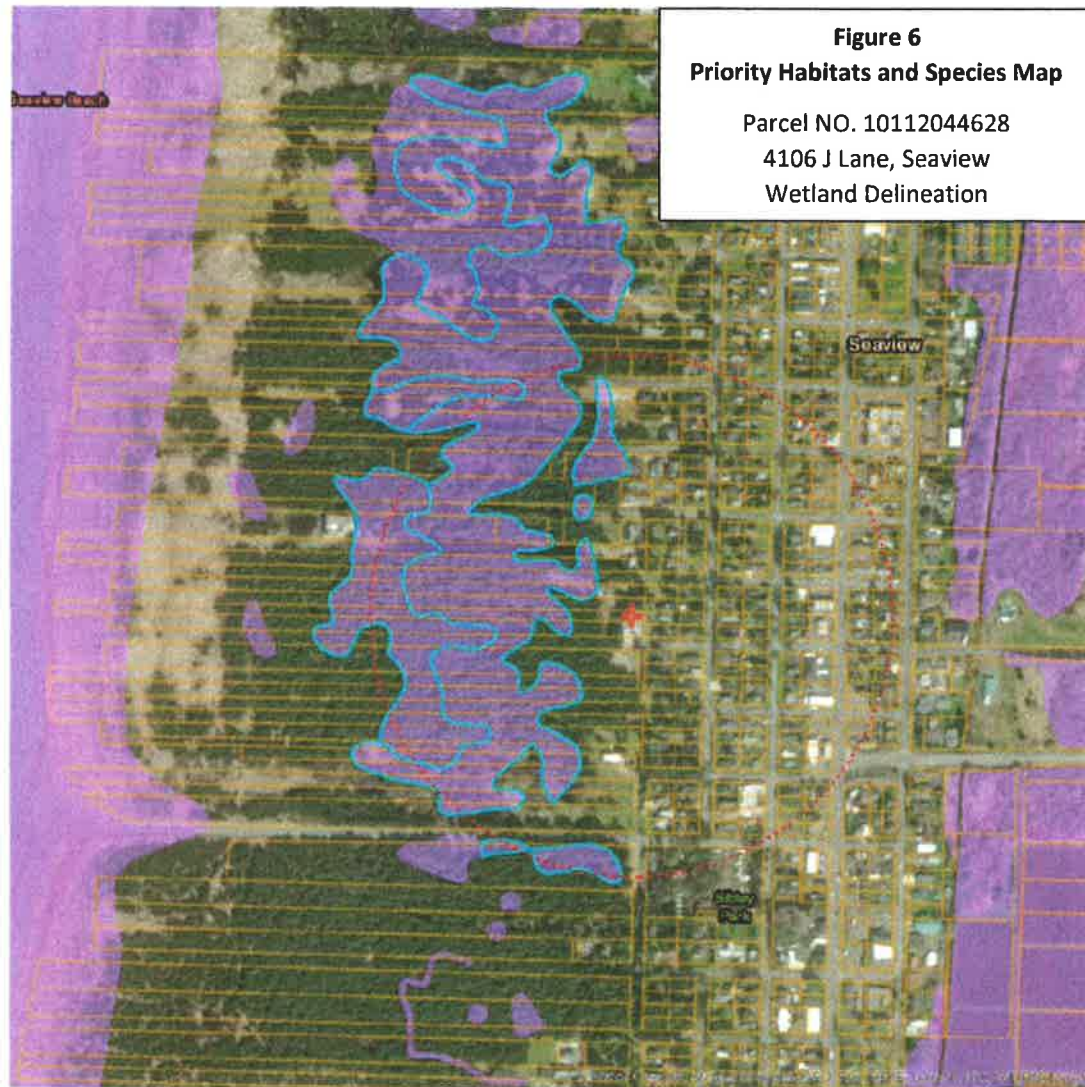
Figure 5
WNHP Map: Rare Plant and
Ecosystem Locations

Parcel NO. 10112044628
 4106 J Lane, Seaview
 Wetland Delineation





Priority Habitats and Species on the Web

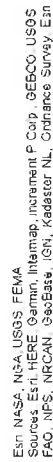


Buffer radius: 1000 Feet

Report Date: 11/21/2023

PHS Species/Habitats Overview:

Occurrence Name	Federal Status	State Status	Sensitive Location
Freshwater Emergent Wetland	N/A	N/A	No
Freshwater Forested/Shrub Wetland	N/A	N/A	No



Appendix A

Wetland Determination

Data Forms (Western Mountains, Valleys, and Coast Region)

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Parcel # 10112044628 City/County: Seaview Sampling Date: 11/3/23
 Applicant/Owner: John Pearson State: WA Sampling Point: TP-1
 Investigator(s): RSB Section, Township, Range: 20,10N, 11W
 Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): none Slope (%): 2%
 Subregion (LRR): A Lat: 46.33266 Long: -124.05844 Datum: Google
 Soil Map Unit Name: Westport Fine Sand NWI classification: None
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u>X</u>	No <u> </u>	Is the Sampled Area within a Wetland?	Yes <u>X</u>	No <u> </u>
Hydric Soil Present?	Yes <u>X</u>	No <u> </u>			
Wetland Hydrology Present?	Yes <u>X</u>	No <u> </u>			

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum	Plot size: <u>20'</u>	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100%</u> (A/B)
1. <u>Pinus contorta</u> (Shore Pine)		60%	Y	Fac	
2. <u> </u>					
3. <u> </u>					
60% = Total Cover					Prevalence Index worksheet: Total % Cover of: <u> </u> Multiply by: OBL species <u> </u> x 1 = <u> </u> FACW species <u> </u> x 2 = <u> </u> FAC species <u> </u> x 3 = <u> </u> FACU species <u> </u> x 4 = <u> </u> UPL species <u> </u> x 5 = <u> </u> Column Totals: <u> </u> (A) <u> </u> (B) Prevalence Index = B/A = <u> </u>
Sapling/Shrub Stratum	Plot size: <u>15'</u>				
1. <u>Malus fusca</u> (Pacific Crabapple)		20%	Y	Fac	
2. <u>Myrica californica</u> (California Wax Myrtle)		10%	N	FacW	
3. <u> </u>					
30% = Total Cover					
Herb Stratum	Plot size: <u>5'</u>				Hydrophytic Vegetation Indicators: <u>X</u> 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u> </u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> 5 - Wetland Non-Vascular Plants ¹ <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Carex obnupta</u> (Slough Sedge)		80%	Y	Obl	
2. <u> </u>					
3. <u> </u>					
4. <u> </u>					
5. <u> </u>					
6. <u> </u>					
7. <u> </u>					
8. <u> </u>					
9. <u> </u>					
10. <u> </u>					
80% = Total Cover					
Woody Vine Stratum	Plot size: <u> </u>				Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>
1. <u> </u>					
2. <u> </u>					
0% = Total Cover					
% Bare Ground in Herb Stratum <u>20%</u>					

Remarks:

Sampling Point: TP-1

HYDROLOGY			
Wetland Hydrology Indicators:			
<u>Primary Indicators (minimum of one required; check all that apply)</u>		<u>Secondary Indicators (2 or more required)</u>	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)	
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)	
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry-Season Water Table (C2)	
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	
<input type="checkbox"/> Sediment Deposits (B2)	<input checked="" type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Geomorphic Position (D2)	
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)	
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> FAC-Neutral Test (D5)	
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)	
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost-Heave Hummocks (D7)	
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)			
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)			
Field Observations:			
Surface Water Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches):	
Water Table Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches):	
Saturation Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches):	
(includes capillary fringe)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches):	
		Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks:			

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Parcel # 10112044628 City/County: Seaview Sampling Date: 11/3/23
 Applicant/Owner: John Pearson State: WA Sampling Point: TP-2
 Investigator(s): RSB Section, Township, Range: 20,10N, 11W
 Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): none Slope (%): 2%
 Subregion (LRR): A Lat: 46.33266 Long: -124.05844 Datum: Google
 Soil Map Unit Name: Westport Fine Sand NWI classification: None
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u> Hydric Soil Present? Yes <u> </u> No <u>X</u> Wetland Hydrology Present? Yes <u> </u> No <u>X</u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>X</u>
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>20'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:	
1. <u>Pinus contorta</u> (Shore Pine)	30%	Y	Fac	Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100%</u> (A/B)	
2. <u> </u>					
3. <u> </u>					
4. <u> </u>					
30% = Total Cover					
Sapling/Shrub Stratum (Plot size: <u>15'</u>)				Prevalence Index worksheet: Total % Cover of: <u> </u> Multiply by: <u> </u> OBL species <u> </u> x 1 = <u> </u> FACW species <u> </u> x 2 = <u> </u> FAC species <u> </u> x 3 = <u> </u> FACU species <u> </u> x 4 = <u> </u> UPL species <u> </u> x 5 = <u> </u> Column Totals: <u> </u> (A) <u> </u> (B) Prevalence Index = B/A = <u> </u>	
1. <u>Malus fusca</u> (Pacific Crabapple)	20%	Y	Fac		
2. <u>Cystisus scoparius</u> (Scotch Broom)	tr	N	NA		
3. <u> </u>					
4. <u> </u>					
20% = Total Cover					
Herb Stratum (Plot size: <u>5'</u>)				Hydrophytic Vegetation Indicators: <u>X</u> 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u> </u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> 5 - Wetland Non-Vascular Plants ¹ <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
1. <u>Carex obnupta</u> (Slough Sedge)	30%	Y	Obl		
2. <u>Ammophila arenaria</u> (European dune grass)	40%	Y	NA		
3. <u> </u>					
4. <u> </u>					
5. <u> </u>					
6. <u> </u>					
7. <u> </u>					
8. <u> </u>					
9. <u> </u>					
10. <u> </u>					
11. <u> </u>					
70% = Total Cover					
Woody Vine Stratum (Plot size: <u> </u>)					
1. <u> </u>					
2. <u> </u>					
0% = Total Cover					
% Bare Ground in Herb Stratum <u>30%</u>				Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>	

Remarks: The *Carex obnupta* (Slough Sedge) was stressed (stunted growth and yellowed leaves). *Ammophila arenaria* (European dune grass) and *Cystisus scoparius* (Scotch broom) are both invasive, non-native species with unavailable wetland indicator statuses.

SOIL

Sampling Point:

TP-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-1	5YR 3/1	100					Organic sand	
1-8	5YR 4/2	100					Sand	
8-18	5YR 4/2	60	5YR 5/8	40	CS	PL	Sand	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

Indicators for Problematic Hydric Soils³:

- | | |
|--|---|
| <input type="checkbox"/> Histosol (A1) | <input type="checkbox"/> Sandy Redox (S5) |
| <input type="checkbox"/> Histic Epipedon (A2) | <input type="checkbox"/> Stripped Matrix (S6) |
| <input type="checkbox"/> Black Histic (A3) | <input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1) |
| <input type="checkbox"/> Hydrogen Sulfide (A4) | <input type="checkbox"/> Loamy Gleyed Matrix (F2) |
| <input type="checkbox"/> Depleted Below Dark Surface (A11) | <input type="checkbox"/> Depleted Matrix (F3) |
| <input type="checkbox"/> Thick Dark Surface (A12) | <input type="checkbox"/> Redox Dark Surface (F6) |
| <input type="checkbox"/> Sandy Mucky Mineral (S1) | <input type="checkbox"/> Depleted Dark Surface (F7) |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4) | <input type="checkbox"/> Redox Depressions (F8) |

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if present):

Type: _____
Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

Secondary Indicators (2 or more required)

- | | | |
|--|---|--|
| <input type="checkbox"/> Surface Water (A1) | <input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) | <input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) |
| <input type="checkbox"/> High Water Table (A2) | <input type="checkbox"/> Salt Crust (B11) | <input type="checkbox"/> Drainage Patterns (B10) |
| <input type="checkbox"/> Saturation (A3) | <input type="checkbox"/> Aquatic Invertebrates (B13) | <input type="checkbox"/> Dry-Season Water Table (C2) |
| <input type="checkbox"/> Water Marks (B1) | <input type="checkbox"/> Hydrogen Sulfide Odor (C1) | <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) |
| <input type="checkbox"/> Sediment Deposits (B2) | <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) | <input type="checkbox"/> Geomorphic Position (D2) |
| <input type="checkbox"/> Drift Deposits (B3) | <input type="checkbox"/> Presence of Reduced Iron (C4) | <input type="checkbox"/> Shallow Aquitard (D3) |
| <input type="checkbox"/> Algal Mat or Crust (B4) | <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) | <input type="checkbox"/> FAC-Neutral Test (D5) |
| <input type="checkbox"/> Iron Deposits (B5) | <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) | <input type="checkbox"/> Raised Ant Mounds (D6) (LRR A) |
| <input type="checkbox"/> Surface Soil Cracks (B6) | <input type="checkbox"/> Other (Explain in Remarks) | <input type="checkbox"/> Frost-Heave Hummocks (D7) |
| <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) | | |
| <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) | | |

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____
Water Table Present? Yes _____ No X Depth (inches): _____
Saturation Present? (includes capillary fringe) Yes _____ No X Depth (inches): _____

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Appendix B
Wetland Rating Forms

Wetland name or number _____

RATING SUMMARY – Western Washington

Name of wetland (or ID #): 4106 J lane Seaview WA Date of site visit: 11/3/23
 Rated by JSM/RSB Trained by Ecology? Yes ☒ No ☐ Date of training _____
 HGM Class used for rating Depressional Wetland has multiple HGM classes? Y ☒ N ☐

NOTE: Form is not complete without the figures requested (figures can be combined).

Source of base aerial photo/map Google

OVERALL WETLAND CATEGORY II (based on functions _____ or special characteristics ☒)

1. Category of wetland based on FUNCTIONS

- _____ Category I – Total score = 23 - 27
 _____ Category II – Total score = 20 - 22
 _____ Category III – Total score = 16 - 19
 _____ Category IV – Total score = 9 - 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
Circle the appropriate ratings				
Site Potential	H M L	H M L	H M <u>L</u>	
Landscape Potential	H M L	H M L	H <u>M</u> L	
Value	H M L	H M L	H M <u>L</u>	TOTAL
Score Based on Ratings			4	4

Score for each
function based
on three
ratings
(order of ratings
is not
important)

9 = H,H,H

8 = H,H,M

7 = H,H,L

7 = H,M,M

6 = H,M,L

6 = M,M,M

5 = H,L,L

5 = M,M,L

4 = M,L,L

3 = L,L,L

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	I II
Wetland of High Conservation Value	I
Bog	I
Mature Forest	I
Old Growth Forest	I
Coastal Lagoon	I II
Interdunal	I <u>II</u> III IV
None of the above	

Wetland name or number _____

SC 4.0. Forested Wetlands

Does the wetland have at least **1 contiguous acre** of forest that meets **one of these criteria** for the **WA Department of Fish and Wildlife's** forests as priority habitats? **If you answer YES you will still need to rate the wetland based on its functions.**

- **Old-growth forests** (west of Cascade crest): Stands of at least two tree species, **forming a multi-layered canopy** with occasional small openings; with at least 8 trees/ac (20 trees/ha) that are at least 200 years of age **OR** have a diameter at breast height (dbh) of 32 in (81 cm) or more.
- **Mature forests** (west of the Cascade Crest): Stands where the largest trees are 80- 200 years old **OR** the species that make up the canopy have an average diameter (dbh) exceeding 21 in (53 cm).

Yes = **Category I** No = **Not a forested wetland for this section**

Cat. I

SC 5.0. Wetlands in Coastal Lagoons

Does the wetland meet all of the following criteria of a wetland in a coastal lagoon?

- The wetland lies in a depression adjacent to marine waters that is wholly or partially separated from marine waters by sandbanks, gravel banks, shingle, or, less frequently, rocks
- The lagoon in which the wetland is located contains ponded water that is saline or brackish (> 0.5 ppt) during most of the year in at least a portion of the lagoon (*needs to be measured near the bottom*)

Yes – Go to SC 5.1 No = **Not a wetland in a coastal lagoon**

Cat. I

SC 5.1. Does the wetland meet all of the following three conditions?

- The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 20% cover of aggressive, opportunistic plant species (see list of species on p. 100).
- At least ¼ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or unmowed grassland.
- The wetland is larger than $\frac{1}{10}$ ac (4350 ft²)

Yes = **Category I** No = **Category II**

Cat. II

SC 6.0. Interdunal Wetlands

Is the wetland west of the 1889 line (also called the Western Boundary of Upland Ownership or WBUO)? **If you answer yes you will still need to rate the wetland based on its habitat functions.**

In practical terms that means the following geographic areas:

- ☒ Long Beach Peninsula: Lands west of SR 103
- Grayland-Westport: Lands west of SR 105
- Ocean Shores-Copalis: Lands west of SR 115 and SR 109

Yes – Go to SC 6.1 No = **not an interdunal wetland for rating**

Cat. I

SC 6.1. Is the wetland 1 ac or larger and scores an 8 or 9 for the habitat functions on the form (rates H,H,H or H,H,M for the three aspects of function)?

Yes = **Category I** No – Go to SC 6.2

Cat. II

SC 6.2. Is the wetland 1 ac or larger, or is it in a mosaic of wetlands that is 1 ac or larger?

Yes = **Category II** No – Go to SC 6.3

Cat. III

SC 6.3. Is the unit between 0.1 and 1 ac, or is it in a mosaic of wetlands that is between 0.1 and 1 ac?

Yes = **Category III** No = **Category IV**

Cat. IV

Category of wetland based on Special Characteristics

If you answered No for all types, enter "Not Applicable" on Summary Form

Wetland name or number _____

These questions apply to wetlands of all HGM classes.

HABITAT FUNCTIONS - Indicators that site functions to provide important habitat

H 1.0. Does the site have the potential to provide habitat?

H 1.1. Structure of plant community: *Indicators are Cowardin classes and strata within the Forested class. Check the Cowardin plant classes in the wetland. Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.*

- ☐ Aquatic bed
☒ Emergent
☒ Scrub-shrub (areas where shrubs have > 30% cover)
☒ Forested (areas where trees have > 30% cover)

4 structures or more: points = 4

3 structures: points = 2

2 structures: points = 1

1 structure: points = 0

If the unit has a Forested class, check if:

- ☐ The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon

2

H 1.2. Hydroperiods

Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (see text for descriptions of hydroperiods).

- ☐ Permanently flooded or inundated
☒ Seasonally flooded or inundated
☐ Occasionally flooded or inundated
☐ Saturated only
☐ Permanently flowing stream or river in, or adjacent to, the wetland
☐ Seasonally flowing stream in, or adjacent to, the wetland
☐ Lake Fringe wetland
☐ Freshwater tidal wetland

4 or more types present: points = 3

3 types present: points = 2

2 types present: points = 1

1 type present: points = 0

2 points

2 points

0

H 1.3. Richness of plant species

Count the number of plant species in the wetland that cover at least 10 ft².

Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle

If you counted: > 19 species

5 - 19 species

< 5 species

points = 2

points = 1

points = 0

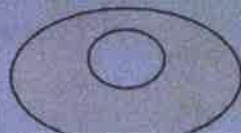
1

H 1.4. Interspersion of habitats

Decide from the diagrams below whether interspersions among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. If you have four or more plant classes or three classes and open water, the rating is always high.



None = 0 points



Low = 1 point



Moderate = 2 points



All three diagrams in this row are HIGH = 3 points



2

Wetland name or number _____

H 1.5. Special habitat features:

Check the habitat features that are present in the wetland. *The number of checks is the number of points.*

- ☐ Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long).
- ☐ Standing snags (dbh > 4 in) within the wetland
- ☐ Undercut banks are present for at least 6.6 ft (2 m) and/or overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m)
- ☐ Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present (*cut shrubs or trees that have not yet weathered where wood is exposed*)
- ☐ At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (*structures for egg-laying by amphibians*)
- ☒ Invasive plants cover less than 25% of the wetland area in every stratum of plants (see H 1.1 for list of strata)

Total for H 1

Add the points in the boxes above

1
6

Rating of Site Potential If score is: 15-18 = H 7-14 = M X 0-6 = L

Record the rating on the first page

H 2.0. Does the landscape have the potential to support the habitat functions of the site?

H 2.1. Accessible habitat (include only habitat that directly abuts wetland unit).

Calculate: % undisturbed habitat 0 + [(% moderate and low intensity land uses)/2] 10.15 = 10.15 %

If total accessible habitat is:

> 1/3 (33.3%) of 1 km Polygon

20-33% of 1 km Polygon

10-19% of 1 km Polygon

< 10% of 1 km Polygon

$$0 + (20.3/2) = 10.15$$

points = 3

points = 2

points = 1

points = 0

H 2.2. Undisturbed habitat in 1 km Polygon around the wetland.

Calculate: % undisturbed habitat 13.2 + [(% moderate and low intensity land uses)/2] 28.9 = 42.1 %

Undisturbed habitat > 50% of Polygon

Undisturbed habitat 10-50% and in 1-3 patches

Undisturbed habitat 10-50% and > 3 patches

Undisturbed habitat < 10% of 1 km Polygon

$$13.2 + (57.8/2) =$$

points = 3

points = 2

points = 1

points = 0

H 2.3. Land use intensity in 1 km Polygon: If

> 50% of 1 km Polygon is high intensity land use

≤ 50% of 1 km Polygon is high intensity

points = (-2)

points = 0

Total for H 2

Add the points in the boxes above

Rating of Landscape Potential If score is: 4-6 = H X 1-3 = M < 1 = L

Record the rating on the first page

H 3.0. Is the habitat provided by the site valuable to society?

H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? Choose only the highest score that applies to the wetland being rated.

Site meets ANY of the following criteria:

points = 2

— It has 3 or more priority habitats within 100 m (see next page)

— It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists)

— It is mapped as a location for an individual WDFW priority species

— It is a **Wetland of High Conservation Value** as determined by the Department of Natural Resources

— It has been categorized as an important habitat site in a local or regional comprehensive plan, in a

Shoreline Master Plan, or in a watershed plan

Site has 1 or 2 priority habitats (listed on next page) within 100 m

points = 1

points = 0

Site does not meet any of the criteria above

Rating of Value If score is: 2 = H 1 = M X 0 = L

Record the rating on the first page

SECTION 12 – RESTRICTED RESIDENTIAL DISTRICT (R-1)

A. INTENT

The Restricted Residential District is established to promote and protect the single-family character of selected developed or developing neighborhoods. It is the intent of the District to protect and stabilize property values by restricting the type of housing and limiting the range of current use patterns in order to provide for a wholesome home environment free of traffic congestion, noise and incompatible land uses. The Restricted Residential District encompasses the higher value lands along the Pacific Ocean and Willapa Bay where stick built/site built housing is the housing style of choice. This District also includes areas of smaller residential lots in conventional subdivisions where a variety of housing options are available, and which are served primarily by on-site sewage disposal systems and community water systems.

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. Temporary Recreational Vehicle use that meet the standards in Subsection 21.I, Recreational Vehicle Usage, Occupancy and Storage.
3. 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.
4. 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, 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. Level 1, 2 and 3 electric vehicle charging stations.
 1. 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. Home occupation uses that meet the standards contained in Subsection 21.K, Home Occupations.
3. Cluster developments that meet the standards contained in Subsection 21.Q, Cluster Developments.
4. In-home family or child day care.
5. Bed & Breakfast establishments that meet the standards contained in Subsection 21.M, Bed and Breakfast Facilities.
6. 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. Churches, community centers, schools, day care centers, pre-school centers, public parks, church affiliated campgrounds, campgrounds operated by a non-profit organization, and youth camps.
2. 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. Any use or activity similar in nature, usage, and impacts to a listed conditional use.

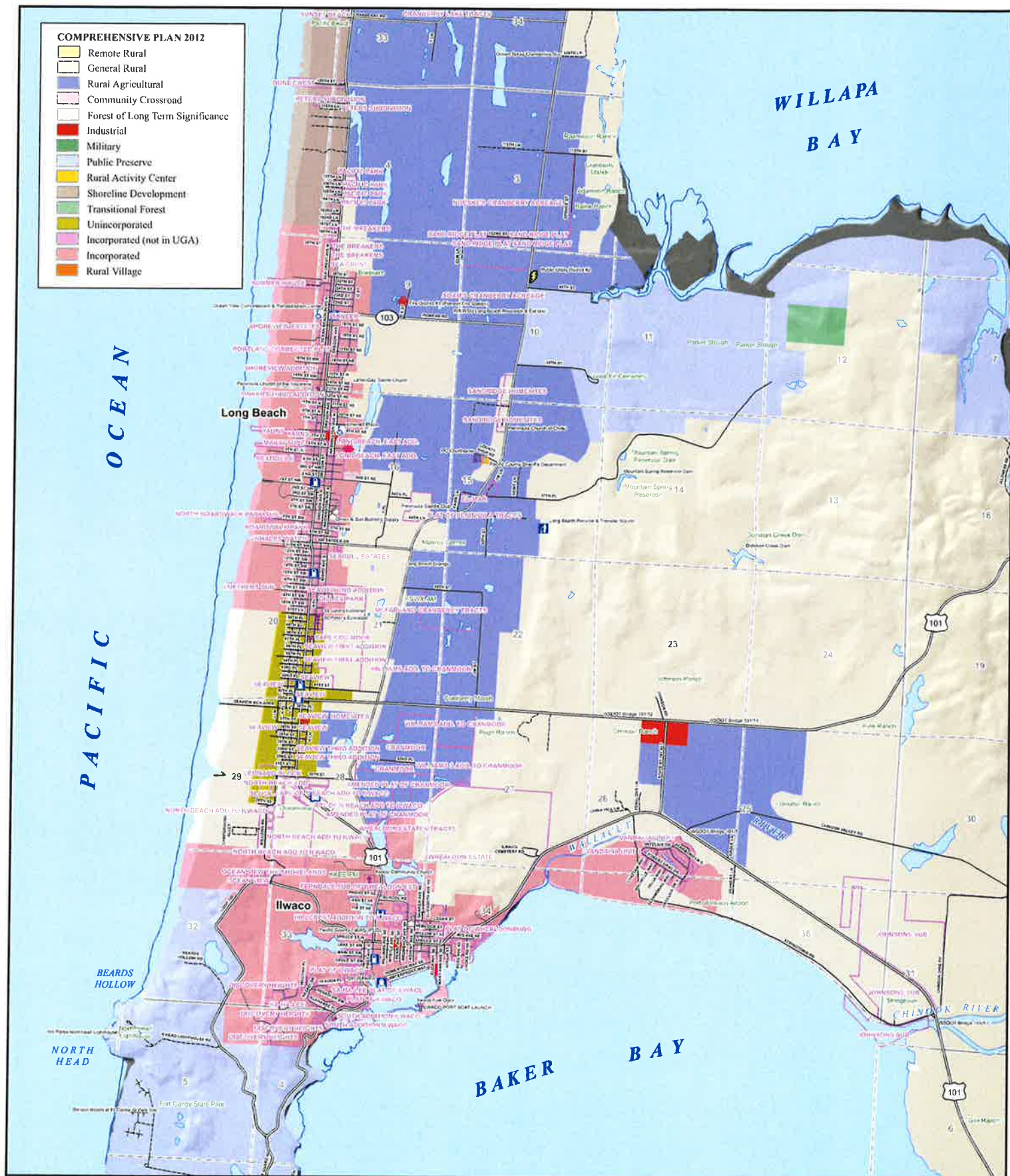
F. PROHIBITED USES:

1. 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.
2. New Bed and Breakfast facilities are specifically prohibited in the Restricted Residential (R-1) land use district within the Seaview Urban Growth Area as delineated in the Pacific County Comprehensive Plan. NOTE: All existing and permitted Bed and Breakfast facilities operating as of March 8, 2011 within the Restricted Residential (R-1) land use district in the Seaview Urban Growth Area, are considered "grandfathered non-conforming uses" and are subject to the non-conforming use provisions contained within Section 26.

3. New Vacation Rentals are specifically prohibited in the Restricted Residential (R-1) land use district. NOTE: All existing and currently licensed Vacation Rentals operating as of September 8, 2020, within the Restricted Residential (R-1) land use district, are considered “grandfathered nonconforming uses” and are subject to the nonconforming use provisions contained within Section 26. Upon the sale of real property, short term vacation rentals licenses are deemed null and void, and licenses are non-transferrable.

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 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. Other uses and buildings – twenty (20) feet from all property lines.
8. Building Height. The maximum building height for all structures is thirty-five (35) feet, unless Section 19, Wind Energy Systems, or Section 22, Wireless Communication Facilities, applies.



SCALE: 1:24,000

Legend

<ul style="list-style-type: none"> Airport Class C Assisted Living Center Boat Launch Camp Chamber of Commerce Church Clinic Port 	<ul style="list-style-type: none"> Emergency Management Fire Department Gasoline Station Grange Hall Hatchery Hospital School 	<ul style="list-style-type: none"> Library PC Courthouse PC DCD PC Sheriff PC Shop PUD Park Transfer Station 	<ul style="list-style-type: none"> State Patrol Telephone Company Transit System Wastewater Plant Water Treatment Plant City Limits Township Line Section Line 	<p>Roads</p> <ul style="list-style-type: none"> Lanes Highways County Roads Minor Collectors Local Access Roads City Streets Flat Boundaries 	<p>Hydrology</p> <ul style="list-style-type: none"> Type One Type Two Type Three Type Four
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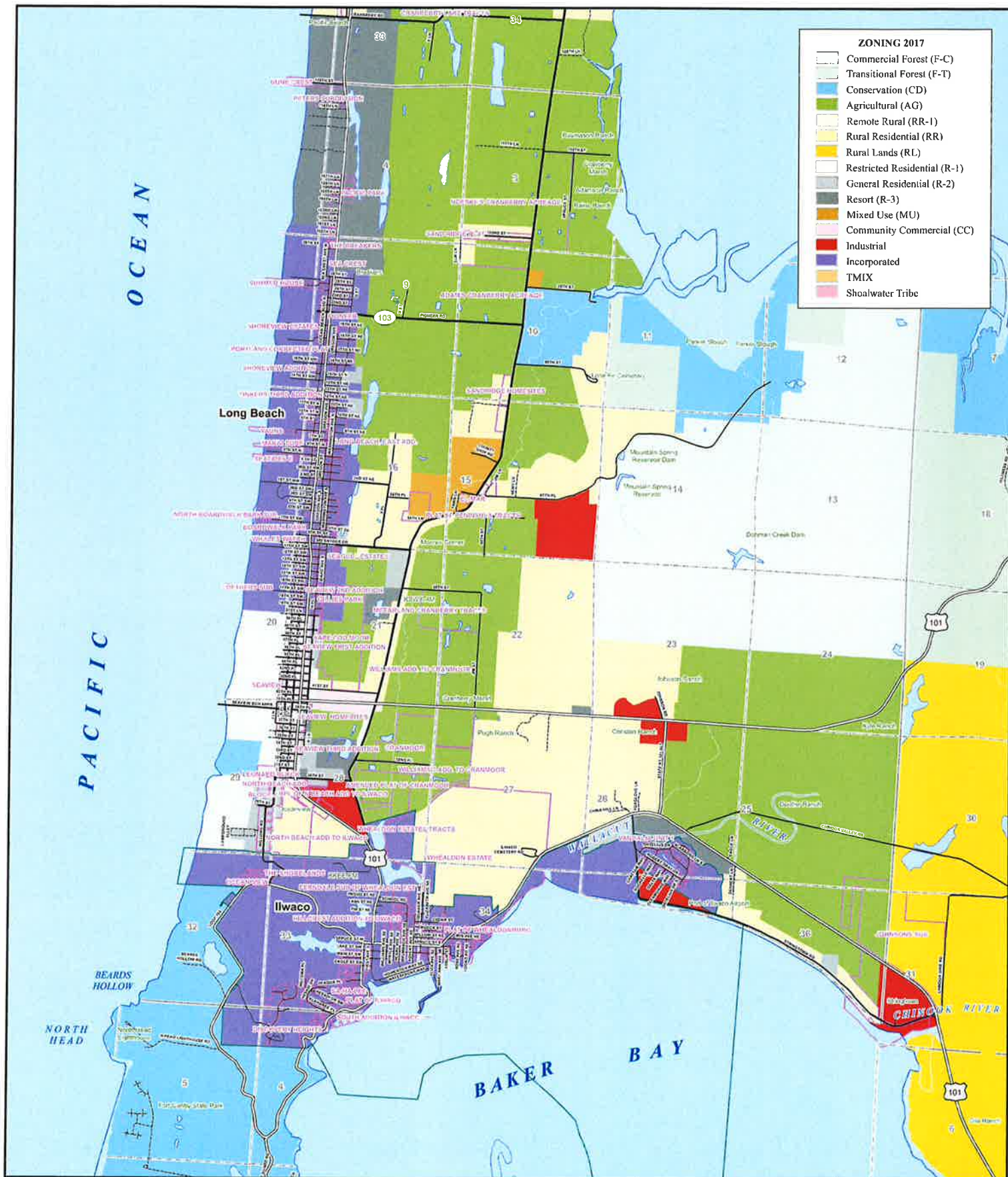
Pacific County
Department of Public Works
Geographic Information System

300 Memorial Drive
P.O. Box 60
South Bend, WA 98586
Phone: (509) 676-3555

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

Comprehensive Plan Map

T. 10 N., R. 11 W.



- ZONING 2017**
- Commercial Forest (F-C)
 - Transitional Forest (F-T)
 - Conservation (CD)
 - Agricultural (AG)
 - Remote Rural (RR-1)
 - Rural Residential (RR)
 - Rural Lands (RL)
 - Restricted Residential (R-1)
 - General Residential (R-2)
 - Resort (R-3)
 - Mixed Use (MU)
 - Community Commercial (CC)
 - Industrial
 - Incorporated
 - TMIX
 - Shoalwater Tribe

Legend

- | | | | | | |
|---|---|--|--|--|---|
| <ul style="list-style-type: none"> ✈ Airport Class C 🏠 Assisted Living Center 🚢 Boat Launch 🏕 Camp 🏢 Chamber of Commerce ⛪ Church 🏥 Clinic ⚓ Port | <ul style="list-style-type: none"> 🚒 Emergency Management 🌳 Fairgrounds 🔥 Fire Department ⛽ Gasoline Station 🏪 Grocery Store 🏥 Hospital 🎓 School | <ul style="list-style-type: none"> 📖 Library 🏠 PC Courthouse 🏠 PC DCD 👮 PC Sheriff 🏠 PC Shop 🏠 PUD 🏠 Park 🚉 Transfer Station | <ul style="list-style-type: none"> 🚓 State Patrol 📞 Telephone Company 📡 Transak System 🏠 Wastewater Plant 🏠 Water Treatment Plant 🏠 City Limits 🏠 Township Line 🏠 Section Line | <p>Roads</p> <ul style="list-style-type: none"> — Lanes — Highways — County Roads — Minor Collectors — Local Access Roads — City Streets — Plat Boundaries | <p>Hydrology</p> <ul style="list-style-type: none"> — Type One — Type Two — Type Three — Type Four |
|---|---|--|--|--|---|



Pacific County
Department of Public Works
Geographic Information System

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Phone: (509) 875-0560

This 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.

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 CARL Variance

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 August 5th, 2011 according to Ordinance No. 177. A picture of this posting is attached to this affidavit.

Property Parcel No.: 1018044628 + 73026006002

Dated this 5th day of August, 2011



Signature of Administrator

PUBLIC NOTICE
Critical Areas Variance Hearing

NOTICE IS HEREBY GIVEN that John Hansen is requesting a variance to Pacific County Critical Areas Ordinance 160, pursuant to PUDC01618. The applicant is requesting to construct approximately 876 square feet of a Category I wetland buffer in order to construct a 2x4x8 ramp. A large portion of the garage will extend outside of the buffer. The applicant will be placing 10 feet of the building side the buffer. The proposed new structure will be subject to all existing setbacks from the Long Beach Wetlands Bank as it is 1-2 x 4 ft stream.

The property is located at #708 S.E. Salmon, Washington. The County Assessor's Parcel number is 54111900000. It is zoned RSD-1, owner title holder J.C. Hansen. It is Map/Jurisdiction 11, sheet 2nd, Pacific County, Washington.

The following features will have the following applications: PUDC01618 & PUDC01619 on Figure "B" which are shown at the following link:
<http://www.pacificcountygov.com>. This can also be viewed by going to the web site or you can call the number (509) 833-0873. A 1st hearing was scheduled for the hearing 8/1/2008 at 10am. This may either attend the hearing in person in Conference Room B located at the Long Beach County Building located at 720 N. Washington St. in Long Beach WA. Hearings can begin at 10:00 p.m. or directly thereafter, you will be kept continuously. Any person wishing to request 10% of the money due one another in meeting to be notified of the action taken by this application should notify John Hansen, Planner with the Pacific County Department of Community Development, Planning, Engineering, and Surveying, 600 West 1st Street, by August 10, 2008 or by notifying of the permit hearing. To send the application packet please email me at jahansen@pcwa.gov.

Comments will publicly be available at:

Accessible to people with hearing impairments or those individuals for people with visual impairment on the grounds at the public viewing if requested. The Pacific County Board of General Administration shall make a report. The type of service is: (1) Not Available, hearing (2) Public County Department of General Administration, P.O. Box 5, South Astor, Washington County, United States.

NOTICE IS HEREBY GIVEN that John H. Hansen, is requesting a variance to Pacific County Urban Area Ordinance 108, passed on 04/20/2016. The applicant is requesting to allow approximately 500 square feet of a Category 1, surface buffer in order to install a 24,000-gallon storage tank. A large portion of the storage will be placed outside of the buffer. The applicant will be installing 10 feet of the building into the buffer. The proposed site layout will be reviewed by the Planning Commission for the Long Beach Municipal Park at 1-12-16 10:00am.

The property is located at 4700 S.A. in Bakersfield, California. The County Assessor's Parcel number is 0110000000 & 0110000001, parcel with Section 20, Township 11 North Range 11 East, West, Pacific County, Washington.

[illegible]

insurance for people with existing musculoskeletal or visual impairment for people with visual impairment can be provided at the public hearing if necessary. The Pacific County, based on the Pacific Administrative Unit, will provide a number of the type of services for 1995 that would be needed. Contact the Pacific County Department of Social Administration, P.O. Box 3, South Bend, Washington 98586. (509) 875-4000.

PUBLIC NOTICE Critical Areas Variance Hearing

NOTICE IS HEREBY GIVEN that John Pearson is requesting a Variance to Pacific County Critical Areas Ordinance 183, permit No. 175432416. The applicant is proposing to construct approximately 870 square feet of a Category 3 wetland buffer in order to construct a 24'x50' garage. A large portion of the garage will be placed outside of the buffer. The applicant will be placing 25 feet of the building into the buffer. The proposed new projects will be required to be purchased credits from the Long Beach Mitigation Bank at a 1:1.2 x 0.05 ratio.

The property is located at 4108 J.C. in Seaside, Washington. The County Assessor's Parcel number is 1011204400 & 7300000000, located within Section 20, Township 13 North, Range 11 West, 11th M., Pacific County, Washington.

The Hearing Examiner will hear the following applications: 17040415 & 17040416 on August 19th, 2024 via video at the following link: <https://zoom.us/j/202124451>. You can join the meeting by going to this link or you can call in using the number +12537186787, 1st (toll-free) and among the Meeting ID: 3080186818. The meeting starts the hearing in person at Seaside High School, 4000 1st St., Seaside, WA. Hearings will begin at 2:00 p.m. on shortly thereafter and will be held consecutively. Any person desiring to present the or her views on this matter or speaking in the context of the action taken on the application should notify John Pearson, Pearson & the Pacific County Department of Community Development, 1011 North 7th St., Long Beach, WA 98601 or writing by August 19th, 2024 or by speaking at the public hearing. To view the application please email: john.pearson@pcwa.gov, 509.833.1000.

Intergovernmental for records with hearing transcripts or legal information for people with visual impairments can be provided at the 2024 hearing if necessary. The Pacific County Department of Community Development shall receive a request for the type of information (PDF, audio, braille, etc.) needed. Contact the Pacific County Department of Community Development, P.O. Box 8, Seaside, Washington 97138 (509) 833-1000.

[illegible]

The property is located at 4100 E. 14th, in Spokane, Washington. The County Assessor's Parcel Number is 101-0040000 & 152000000. Assessor's Office Section 20, Township 10 North, Range 11 West, 3rd E.M. Pacific County, Washington.

[illegible]

Intendments for people with hearing impairments or severe intellectual disability who cannot communicate can be provided at the public hearing if necessary. The Pacific County Department of Community Development has received a request for this type of service per 1911 which defines the hearing. Contact the Pacific County Department of Community Development, P.O. Box 8, South Beach, Washington 98586, (360) 275-5334.