PUBLIC NOTICE
Special Use Permit

NOTICE IS HEREBY GIVEN that Cory Jones – Beach to Bay Getaways LLC (applicant) is requesting a Special Use Permit, application No. P2400438, submitted June 13th,2024, and determined to be technically complete by September 20th, 2024. The applicant is proposing to operate an existing single-family residence as a short-term vacation rental within the Rural Residential (R-R) Zoning District of Pacific County.

The property is located at 27215 W St. in Ocean Park, Washington. The County Assessor's Parcel number is 75015037013; located within Section 28, Township 12 North, Range 11 West, W.M., Pacific County, Washington.

The Hearings Examiner will hear the following application: P2400438 on October 9th, 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 the end of the day on October 8th, 2024 or by testifying at the public hearing. To view the complete application packet please visit our website at; http://www.co.pacific.wa.us/dcd/public_notices.htm.

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

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

DATE: October 9th, 2024

TO: Eric Weston, Hearings Examiner

FROM: Zane Johnson, Sr. Planner

RE: SPECIAL USE PERMIT No. P2400438 submitted by Cory Jones – Beach to Bay Getaways LLC (applicant) (Tax Parcel ID No. 75015037013).

BACKGROUND INFORMATION:

Owner / Applicant: Cory, Elsa & Susan Jones (owners) & Cory Jones – Beach to Bay Getaways LLC (applicant)

Tax Parcel ID No.: 75015037013

Permit Application No.: P2400438

Request: The applicant is requesting a Special Use Permit to authorize the use of an existing one (1) bedroom residence as a short-term vacation rental within the Rural Residential (R-R) Zoning District. Section 11 of Pacific County Ordinance No. 194, Zoning, requires this to be processed as a Type II review as a Special Use Permit.

Findings of Fact:

Location: The property is located at 27215 W St. in Ocean Park, Washington. The County Assessor's Parcel number is 75015037013; located within Section 28, Township 12 North, Range 11 West, W.M., Pacific County, Washington.

Property Location:

Subject Location:

Site Characteristics: The residence is located on a 0.13-acre lot. The lot is flat and there are some pine and cedar trees on the North and South sides of the property that help screen the property from the neighbors. There is currently a 4-foot-tall fence that encloses the property.

The residence is an existing 1-story residence built in 1967 and remodeled in 2023. There is available off-street parking for up to two (2) vehicles. The property is accessed via a private driveway off of W Street.

Adjacent Land Uses: The surrounding properties are a mixture of vacation lots and full-time residences. There are several residences nearby as well as several undeveloped lots, some of which are used for temporary RV usage. There are no other licensed short term vacation rentals within 300 feet of the subject property at this time.

Comprehensive Plan: The residence is located in a General Rural comprehensive plan designation. The primary purpose is described in the Pacific County Comprehensive Plan (2020) as:

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

Land Use (Zoning) Designation: The project site is located in a Rural Residential Land Use District (R-R). Vacation Rentals (Transient Lodging/Short-Term/Vacation Rentals) are permitted in the R-R land use district as a Special Use.

Critical Areas and Resource Lands: The proposed vacation rental does not impact any Critical Areas or Resource Lands as there are no modifications to the existing residence requested with this application. The current proposal is consistent with the intent of the Pacific County Critical Areas and Resource Lands Ordinance.

Analysis:

The applicant is requesting a Special Use Permit to establish a short-term/vacation rental within an existing one (1) bedroom single family residence. If the application is approved, the license will belong solely to the owners/applicants and is not transferable to any other party.

SHORT TERM VACATION RENTALS. Vacation Rentals are permitted as specified for each of the different Land Use Districts, subject to the following regulations:

1. Density. Within the R-2 and R-R zoning districts, vacation rentals must have a radius of greater than or equal to three hundred feet (300'), as measured from all property lines. Special conditions or circumstances cannot be applied for to allow relief from this standard.

2. License Requirement. In addition to the underlying Land Use District permitting and process requirements, an owner shall obtain a revocable vacation rental

annual license from Pacific County whenever a dwelling unit is to be used for vacation rental purposes and shall comply with the following:

a. A vacation rental license shall be obtained from Pacific County prior to using the dwelling unit as a short-term vacation rental;

b. The vacation rental license shall be renewed annually;

c. The vacation rental license is non-transferable. If the property is sold, the new owner will need to re-apply for both the vacation rental license and the underlying vacation rental permit;

d. At the time of initial vacation rental license application, the owner of record shall demonstrate that the vacation rental is registered as a business with the State of Washington and that a State Business License and Unified Business Identifier (UBI) number have been issued for the vacation rental. The owner shall also certify that all applicable lodging taxes will be paid and shall provide proof of general liability insurance for use of the residential structure as a vacation rental;

e. Satisfactory completion of a life/safety inspection performed by the Pacific County Building Division prior to the issuance of the initial license and/or permit;

f. Satisfactory completion of an Operations & Maintenance (O&M) inspection of any existing on-site sewage disposal system (septic) prior to the initial vacation rental license issuance and every three years thereafter, or more frequently as determined by the Pacific County Health Officer;

g. The Pacific County vacation rental license shall be prominently and permanently displayed inside the unit near the front entrance of the vacation rental and shall list the following:

    1. The name, address and phone numbers of the property owner and/or the designated property manager.

    2. The name and phone number of the local point of contact who must reside within one (1) hour (travel time) from the site address of the vacation rental.

    3. The maximum occupancy for the vacation rental;

    4. Identification and location of parking spaces available;

    5. A statement regarding how the parking standards are to be met;

6. A statement that occupants are to respect adjoining property owners by adhering to quiet hours from 10 p.m. to 8 a.m., and refrain from trespassing, littering or parking on adjoining properties;

7. A statement regarding how garbage removal is to be conducted;

8. A statement identifying emergency procedures the occupants are to follow in case of an emergency;

9. A statement that occupants, owners and managers of this vacation rental are subject to civil penalties for violating this Ordinance; and

10. A statement that the license to operate this vacation rental may be revoked for violations of these rules.

h. If the terms of the vacation rental license are not met, the license may be revoked and the property owner may be subject to penalties per Pacific County Ordinance No. 165, or any amendments thereto.

3. Occupancy Limits. No more than two (2) overnight occupants per bedroom, plus two (2) additional overnight occupants, shall be accommodated at any one time, e.g., a one-bedroom cabin would be allowed four overnight occupants while a two-bedroom cabin would be allowed six total overnight occupants. The total number of occupants temporarily residing in a vacation rental shall not exceed 10 at any one time and includes all occupants over the age of two (2). The maximum number of occupants cannot be advertised to exceed permitted occupancy. Occupancy limits cannot be increased by mitigation through a Special Use or Conditional Use process.

4. Appearance. The exterior of the building(s) shall retain a residential appearance with house numbers maintained on the front of the building and visible from the street or road. No junk or garbage shall be allowed to accumulate in any yards and all vehicles shall park in designated parking areas.

5. The vacation rental shall be operated in a way that will prevent disturbances to neighboring properties not typical of a residential neighborhood, including, but not limited to, loud music, loud noises, excessive traffic, loud and uncontrolled parties, junk/debris/garbage accumulation in the yards, trespassing, barking dogs, or excess vehicles, boats or recreational vehicles parked in the streets in front of the unit.

6. Garbage. Provisions shall be made for garbage removal during rental periods and said provisions shall be documented in the property management plan. Proof of said service shall be provided on request by Pacific County. Any complaints regarding littering or garbage shall be resolved immediately.

7. Pets. Pets shall be secured at all times while on the property. Nuisance barking by pets is prohibited. Horses are allowed to be kept on Rural Residential (RR) zoned properties.

8. Phone Service. The vacation rental shall have a "land line" with local phone service. The phone number servicing the vacation rental shall be included in the property management plan.

9. Parking. The vacation rental shall have one (1) off-street parking space per each bedroom unit with a minimum of two (2) off-street parking spaces required.

10. Signage. One (1) sign either attached to the dwelling or placed in front of the dwelling and containing no more than four (4) square feet, is permitted. No off-premise signage or advertising is permitted.

11. On properties containing both a residential dwelling and an accessory residential dwelling, only one residential structure may be rented out as a vacation rental, but not both.

12. Access. The road access to the vacation rental shall be constructed to meet minimum Pacific County Road Standards. Vacation rentals on private lanes and driveways shall meet the minimum twenty-foot (20') side to side clearance (horizontal) between obstructions as referenced in the Uniform Fire Code Standards. The access shall be adequately maintained and remain clear of obstructions, including illegally parked cars, recreational vehicles, boats, trailers, junk, etc., to ensure the unimpeded passage of emergency vehicles and other vehicular traffic.

13. Floor Plans. Accurate to scale floor plans are required for all new and existing vacation rentals to ensure fire and life safety requirements are maintained;

    a. Floor plans will be required to be submitted at time of initial application submittal and approved prior to the initial permit issuance.

    b. The approved floor plan must be posted in a visible location within the vacation rental.

    c. Changes to the approved floor plan will require resubmittal and approval and may require a Fire & Life Safety inspection, at the discretion of the building department.

    d. Existing vacation rentals (prior to 01/01/2020) will be required to submit an accurate to scale floor plan for review and approval, prior to receiving a 2021 vacation rental license.

14. Property Management Plan. A property management plan demonstrating how the vacation rental will be managed and how impacts to neighboring properties

will be minimized shall be submitted for review and approval as part of the permitting & licensing process. The property management plan shall include: property manager's name and phone number; local point of contact who is responsible for responding immediately to complaints, i.e., clean up garbage, manage unruly tenants, etc.; statement regarding how garbage removal is to be conducted; The "land line" phone number to the rental; statement identifying emergency procedures the occupants are to follow; and identification and location of parking spaces available, and how parking standards are to be met.

The approved property management plan shall be mailed to all adjoining property owners within three hundred feet (300') as a condition of license approval and shall be prominently and permanently displayed inside the unit near the front entrance of the vacation rental, along with the vacation rental license. Revisions to the approved plan or local point of contact will require review and approval by the county. The approved revised plan will then have to be mailed to all property owners within 300 feet of the vacation rental. The revised license will be issued after receipt of the completed affidavit of mailing.

15. The vacation rental shall meet all applicable State and local health, safety and building codes.

16. Complaints. All complaints shall proceed as follows:

    a. The complaining party shall first attempt to communicate with the local contact person designated on the permit and property management plan, describe the problem and leave a contact phone number for call back information;

    b. The contact person shall respond promptly to the complaint, regardless of time of day, and make reasonable efforts to remedy any situation that is out of compliance with the Section; and

    c. If the response is not satisfactory to the complaining party, then the complaining party may next provide a written complaint to the Pacific County Community Development Director, which complaint shall identify and be signed by the complaining party. The complaint shall include a description of the informal attempts to resolve the complaint. A copy of the written complaint shall be provided to the owner and contact person by the County. The Director of Community Development shall attempt to resolve the complaint. If so required, the owner or local contact person shall provide a written response to the complaint with the anticipated corrective action within 10 days. A copy of the complaint will be filed with the vacation rental license file.

17. Compliance and Revocation.

a. Owners of vacation rentals shall obey all applicable Laws and Ordinances of the County and shall be subject to permit revocation procedures and appeals processes outlined in this Section and in Pacific County Ordinance 177, or any amendments thereto;

b. If there has been three (3) or more authenticated violations of this Ordinance related to the same vacation rental within one (1) calendar year, or if there have been three (3) or more violations of other County Ordinances related to the same vacation rental within one (1) calendar year, the Administrator shall revoke the vacation rental license and underlying vacation rental permit, and the property owner shall be prohibited from obtaining a new vacation rental permit & license for at least one year;

c. The property owner may appeal the revocation of the vacation rental license & permit pursuant to the appeals procedures outlined in Pacific County Ordinance 177, or any amendment thereto; and

d. Nothing in this subsection precludes Pacific County from proceeding with formal enforcement action against a property owner and/or occupants for violations of this Ordinance as authorized under Pacific County Ordinance 165, or any amendments thereto, or for violations to Board of Health Ordinance No. 2 (Solid Waste/Littering), or any amendments thereto, or Board of Health Ordinance No. 4 (Nuisance), or any amendments thereto.

18. The Administrator may impose other conditions, such as additional parking, improved access, fencing, landscaping, or minimum screening to ensure the proposed use is compatible with the surrounding residential character.

19. Public Notice. In addition to the public notice requirements set forth in Ordinance No. 177, Section 5.5.b.i, or any amendments to, a notice of application will be distributed as follows: (a) The director or his/her designee will post a 2' x 2' (4 sq. ft.) notice of public hearing sign on three (3) locations on the perimeter of the subject property and nearest public road, (b) The director or his/her designee shall provide written notice to all property owners within a radius of three hundred (300') feet of all property lines.

20. All existing and permitted vacation rentals shall meet the modified licensing/permitting standards contained in Section 21.N or future amendments no later than December 31st, 2020.

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

G. CRITERIA FOR GRANTING A SPECIAL USE PERMIT. A special use permit shall be denied by the Hearings Examiner unless the applicant demonstrates with clear and

convincing evidence that the proposed special use conforms to all of the criteria set forth below:

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

The proposed use should not affect the character or appearance of the existing development. The surrounding land uses include several single-family residences similar in size. The proposed use will occur within an existing home. No changes to the exterior of the home are proposed at this time. They have proposed a small 2'x2' sign in front of the house, which is allowed by the code. The property will retain its residential appearance, which is similar to the surrounding properties.

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

The project proposal is consistent with this standard. The exterior of the building is that of a single-family residence. The residence is an existing one-story, 1-bedroom home built in 1967 and remodeled in 2023. The home already exists on the lot and there are no changes proposed that would impact development on the surrounding lots. The lot has an existing 4-foot-tall fence along the property line. Trees and vegetation already exist along portions of the property and no new plantings have been proposed.

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

Given the characteristics of the site, the proposed use appears to be compatible. The home already exists and all of the needed infrastructure is already in place. There is an existing driveway and parking area that satisfies the minimum requirements.

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

No modification to standards has been requested.

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

The residence has adequate parking for up to two (2) cars. The house has an existing private driveway from W St., which will provide sufficient access to the property. There should not be a significant increase in pedestrian traffic that would have a major impact on this site. The occupancy for this rental is limited to a maximum of 4 people.

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

The proposed activity appears to be supported by adequate public facilities and services overall. The residence has an existing septic system that passed an Operation & Maintenance Inspection on January 29th, 2024. The residence has water service provided by the North Beach Water District. The property will be managed by Beach to Bay Getaways LLC and Cory & Elsa Jones will be the local point of contact.

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

The use being consistent with Pacific County Ordinance No. 194 Zoning Regulations as a special use within the Rural Residential (R-R) zoning district does not appear to conflict with the health and safety of the community, nor detrimental to the public interest.

Recommendation

Based on the Findings of Fact and Conclusions of Law for a Special Use Permit for Permit Application No. P2400438, the Planning Division recommends the Hearings Examiner **approve** the proposal to operate a short-term vacation rental within the Rural Residential (R-R) zoning district.

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.

Photograph:

PHOTO: Jones proposed Vacation Rental located at 27215 W St. in Ocean Park, Washington

Conditions of Approval:

1. The proposed project shall adhere to all regulations described in Ordinance No. 194 regarding Short Term Vacation Rentals.
2. The permit, along with the license is non-transferable and does not guarantee future approval. If the property is sold, the new owner will need to re-apply for both the vacation rental license and permit.
3. Any and all future development on subject property requires permit approval from Pacific County.
4. Pacific County may revoke this permit if permittee fails to comply with the conditions listed.

EXHIBIT LIST

1. Staff Report
2. Application and related documents
3. Section 11, Ord. No. 194, Zoning
4. Maps showing the Zoning and Comprehensive Plan designations
5. Section 5, Ord. No. 177, Procedures for Processing Land Use Development Applications
6. Declaration of Posting & Mailing
7. Correspondence

Name Jones DPA# 75015037013

Re-Route Sheet

Resubmitted of updated game room info

Department Review	Date Re-Routed	Action	Action Date	Signature	Comments/ Notes
Planning	8/27				
LADO					
Building	8/27				
Health					
Other					

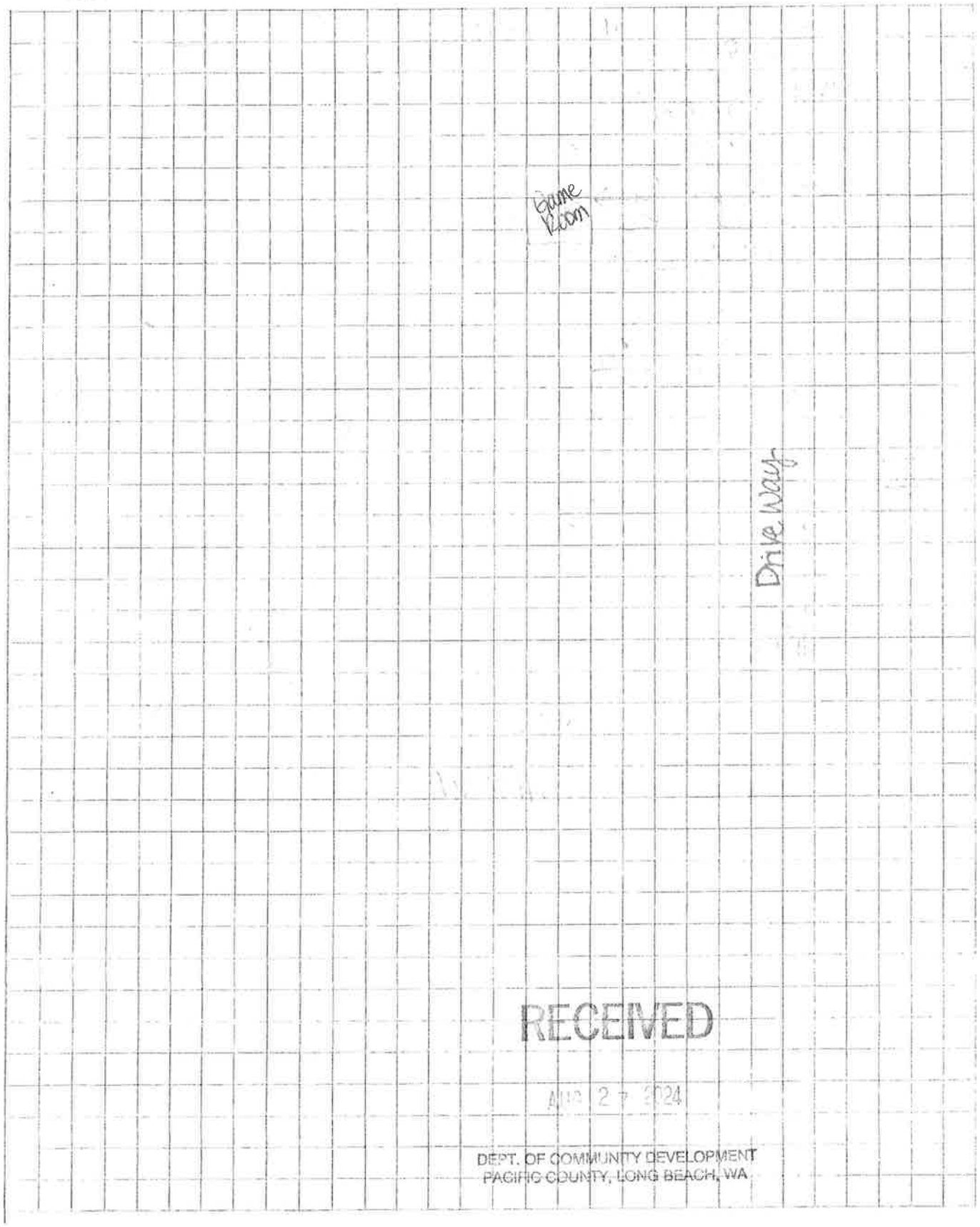
Fees Received

Date Paid	Amount	Receipt No.

Notes

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

Tax Parcel ID No.: _____
Applicant's Signature: _____
Scale 1" = _____

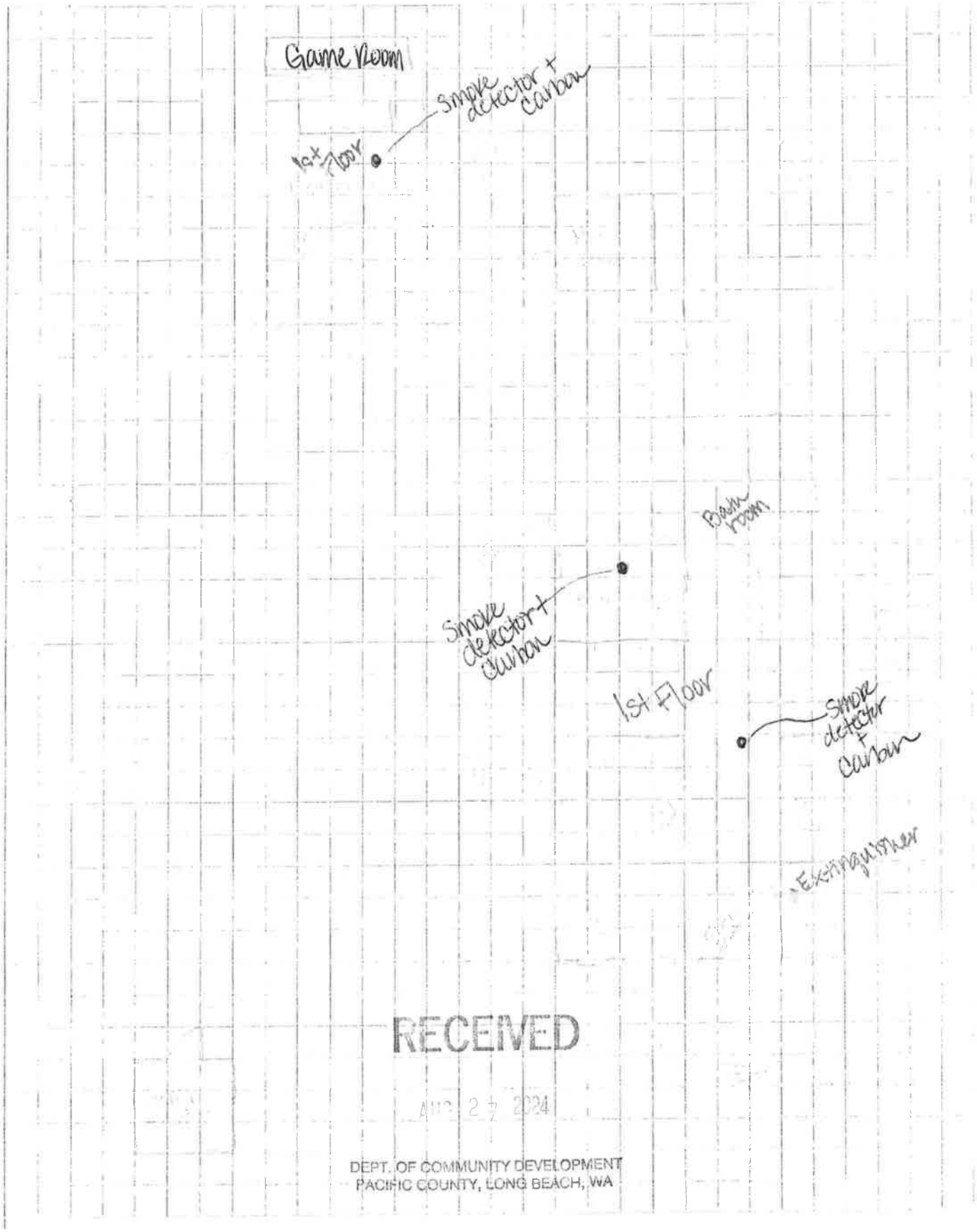


RECEIVED
AUG 27 2024
DEPT. OF COMMUNITY DEVELOPMENT
PACIFIC COUNTY, LONG BEACH, WA

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

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

Tax Parcel ID No.: _____
Applicant's Signature: _____
Scale 1" = _____



RECEIVED
AUG 2 7 2024
DEPT. OF COMMUNITY DEVELOPMENT
PACIFIC COUNTY, LONG BEACH, WA

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

Occupancy Limits. No more than two (2) overnight occupants per bedroom, plus two (2) additional overnight occupants, shall be accommodated at any one time, e.g., a one (1) bedroom cabin would be allowed four (4) overnight occupants while a two (2) bedroom cabin would be allowed six (6) total overnight occupants. The total number of occupants temporarily residing in a vacation rental shall not exceed ten (10) at any one time and includes all occupants over the age of two (2). The maximum number of occupants cannot be advertised to exceed the permitted occupancy.

Occupancy Total: 4 Number of Bedrooms: 1

Number of Beds: Kings: _____ Queens: 1 Doubles: _____

Twins: _____ Bunk Beds: _____ Hide-a-Bed/Pull-Out: 1 Other: _____

Phone Service. The vacation rental shall have a "land line" with local phone service. The phone number servicing the vacation rental shall be listed below and also included in the property management plan.

Phone Number.: _____

Parking. The vacation rental shall have one off-street parking space per each bedroom in the unit with a minimum of two off-street parking spaces required. Please indicate the number of parking spaces below and be sure to identify the size and location of parking areas on the site plan.

Number of Parking Spaces: 2 Number of Bedrooms: 1

Garbage. Provisions shall be made for garbage removal during rental periods and said provisions shall be documented in the property management plan. Proof of said service shall be provided on request by Pacific County. Any complaints regarding littering or garbage shall be resolved immediately.

Will comply with this requirement ☑

Name of Garbage Service Provider: Peninsula Sanitation Self-Haul : ☐

Appearance. The exterior of the building(s) shall retain a residential appearance with house numbers maintained on the front of the building and visible from the street or road. No junk or garbage shall be allowed to accumulate in any yard and all vehicles shall park in designated parking areas (show parking areas on site plan).

Will comply with this requirement ☑

The vacation rental shall be operated in a way that will prevent disturbances to neighboring properties not typical of a residential neighborhood, including, but not limited to, loud music, loud noises, excessive traffic, loud and uncontrolled parties, junk/debris/garbage accumulation in the yards, trespassing, barking dogs, or excess vehicles, boats, or recreational vehicles parked in the streets in front of the unit.

Will comply with this requirement ☑

RECEIVED

AUG 27 2024

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

Name: Jones Parcel No.: 75015037013

Description: Special use - Short term Rental

License Application No.: UC2400022-App

Department Review	Date Routed	Action	Action Date	Signature	Comments/Notes
Planning D2400138	6/17				RR- no rental within 300ft
Roads					
LADO/ Floodplain					
Building B2400253	6/17				Electronic Plan Log Complete? Yes ☐ Workflow Complete? Yes ☐ Scanned: Yes ☐ No ☐
Health	6/17				OM2400056 W/F UC2400022-App

App/Tech	95	Septic Site Rvw		Zoning		Special Use	1280
State B/C		Septic Eval		CARL		Variance	
Building		Septic Install		Road Appr		Reasonable Use	
Plan Check		Septic Repair		Shoreline		Short Plat	
Manu Home		Design Review		Floodplain		BLA	
MHT		Winter Hold		LADO		Public Notice	
Fire/Life Safety		Well		Wetland Delin		Revision Fee	
Fireworks		Plan Review		Cond Use			
Penalty Fee		License	800	SEPA			

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

Fees Received

Date Receipted	Amount
6/17/24	$2175

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

Notes:

Development Permit Application

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

OFFICE USE ONLY
PERMIT FEES:
Issued Date:
Issued By:

RECEIVED
JUN 13 2024
DEPT. OF COMMUNITY DEVELOPMENT
PACIFIC COUNTY, LONG BEACH, WA

#Will pay by CC
nmD

PROPERTY OWNER INFORMATION	☐ Contact Person
Name: Cory Jones, Eka Jons, Susan Jones	
Mailing Address (Cory) 281 Knappton Rd	
City/State/Zip: Naselle, Wa 98638	
Phone: (360) 214-6156	Phone:
Email: sea.jonesy@gmail.com	

APPLICANT INFORMATION	☒ Contact Person
Name: Cory Jones-Beach to Bay Getaways LLC	
Mailing Address: 281 Knappton Rd	
City/State/Zip: Naselle, Wa 98638	
Phone: (360) 214-6156	Phone:
Email: sea.jonesy@gmail.com	

DESCRIPTION OF WORK

applying for short term rental permit

JOB SITE INFORMATION AND LOCATION	
Job Site Address: 27215 W. St Ocean Park	Tax Parcel ID No.: 75015037013, 75015037014
Legal Description: LOTS 13 & 14, BLOCK 37 OF NORTH ADDITION TO OCEAN PARK	Township/Range/Section 10 N / 09 W / 08
Directions to Site: West Side of W Street, north of 272nd, Ocean Park	

Legal Description and Tax Parcel Number can be found on your tax statement, the Pacific County web site address listed above or by calling the Assessor's office at 360-642-9301 or 360-875-9301. **Applications cannot be processed without this information.**

Note: If your property is in a current use program (timber, farm, agricultural, or open space), contact the Assessor before applying, as taxes may be due.

All permits shall be picked up within 30 days of notification by the Department of Community Development that the permit is ready for issuance. Failure to pick up the outstanding permit(s) and pay all outstanding fees within the specified timeframe shall result in the forfeiture of all permit documentation and all application fees paid to date on that project. Any subsequent permitting on the same parcel by the same property owner requires the submittal of new permit application materials and the payment of all new fees at the time of application.

I authorize employees and officials of Pacific County and/or the Flood Control Zone District No. 1 of Pacific County the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. **I have read and examined this development application, as well as the County site-plan checklist and have documented all applicable requirements on the site plan.**
2. **The information provided in this application contains no misstatement of fact.**
3. **I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of the Chapter 18.27 RCW.**
4. **I understand this permit is subject to all other local, state, and federal regulations.**

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If Pacific County and/or the Flood Control Zone District No.1 of Pacific County has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Printed Name:

Authorized Signature: Cory Jones	Date: 5/24/24

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

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

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

Vacation Rental License/Permit Checklist Ord. No. 184B/C

Pacific County Department of Community Development

Email Address: www.co.pacific.wa.us Website: www.co.pacific.wa.us

New vacation rentals are specifically prohibited in the Restricted Residential (R-1) Land Use District. Within the R-2 & R-R zoning districts, vacation rentals must have a radius of, greater than or equal to 300 feet, as measured from all property lines.

Below is a checklist of items needed to complete your application and apply.
Check the box to indicate you have completed these items.

Special Use (R-R, R-2, RL, & MU)	**Permitted Use** (R-3, C-C, & MU-T)
☑ **Fee: $2,175.00**	☐ **Fee: $975.00**
$80.00 Application Fee	$80.00 Application Fee
$15.00 Technology Fee	$15.00 Technology Fee
$1,280.00 Special Use Fee	$80.00 Zoning Fee
$800.00 License Fee	$800.00 License Fee
*TBD Hearings Examiner Fee**	

☐ Pre-Application Waiver or a copy of your Pre-Application Summary Letter—this only applies to vacation rentals that require a special use application review/public hearing.

☑ Short-Term Vacation Rental Permit/License Application

☒ Operation and Maintenance Inspection (if applicable)—An O&M inspection of the on-site septic system (OSS) will be required **prior to the submittal of the initial vacation rental application** and every three years thereafter, or more frequently as determined by the Pacific County Health Officer. O&M inspections are performed by a third party inspector licensed by Pacific County and are completed to ensure the system is functioning properly and is not a public health hazard. OSS systems deemed sub-optimal/failed will require the submittal of a complete septic repair application prior to submitting the initial vacation rental application. The approved vacation rental permit/license will be issued after the final inspection of the septic repair.

☐ Property Management Plan—Any changes to your County approved property management plan and/or local point of contact will require County approval, a revision fee, and the remailing of the approved revised property management plan to all adjoining property owners within 300'.

☒ Floor Plan Checklist & Plan—A floor plan is required to document the location of all beds for fire and life safety purposes. The number of beds shall not exceed the maximum occupancy. If the number of beds increases or the location of the approved bed location changes, a new floor plan will be required to be submitted for review/approval. Depending upon the information submitted, an additional inspection and fee may be required.

☒ Development Application

☐ Site Plan Checklist & Site Plan—In addition to the requirements on the checklist, you must also show all required parking spaces and any proposed signage.

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

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

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

*The owner/applicant will be invoiced by DCD to compensate the Hearings Examiner for all services rendered, including, but not limited to, time spent in public hearing, travel, review of documents, research, and decision writing.

Revised 01/11/2023

Vacation Rental License/Permit Application

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

Special Use Permit (R-R, R-2, RL, and MU) complete Sections 1, 2 & 3 below

Permitted Use/Planning Permit (R-3, C-C and MU-T) complete Sections 1 & 3 below

SECTION 1: VACATION RENTAL REQUIREMENTS AND CRITERIA (Permitted & Special Use)

Please read and provide a brief written statement as to how the proposed vacation rental meets or complies with the following vacation rental criteria and/or indicate by checking the box that the vacation rental will comply with the requirement:

Property Details	
Parcel No.: 75015037013, 75015037014	
Site Address: 27215 W. St, Ocean Park, WA 98640	

Vacation Rental Owner	☐ Contact Person
Name: Beach to Bay Getaways LLC/Cory Jones, Elsa Jones, Susan Jones	
Mailing Address: 281 Knappton Rd Naselle, Wa 98638	
City/State/Zip: Naselle, Wa 98638	
Phone: (360) 214-6156	Phone: (509) 551-2336
Email: sea.jonesy@gmail.com	masmjones41@yahoo.com

Property Manager	☐ Contact Person
Business Name: Beach to Bay Getaways LLC	
Contact Name: Cory Jones	
Mailing Address: 281 Knappton Rd	
City/State/Zip: Naselle, Wa 98638	
Phone: (360) 214-6156	Phone: (503) 440-8784
Email: sea.jonesy@gmail.com	

Local Point of Contact	☐ Contact Person
The local point of contact is responsible for responding to complaints, regardless of the time of day, and must make reasonable efforts to remedy any situation that is out of compliance. The local contact must reside within one (1) hour (travel time) from the site address of the rental. Revisions to your local point of contact, after your license has been issued, will require the submittal of a revised property management plan for review and approval by Pacific County, a revision fee, and a new affidavit of mailing for all adjoining property owners within 300'.	
Name: Cory & Elsa Jones	
Residing Site Address: 281 Knappton Rd	
Mailing Address: same	
City/State/Zip: Naselle, Wa 98638	
Phone: (360) 214-6156	Phone: (503) 440-8784
Email:	

Occupancy Limits. No more than two (2) overnight occupants per bedroom, plus two (2) additional overnight occupants, shall be accommodated at any one time, e.g., a one (1) bedroom cabin would be allowed four (4) overnight occupants while a two (2) bedroom cabin would be allowed six (6) total overnight occupants. The total number of occupants temporarily residing in a vacation rental shall not exceed ten (10) at any one time and includes all occupants over the age of two (2). The maximum number of occupants cannot be advertised to exceed the permitted occupancy.

Occupancy Total: 6 Number of Bedrooms: 2

Number of Beds: Kings: _____ Queens: 1 Doubles: _____

Twins: _____ Bunk Beds: _____ Hide-a-Bed/Pull-Out: 2 Other: _____

Phone Service. The vacation rental shall have a "land line" with local phone service. The phone number servicing the vacation rental shall be listed below and also included in the property management plan.

Phone Number.: _____

Parking. The vacation rental shall have one off-street parking space per each bedroom in the unit with a minimum of two off-street parking spaces required. Please indicate the number of parking spaces below and be sure to identify the size and location of parking areas on the site plan.

See Revised

Number of Parking Spaces: 2 Number of Bedrooms: 2

Garbage. Provisions shall be made for garbage removal during rental periods and said provisions shall be documented in the property management plan. Proof of said service shall be provided on request by Pacific County. Any complaints regarding littering or garbage shall be resolved immediately.

Will comply with this requirement ☑

Name of Garbage Service Provider: Peninsula Sanitation Self-Haul : ☐

Appearance. The exterior of the building(s) shall retain a residential appearance with house numbers maintained on the front of the building and visible from the street or road. No junk or garbage shall be allowed to accumulate in any yard and all vehicles shall park in designated parking areas (show parking areas on site plan).

Will comply with this requirement ☑

The vacation rental shall be operated in a way that will prevent disturbances to neighboring properties not typical of a residential neighborhood, including, but not limited to, loud music, loud noises, excessive traffic, loud and uncontrolled parties, junk/debris/garbage accumulation in the yards, trespassing, barking dogs, or excess vehicles, boats, or recreational vehicles parked in the streets in front of the unit.

Will comply with this requirement ☑

Signage. One sign either attached to the dwelling or placed in front of the dwelling and no larger than (4) four square feet in size is allowed. No off premise signage or advertising is permitted. Please indicate the type of signage proposed or submit a scaled drawing of the proposed sign and be sure to identify the location of any proposed signage on the site plan.

a 2x2' wooden sign on posts to be placed in front of the dwelling.

On properties containing both a residential dwelling and an accessory residential dwelling, only one (1) residential structure may be licensed as a vacation rental, but not both.

Will comply with this requirement ☑

Access. The road access to the vacation rental shall be constructed to meet minimum Pacific County Road Standards. Vacation rentals on private lanes and driveways shall meet the minimum twenty-foot (20') side to side clearance (horizontal) between obstructions as referenced in the Uniform Fire Code Standards. The access shall be adequately maintained and remain clear of obstructions, including illegally parked cars, recreational vehicles, boats, trailers, junk, etc., to ensure the unimpeded passage of emergency vehicles and other vehicular traffic.

Will comply with this requirement ☑

Property Management Plan. A property management plan shall demonstrate how the vacation rental will be managed and how impacts to neighboring properties will be minimized. The plan will be submitted for review and approval as part of the permitting and licensing process. The property management plan shall also include:

a. Property manager's name and phone number;
b. Local point of contact who is responsible for responding immediately to complaints, i.e., clean up garbage, manage unruly tenants, etc.;
c. Statement regarding how garbage removal is to be conducted;
d. The "land line" phone number to the vacation rental;
e. Statement identifying emergency procedures the occupants are to follow in case of an emergency; and;
f. Identification and location of parking spaces available; and how the parking standards are to be met.

The **approved** property management plan shall be mailed to all adjoining property owners within three hundred feet (300') as a condition of license approval and shall be prominently and permanently displayed inside the unit near the front entrance of the vacation rental, along with the vacation rental license. Revisions to the approved property management plan and/or local point of contact will require review and approval by Pacific County and remailing to all adjoining property owners within 300'.

Please check to indicate you have completed the property management plan ☑

Pets. Pets shall be secured at all times while on the property. Nuisance barking by pets is prohibited. Horses are only allowed to be kept in the following zoning districts: Rural Lands (RL), Rural Residential (RR), Mixed Use (MU) and Tokeland Mixed Use (MU-T).

Will comply with this requirement ☑

SECTION 2: SPECIAL USE PERMIT (Special Use Applications Only)

Please read and provide a brief written statement as to how the proposed vacation rental meets or complies with the following special use criteria.

Describe how the proposed vacation rental is compatible with the character and appearance of existing or proposed developments in the vicinity and with the physical characteristics of the subject property.

the rental's architectural style compliments and harmonizes with neighboring properties. The landscaping is consistent with native plants and blends well with natural surroundings.

Describe the infrastructure which will serve the proposed special use, including but not limited to roads, fire protections, water, wastewater disposal, and stormwater control.

the dwelling has easy access for vehicles and emergency vehicles on W Street - a paved roadway with ample on site parking. An on site well provides ample water. A hose is easily accessible by the pump house. Wastewater is cared for by septic system. Storm water drains off to the west of the property along the drainfield area.

Describe the location, size, and height of all existing and proposed buildings, structures, signage, walls, fences, and screening vegetation of the projects. Will the location, size and height of buildings, structures, walls and fences, and screening vegetation for the vacation rental hinder or discourage the permitted development or use of other properties in the immediate vicinity of the special use?

Existing building is appx 15' at highest point with a 4' fence enclosing entire property. Our sign will be 6' tall including post. Actually sign is 2x2. Pine and Cedar trees of average height screen neighbors on the North + South sides. The use of the property will not hinder typical use of other properties.

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

Existing wooded area on the property, along with mature vegitation, and fencing absorb and block noise and lights. We will establish and enforce quiet time from 10pm - 8am.

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

Pedestrian and Vehicular traffic is expected to align with typical residential traffic patterns. Ample parking is provided and sufficient to accommodate the maximum number of guests. No impact expected to the neighborhood.

Describe how granting the special use permit for the vacation rental will not be materially detrimental to the public health, safety, welfare, use or interest, or injurious to property or improvements in the vicinity.

The vacation rental will promote tourism and benefit local business. We will maintain the property in a safe and attractive manner.

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

n/a

SECTION 3: VACATION RENTAL LICENSING (Permitted & Special Use Applications)

Please read and check each box indicating that you understand each of the items below and that you will comply with the item(s) listed:

- [x] Vacation Rental licenses are issued annually and are non-transferable if ownership is transferred.
- [x] Satisfactory completion of an O&M inspection of the on-site septic system (OSS) will be required prior to the submittal of the initial vacation rental application and every three years thereafter, or more frequently as determined by the Pacific County Health Officer. O&M inspections are performed by a third party inspector licensed by Pacific County and are completed to ensure the system is functioning properly and is not a public health hazard. OSS systems deemed sub-optimal/failed will require the submittal of a complete septic repair application prior to submitting the initial vacation rental application. The approved vacation rental permit/ license will be issued after the final inspection of the septic repair.
- [x] Fire & Life Safety Inspection—A satisfactory fire and life safety inspection is required prior to the issuance of the initial vacation rental permit; and shall be required every two (2) years after to ensure fire and life safety requirements are maintained. This inspection will ensure the minimum life safety matters are considered such as adequate emergency access, working smoke detectors, stair handrails, accessible gas shut-off valves, etc. Our office will call you to arrange a day for the inspection. See the fire & life safety requirements handout included in this packet. If the inspection is not approved, you will need to make the necessary corrections and call our office to re-schedule the inspection.
- [x] A floor plan is required to document the location of all beds for fire and life safety purposes. The number of beds shall not exceed the maximum occupancy. If the number of beds increases or the location of the approved bed location changes a new floor plan will be required to submitted for review/approval. Depending upon the information submitted, an addition inspection and fee may be required.
- [x] Prior to the issuance of the initial vacation rental permit, the owner of record shall demonstrate that the vacation rental is registered as a business with the State of Washington and that a State Business License and Unified Business Identifier (UBI) number have been issued for the vacation rental. UBI No.: 605 512 173
- [x] Proof of general liability insurance for use of the residential structure as a vacation rental (must provide written documentation from insurance company).
- [x] Affidavit of Mailing—After issuance of the permit, the approved property management plan must be mailed to all property owners within 300' of the subject parcel. The affidavit must be signed and returned to our Department prior to the license issuance. You may request a list of property owners from Department of Public Works at (360) 642-9368 or (360) 875-9368.
- [x] Changes to local contact/pmp will need approval and remailing Any changes to your County approved property management plan and/or local contact, will require County approval.
- [ ] Hearings Examiner Invoice/Fee — *The owner/applicant will be invoiced by DCD to compensate the Hearings Examiner for all services rendered, including, but not limited to, time spent in public hearing, travel, review of documents, research, and decision writing.

I hereby declare and certify under penalty of perjury under the laws of the State of Washington that all applicable local, state and federal taxes, including lodging taxes, will be paid and 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/ license being null and void.

Authorized Signature: Elsa Jones

Print Name: Elsa Jones Date: 5/28/24

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: 75015037013, 75015037014	
Property Owner: Cory Jones, Elsa Jones, Susan Jones	
Applicant: Cory Jones - Beach to Bay Getaways LLC	
Phone: (360)214-6156	Fax:
Email: sea.jonesy@gmail.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: Elsa Jones	Date: 5/28/24

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

All documents and information submitted in conjunction with this application is subject to Public Disclosure in accordance with RCW 42.56 04/21/2016

Beach to Bay Property Management Plan.

The Vacation rental will be managed in a mature, respectful manner. It will have quiet time hours and no parties so it wont impact our neighbors.

Property Managers/Local point of contact:

Elsa Jones - 503 440 8784
Cory Jones - 360 214 6156

We will have garbage service every week.

In case of an emergency. Such as a fire. All windows, except bathroom are accessible to get out. Call 911.

Inside our gate, there is two parking spaces. Outside the gate is another two.

We are only 40 min. away. So if there is any concerns, please don't hesitate to call/text us.

Landline phone number: TBD

Operational Permit Application

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

OFFICE USE ONLY

Issued Date: _____

Issued By: _____

PROPERTY OWNER INFORMATION	
Name: Cory Jones, Elsa Jones, Susan Jones	
Address: 27215 W St	
City/State/Zip: Naselle, Wa 98638	
Phone (360) 214-6156	Phone:
Email: sea.jonesy@gmail.com	

BUSINESS INFORMATION	
Business Name: Beach to Bay Getaways LLC	
Mailing Address: 281 Knappton Rd	
City/State/Zip: Naselle, Wa 98638	
Phone (360) 214-6156	Phone:
Email: sea.jonesy@gmail.com	

BUSINESS OWNER INFORMATION (If on leased Land)	
Business Owner Name: N/A	
Mailing Address:	
City/State/Zip:	
Phone:	Phone:
Email:	

TYPE OF PROJECT / O&M SCHEDULE	
Food Establishment - Every 3 years	☐
Short Term Vacation Rental - Every 3 years	☒
Table VI /Waiver - Annually or as determined by waiver	☐
School - Every 3 years	☐
RV Park/Campground - Every 3 years	☐
Food Est w/ a Table VI Repair - Annually	☐

JOB SITE INFORMATION AND LOCATION
Tax Parcel ID No.: 75015037013, 75015037014
Job Site Address: 27215 W St
Type/Name of Water:

The Tax Parcel ID 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.**

In accordance with the Pacific County Board of Health Ordinance 3E, as the owner of the on-site septic system which is the subject of this application, you are required to obtain an Operational Permit from Pacific County. This permit requires an Operation and Maintenance (O&M) inspection by a third party inspector licensed by Pacific County and is done to ensure your system is functioning properly and is not a public health hazard. In order to meet the minimum Operational Permit requirements please provide the following:

- **Current Operation & Maintenance Inspection (O&M)**
- **This application with signature below**

Note: This O&M inspection must be submitted and reviewed by Pacific County prior to permitting/licensing the proposed project.

By signing this application, as owner, or the authorized agent(s) of the owner(s) of the property which is the subject of this application, I acknowledge that I will be required to submit an O&M inspection of the on-site septic system as performed by a licensed Operation & Maintenance Specialist determined by the type of project listed above. The next year the O&M Inspection needs to be submitted will be reflected on your license/permit.

Authorized Signature:

Print Name: Elsa Jones | Date: 5/29/24

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

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

Revised 09/12/2011

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

Evaluator Name: Robert Richmond
Job Location: 27215 Q St
Realtor/Listing Agent: Gary McCreed
Single Family Residence: Yes ☒ No ☐
Number of Bedrooms 1

Legal Owner: Beau Van Bouchaute
Operational Permit Requirement: Yes ☐ No ☒
Business Name: N/A
Vacation Rental: Yes ☐ No ☒
Table VI Repair: Yes ☐ No ☒

Is the system currently serving a building or residence? Yes ☒ No ☐
Currently Occupied: Yes ☐ No ☒ (Please note that inspection of unoccupied residences may not represent actual working condition of system)
O&M #: OM240056

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

SEPTIC TANK:
Type: concrete
Tank Size: 1000 (gal.) # of Compartments: 2
Depth of cover over tank: 6"
Risers Yes ☒ No ☐ Condition Good
Filter Yes ☒ No ☐
Condition of Tank: Good ☒ Fair ☐ Poor ☐
Septic Tank Level: Normal ☒ High ☐ Low ☐
Sludge/Scum Levels (in): 1st comp: 8" / Ø 2nd comp: 10" / Ø
Does the septic tank need pumping (based on sludge and scum levels)? Yes ☒ No ☐
~~Was tank pumped before covering? Yes ☐ No ☐~~ ?
Graywater hooked into system: Yes ☒ No ☐

PUMP CHAMBER: Yes ☐ No ☒
Pump System Type: _____
Tank Size: _____(gal) Tank gal/inch: _____ Drawdown: _____ (in/min)
Low and High level alarms function: Yes ☐ No ☐
Sludge/Scum Level: _____ / _____
Does the pump tank need pumping (based on sludge level)? Yes ☐ No ☐
Timed Dose:
Timer Settings: ON time _____ (min/sec) OFF time _____ (hrs)
Elapse Time Meter Cnt:_____ Event Counter Cnt:_____ High Level Alarm Cnt:_____
Signs/evidence of past high effluent levels: Yes ☐ No ☐
Drawdown: _____ (in/min)
Demand Dose:
Float Travel: _____ (inches) Elapse Time Meter Cnt:_____ Event Counter Cnt:_____
Signs/evidence of past high effluent levels: Yes ☐ No ☐

AEROBIC TREATMENT UNIT: Yes ☐ No ☒ Type: _____

DRAINFIELD: Evidence of drainfield abuse: Yes ☐ No ☒
Drainfield material: Rock & Pipe Depth of cover over drainfield: 10" in
Surface water within 100 feet: Yes ☐ No ☒
Liquid flow back while pumping: Yes ☐ No ☒
Reserve area maintained: Yes ☒ No ☐
Drainrock appears clean/dry: Yes ☒ No ☐
Evidence of ponding: Yes ☒ No ☐
Signs of possible high effluent levels in past: Yes ☐ No ☒
If trench drainfield: # of laterals: _____ Lat. length:_____ feet Lat. width:_____ feet
If bed drainfield: Size: 10 x 30 feet

Do the laterals need cleaning? Yes ☐ No ☐ Clean out sweeps: Yes ☐ No ☐

Does the squirt heights match (+/- 15%) across all laterals? Yes ☐ No ☐

WATER:

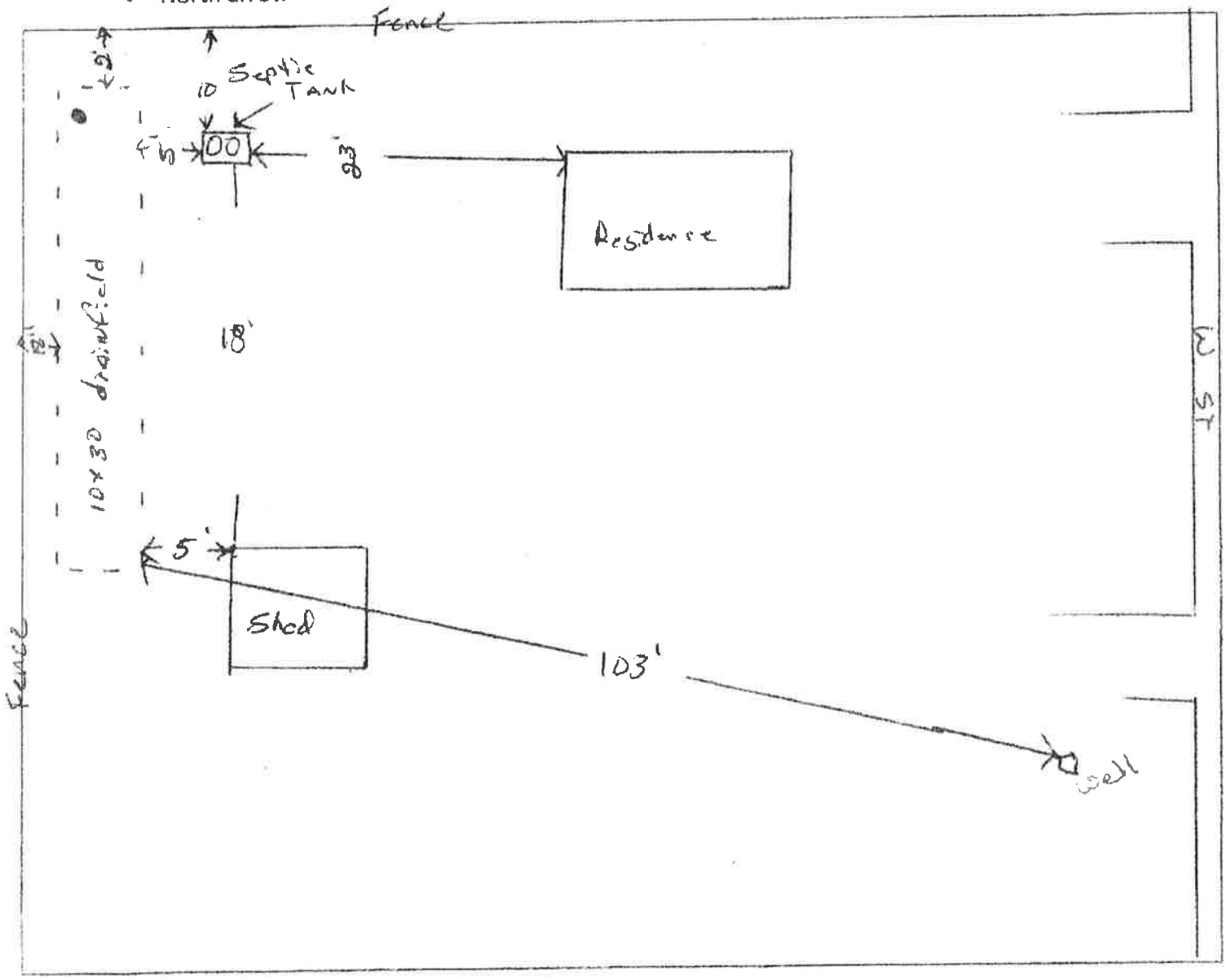
Public water: Yes ☐ No ☑ If no, distance from well to drainfield: 103 feet

Closest neighbors well: _____ feet away

SITE DRAWING:

Site Drawing should include:

- Distance from septic tank and drainfield to:
  - ☑ All wells
  - ☑ Surface water
  - ☑ Property lines
  - ☑ Structures
- Locations of areas of concern, (i.e. broken pipes, discharges to surface water, etc).
- North arrow



PICTURES:

Please attach 3 or more pictures including:

- Total Site
- Tank
- Exposed Section of Drainfield
- Any Areas of Concern

FAILURE INDICATORS:

Sewage and/or sewage effluent present on ground surface: Yes ☐ No ☒

Sewage and/or sewage effluent discharging to surface water directly or by means of ditch or depression: Yes ☐ No ☒

Sewage is backing up into residence or business: Yes ☐ No ☒

Sewage is leaking from septic tank, pump chamber, holding tank, or collection system: Yes ☐ No ☒

Untreated effluent is directly or indirectly reaching groundwater: Yes ☐ No ☒

Construction or use of an outhouse or cesspool: Yes ☐ No ☒

Use of a metal septic tank that leaks or is in disrepair: Yes ☐ No ☒

Use of a wooden septic tank: Yes ☐ No ☒

Suspected condition of system: Good ☒ **Suboptimal** ☒ **Failure** ☐

Inspectors general comments, findings, or recommendations:

Tank needs to be pumped due to thick sludge at bottom. Some roots in drainfield. system appears to be working at this time

I personally conducted this sewage disposal system site assessment in accordance with the Pacific County Health Department protocol.

Signature: [signature] **Date:** 1-26-23

Disclaimer of Assessment: Neither the Inspector nor the County warranty operation of the sewage disposal system described in this assessment. This report is a disclosure of the septic system conditions found at the time of the inspection only (this is not a septic system certification). *No guarantee of future performance is implied or should be inferred.*

Pacific County has not inspected this septic system and does not certify its condition or performance. However, if the county becomes aware of a septic system that meets the definition of "failure" as defined by Pacific County Board of Health Ordinance 3E, the system must be repaired. Based upon this septic system inspection report provided to the county by the private Operation and Maintenance Specialist, this septic system appears **TO** **NOT TO** meet the definition of a failure at this time. If this system meets the Pacific County definition of failure, the legal owner (or authorized agent) must contact the Dept of Community Development and secure a repair permit. If you have any questions regarding the condition of this system, the inspection, or the inspector's general comments or recommendations, please contact the above private Operation and Maintenance Specialist.

Pacific County acknowledges receipt of this Operation and Maintenance Report. SM (Initials) 1/29/24 (Date)

Pacific County comments, concerns or recommendations:

System deemed good.

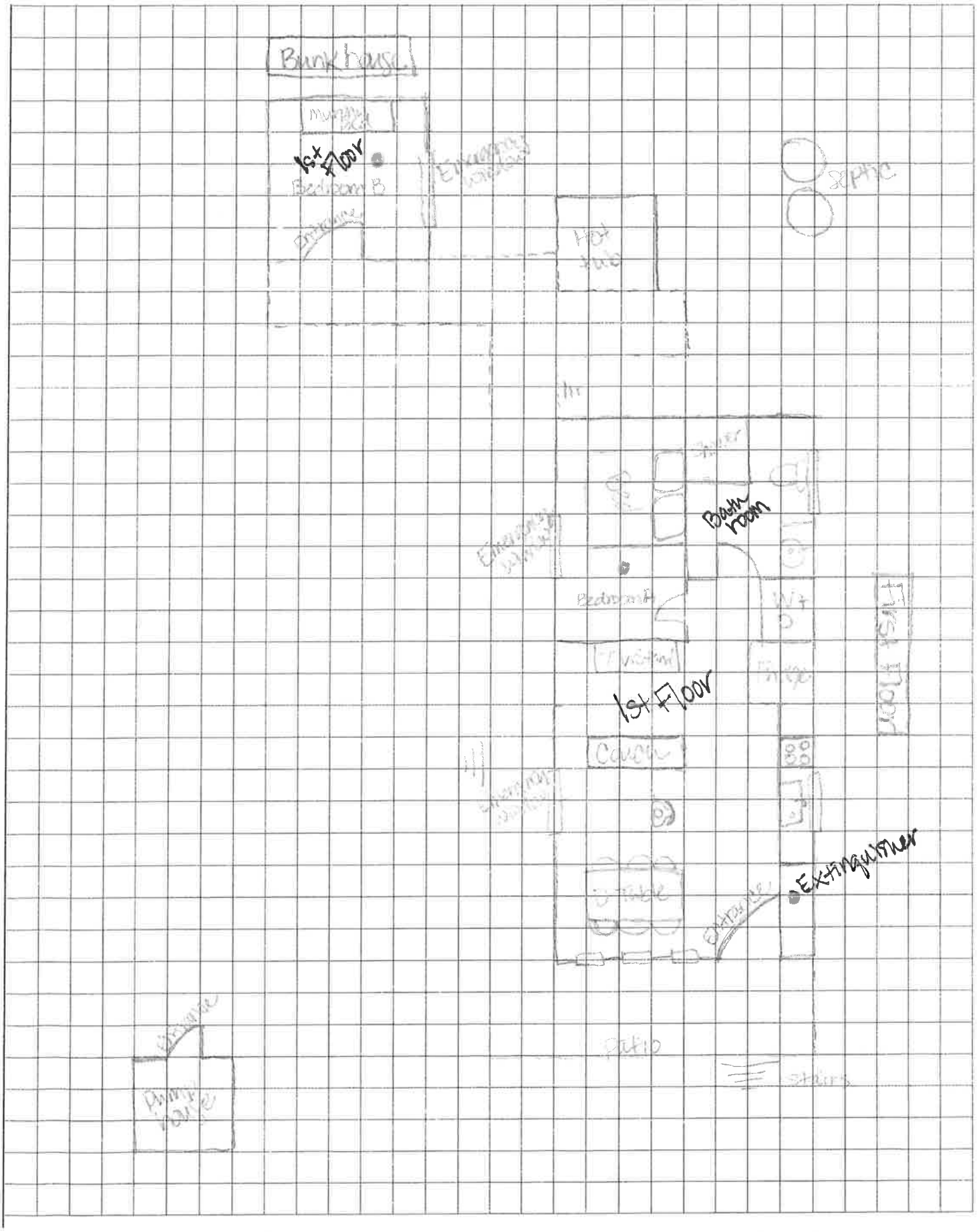
Recommend pumping septic tank to remove sludge.

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

Development Permit Application

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

Tax Parcel ID No.: 75015037014
Applicant's Signature: [illegible]
Scale 1" = _____

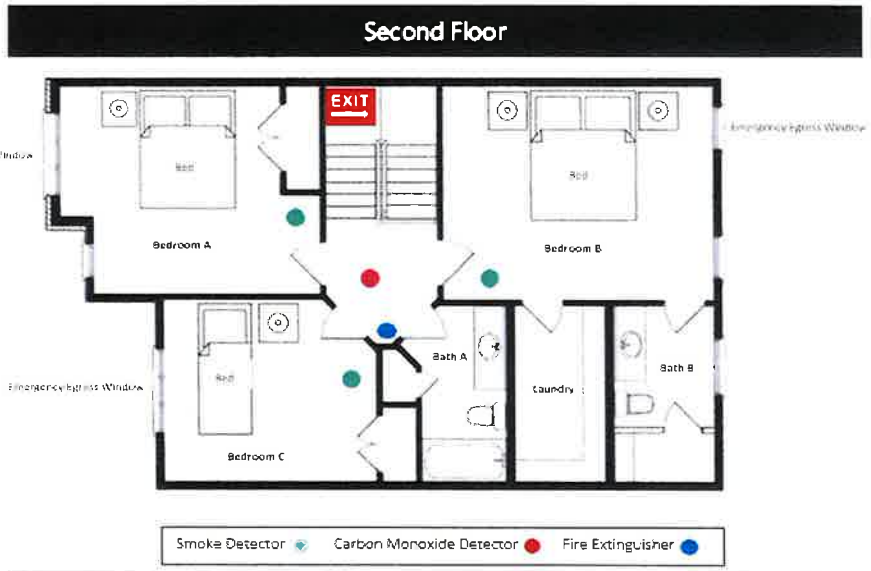


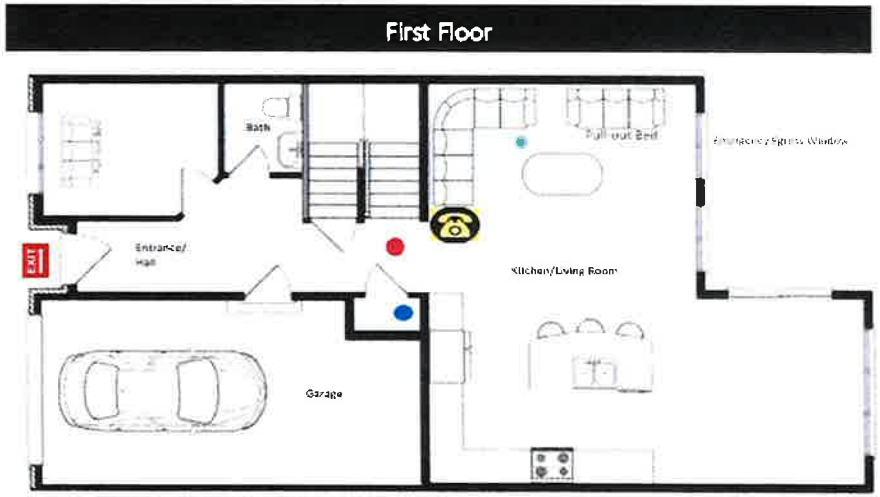
NOTE: Any revisions to the approved site plan will require re-submittal and approval prior to construction.

Pacific County
DEPARTMENT OF COMMUNITY DEVELOPMENT

BUILDING • ENVIRONMENTAL HEALTH • PLANNING

Floor Plan Example:





Floor Plan Checklist:

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

- [x] Floor Designation *(i.e. 1st floor, 2nd floor, basement, etc.)*
- [x] Description of Room Type
- [x] Bed Locations
- [x] Emergency Egress Windows/Exits *(see Pacific County Egress Handout)*
- [x] Hard Wired Smoke Alarms
- [x] Hard Wired Carbon Monoxide Alarms
- [x] Fire Extinguisher *(ABC type Extinguisher)*
- [x] Hard Wired Phone/Land-line
- [x] Property Address posted near Hard Wire Phone
- [x] Emergency Egress Path Map *(if applicable)*
- [x] Exit Signs *(if applicable)*

By signing below, you are acknowledging that the above items are included on your floor plan and that all emergency egress exits meet the required codes.

Parcel No.: 75015037014

Signature: Elsa Jones Date: 6/13/24

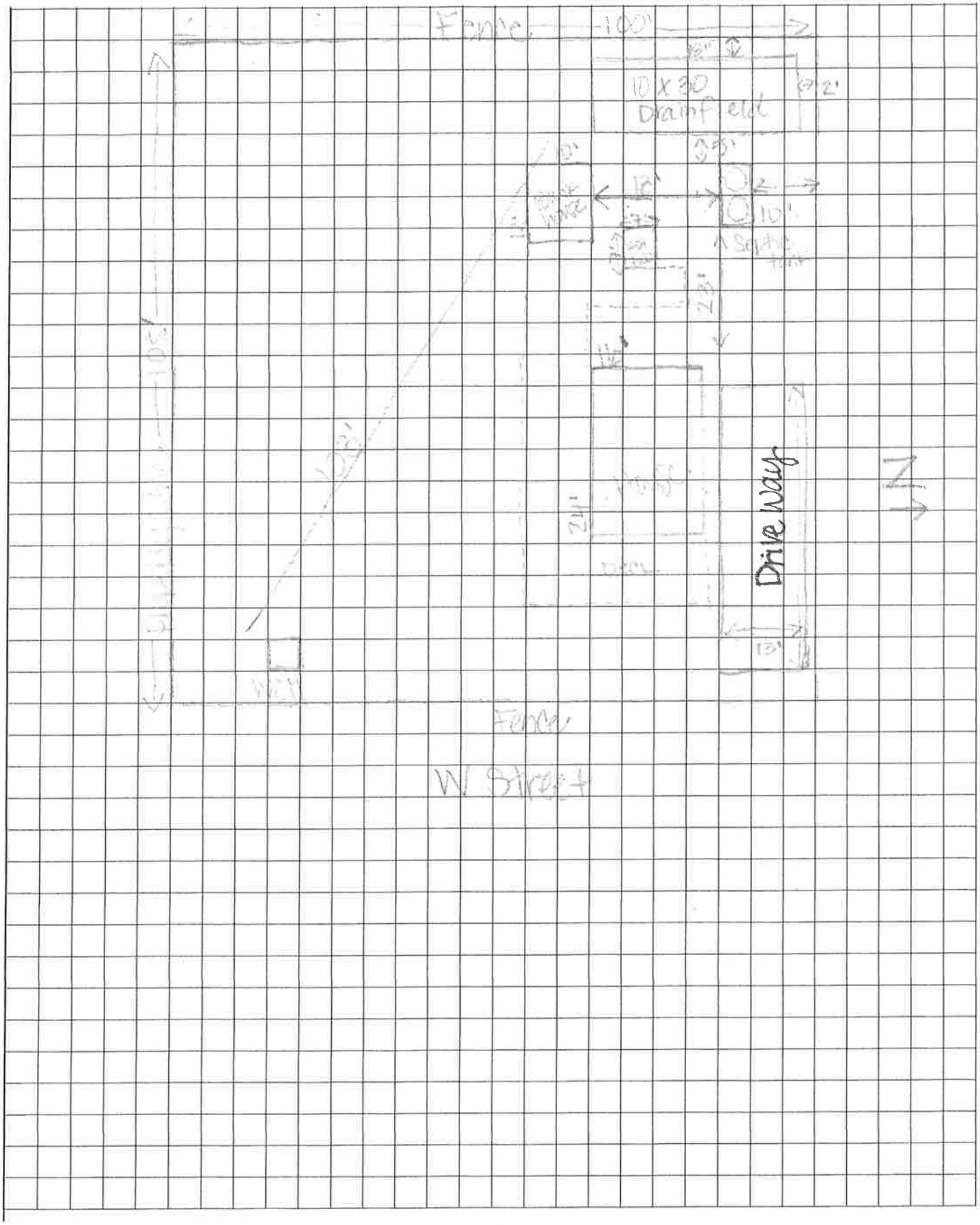
Note: Any changes to your approved floor plan will require resubmittal.

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

"Pacific County is an Equal Opportunity Employer & Provider"

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

Tax Parcel ID No.: 75010037014
Applicant's Signature: [illegible]
Scale 1" = 5ft



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

Home Owner Report ESTIMATE-452604335

Allstate

CoreLogic

General Information

Policy Number:	ESTIMATE-452604335		
Property Address:	27215 W ST Ocean Park, WA 98640		
Estimate Date:	2/13/2024		
Style:	1 Story	Site Access:	Flat Area/Easy Access Roads
Finished Floor Area:	385 Square Feet	# of Families:	1

Valuation Totals Summary

Cost Data As Of 11/2023

Coverage A

Estimated Reconstruction Cost **$121,925**

Building Description

	MainHome
Year Built:	1967
Reconstruction Method:	Standard
Number of Stories:	1
Total Living Area:	385 Square Feet
Finished Living Area:	385 Square Feet
Perimeter:	Rectangular or Slightly Irregular
Wall Height:	8.00 Feet 100 %

Foundation/Basement

Foundation Type

Crawl Space, Excavated 100 %

Foundation Materials

Concrete 100 %

Materials

Exterior Walls

Framing

Stud, 2" X 4" 100%

Exterior Frame Walls

Exterior Walls

Exterior Frame Walls

Siding, Wood 100%

Roof

Roof Style/Slope

Gable, Moderate Pitch 100%

Exterior Frame Walls

Roof

Materials (continued)

Roof

Roof Shape

Simple/Standard	100%

Roof Cover

Shingles, Asphalt/Fiberglass	100%

Attached Structures

Porches

Open Porch, Square Feet	50SF

Exterior Features

Windows

Sash, Wood with Glass, Standard	100%

Exterior Doors (Count)

Door, Wood, Exterior	2Cnt

Partition Walls

Interior Wall Framing

Stud, 2" X 4"	100%

Partitions

Drywall	100%

Wall Coverings

Millwork	5%
Paint	85%
Paneling, Sheet	5%
Wallpaper, Vinyl	5%

Partition Specialties

Door, Hollow Core, Birch	7Cnt

Ceiling Finish

Ceilings

Drywall	100%

Floor Finish

Floor Cover

Carpet over Hardwood, Acrylic/Nylon	8%
Carpet, Acrylic/Nylon	57%
Hardwood	20%
Tile, Ceramic	5%
Vinyl	10%

Heating & Cooling

Heating & Cooling

Heating

Heating, Gas Forced Air	100%

Foundation/Basement

Foundation Type

Crawl Space, Excavated	100%

Foundation Materials

Concrete	100%

Kitchens/Baths/Plumbing

Kitchens - Complete

Kitchen, Builder's Grade	1Cnt

Bathrooms - Complete

Full Bath, Builder's Grade	1Cnt

Superstructure/Framing

Floor/Ceiling Structure

Wood Joists & Sheathing	100%

Roof Structure

Rafters, Wood with Sheathing	100%

Whole House Systems

Electrical

200 Amp Service, Standard	100%

ALLSTATE VEHICLE AND PROPERTY INSURANCE COMPANY

WASHINGTON

HOME OFFICE
NORTHBROOK, ILLINOIS

Application No.: 035240444790450
Policy Number: 820656169

Applicant Name : SUSAN JONES
Address : 109 S OLYMPIA ST
City : KENNEWICK
St. : WA Zip Code : 99336
Home Phone No. : (509)551-2336

Email Address : MASMJONES41@YAHOO.COM

LOCATION OF PROPERTY
Address : 27215 W ST
City : OCEAN PARK
St. : WA Zip Code : 98640
County: PACIFIC

POLICY DISTRIBUTION/BILLING

Policy sent to:	INSURED
Initial premium notice sent to:	INSURED
Renewal premium notice sent to:	INSURED

MORTGAGEE/THIRD PARTY INFORMATION: NONE

ADDITIONAL INSURED INFORMATION

Occupant Relative
First Name : CORY
Middle Initial :
Last Name : JONES

Occupant Relative
First Name : ELSA
Middle Initial :
Last Name : JONES

ADULT OCCUPANTS

OCC. NO.	OCCUPANT NAME	SOCIAL SEC. NO.	RELATION TO INS.	BIRTH DATE	SEX	MARITAL STATUS
1	SUSAN JONES	XXX-XX-0983	SA	10/XX/1964	F	SI
2	CORY JONES		RE	09/XX/1983	M	MA
3	ELSA JONES		RE	10/XX/1989	F	MA

CHILDREN IN HOUSEHOLD: NONE
Total number of residents in household including children: 3

HOUSEHOLD INFORMATION
Years at current address: 5
Are either applicants eligible for the Good Hands Program: NO

820656169ZZZZZZD9237APP08WA1

HOME OFFICE
NORTHBROOK, ILLINOIS

Application No.: 035240444790450
Policy Number: 820656169

POLICY TYPE - HOUSE AND HOME

LOCATION OF PROPERTY
Fire Protected Area : PACIFIC CO FPD NO 1
County: PACIFIC
Miles to Fire Department: 1

Territorial Zone: 98640
Feet to Fire Hydrant:
Town Class Rating: 05

COVERAGES
The premium stated below reflects the applicable loss deductibles listed under the section titled "Loss Deductibles Applied".

SECTION I COVERAGES	LIMITS	PREMIUM
Dwelling Protection	$121925	$557.12
Other Structures Protection	$12193	INCL
Roof Surfaces Endorsement applies		
Personal Property Protection	$73155	INCL
Additional Living Expenses - Up to 24 months not to exceed	$24385	$3.18

SECTION I OPTIONAL/INCREASED COVERAGES SELECTED

Property Insurance Adjustment		INCL
Roof Surfaces Extended Coverage		INCL

SECTION II COVERAGES

SECTION III OPTIONAL COVERAGES/INCREASED COVERAGES APPLIED
An additional premium is charged for each of the following optional coverages you have selected.

	LIMITS	PREMIUM
Building Codes	$12193	INCL
Water Back-Up	$5000	INCL
Fair Rental Income	INCL	$10.00
Host Protection (Host Advantage)	INCL	$20.00

SCHEDULED PERSONAL PROPERTY COVERAGES : NONE

LOSS DEDUCTIBLES APPLIED
The following loss deductibles apply as specified below.

Water Back-Up	$500
Windstorm and Hail	$2000
All Other Perils	$2000

DISCOUNTS APPLIED
The following discounts have been applied to reduce your insurance premium.
Allstate Easy Pay Plan

HOME OFFICE
NORTHBROOK, ILLINOIS

Application No.: 035240444790450
Policy Number: 820656169

Home Buyer
Multiple Policy
Protective Device
Responsible Payment
Claim Free

PREMIUM INFORMATION

Total Estimated Annual Policy Premium:	$615.30	
Amount Paid:	$615.30	Electronic Check

ESTIMATOR

Residential Component Technology(tm)

RCT Cost Date:	11/01/2023	
Estimated Replacement Cost:	$121,925	
Estimated Replacement Cost of Detached Structure(s):	$0	
Zip Code:	98640	
Style/Number of Stories:	1 Story , 1 Story	
Year Built:	1967	
No. of Families:	1	
Living Area Square Footage:	385	
Cathedral Ceiling:	None	
Foundation:	100%	with Crawl Space, Excavated
	100%	Concrete
Garages:	None	
Kitchens:	1	Number of Builder's Grade
Bathrooms:	1	Number of Full Bath, Builder's Grade
Fireplaces:	None	
Wood Stove:	None	
Screened Porches:	None	
Solar Rooms:	None	
Wood Deck:	None	
Composite Deck:	None	
Redwood Deck:	None	
Open Porch:	50 sq. ft	Open Porch (Square Feet)
Closed Porch:	None	
Exterior Wall Type:	100 %	Siding, Wood
Roof Type:	100 %	Shingles, Asphalt/Fiberglass
	100 %	Gable, Moderate Pitch
	100 %	Simple/Standard
Flooring:	20 %	Hardwood
	8 %	Carpet over Hardwood, Acrylic/Nylon
	57 %	Carpet, Acrylic/Nylon
	10 %	Vinyl
	5 %	Tile, Ceramic

HOME OFFICE
NORTHBROOK, ILLINOIS

Application No.: 035240444790450
Policy Number: 820656169

Heat and Air Conditioning:	100 %	Heating, Gas Forced Air
Interior Wall Partitions:	100 %	Drywall
	85 %	Paint
	5 %	Wallpaper, Vinyl
	5 %	Paneling, Sheet
	5 %	Millwork
Special Exterior Features:	100 %	Sash, Wood with Glass, Standard
	2	Number of Doors, Wood, Exterior

Residential Component Technology(tm) and RCT(tm)
are trademarks of Marshall & Swift/Boeckh.

DWELLING INFORMATION

Mo/Year Dwelling Purchased: 02/2024
No. Apts./Units: 1

Current Market Value: $225,000
Roof Type: Asphalt/Fiberglass Shingle

Construction: Frame (Not Otherwise Described)
Roof Geometry: Gable

Hail Resistive Roof: NO
Year Roof Was Replaced:
2022

Applicant lives in the building as: OWNER
Unit Residence: Secondary
Dwelling in Course of Construction: NO

PROTECTIVE DEVICES INSTALLED

Deadbolt Locks (all exterior doors)
Smoke Detector (each floor)
Fire Extinguisher

Does the insured have an alternative or supplemental heating source (excluding fireplaces)?: NO
Is there any store, business or professional activity in the building, at the applicant's premises, or at additional premises owned by the applicant?: NO
Does the customer ever rent their home or a portion of their home to others?: YES
Will the residence be occupied within the next 30 days?: YES

5 YEAR LOSS HISTORY (including losses at present and prior residences): NONE

PRIOR PROPERTY INSURANCE

Company Name: FARMERS CASUALTY
Expiration Date: 06/23/2024

OTHER ALLSTATE POLICIES (CROSS INDEX)

Policy No.: 000000807862906	Effect. Date: 07/30	Line: 010	Relationship: MT
Policy No.: 000000817980001	Effect. Date: 05/06	Line: 078	Relationship: MT

AUTO INFORMATION

HOME OFFICE
NORTHBROOK, ILLINOIS

Application No.: 035240444790450
Policy Number: 820656169

REMARKS: NONE

NOTICE: As part of our underwriting/qualification procedure and subject to applicable laws and regulations, we may obtain information regarding you and other individuals who may be covered by the insurance you are applying for, including:(i) your prior insurance record, if any, which will be obtained from your current or prior carrier(s); (ii) credit reports; and (iii) claim history, based on loss information reports.

Any insurance bound is limited to a period of 60 days from its effective date and expires on the last day of such limited period. The Company may sooner terminate such insurance by mailing to the Applicant, at the address herein given, written notice of rejection of this application. Such termination shall be effective at the earlier of A) THE DATE AND TIME INDICATED ON THE TERMINATION NOTICE OR B) AS OF THE TIME APPLICANT SECURES OTHER HOMEOWNERS, RENTERS OR CONDOMINIUM OWNERS INSURANCE. Upon such expiration, or termination, refund of premium may be tendered or paid by check of the Company or its Agent, and if not then, as soon as practicable thereafter. Any insurance bound hereunder shall otherwise be subject in all respects to the terms and conditions of the regular policy forms of the Company at present in use and to the statements in this application. Any insurance is bound only for such items, perils, coverages, forms of coverage, limits of insurance and amounts of insurance as are indicated on the face hereof, and only those additional Homeowners coverages are bound for which a premium is indicated. If you believe your credit information was adversely impacted by extraordinary medical or other circumstances, you have the right to appeal this decision . Please contact your Allstate Representative for additional information.

I understand that upon issuance of the insurance applied for, except for those with the Select Value or Select Value with Roof Surfaces Extended Coverage endorsement, the Property Insurance Adjustment (P.I.A.) condition will apply to the policy. In accordance with terms of this condition, the limits of liability may be adjusted at each anniversary of the policy.

BINDER PROVISION - In reliance on the statements in this application and subject to the terms and conditions of the policy authorized for the Company's issuance to the applicant, the Company named above binds the insurance applied for, to

become effective:	05:24 PM	02/13/2024
Transaction time/date:	05:24 PM	02/13/2024

To the best of my knowledge the statements made on this application, including any attachments, are true. I request the Company, in reliance on these statements, to issue the insurance applied for. The Company may recompute the premium shown if the statements made herein are not true. In the event of any intentional misrepresentation or concealment made by me or with my knowledge in connection with this application, the Company may deem this binder and any policy issued pursuant to this application, void from its inception. This means that the Company will not be liable for any claims or damages which would otherwise be covered.

It is a crime to knowingly provide false, incomplete, or misleading information to an insurance company for the purpose of defrauding the company. Penalties include imprisonment, fines, and denial of insurance benefits.

ALLSTATE VEHICLE AND PROPERTY INSURANCE COMPANY

WASHINGTON

HOME OFFICE
NORTHBROOK, ILLINOIS

Application No.: 035240444790450
Policy Number: 820656169

I have read this entire application, including the binder provision, before signing.

Applicant's Signature

Date

( ) I have inspected the premises.

(X) I have not inspected the premises.

Agent/Agency Name	Number	Location Code
SCOTT JONES	0D9237	B32

JONES, SCOTT
Producer's Signature

APP08 -2

820656169ZZZZZZD9237APP08WA6

Zane Johnson

From: Randy Irwin
Sent: Tuesday, July 2, 2024 9:01 AM
To: sea.jonesy@gmail.com
Cc: Zane Johnson
Subject: Short -Term Vacation Rental for 27215 W Street (Parcel No. 75015037013)

Good Morning,

During the review of your application for a short term vacation rental license for 27215 W Street, it appears that your floor plan was missing the following items:

1. Smoke alarms in bedrooms are not labeled.
2. Smoke and carbon monoxide alarm required outside of bedroom(s).
3. We do not have any record of a "bunkhouse" on the property. We will need to verify this is been permitted for residential use.

You will need to submit an updated floor plan showing the above mentioned items. As for the bunkhouse issue, perhaps we could address that issue with a phone call.

Please let me know if you have any questions.

Thanks

Randy Irwin
Senior Building Inspector
Pacific County Department of Community Development
North Office - 1216 W. Robert Bush Dr. South Bend WA 98586
Phone (360)875-9356, Fax (360)875-9304
South Office – 7013 Sandridge Rd. Long Beach WA 98631
Phone (360)642-9382, Fax (360)642-9387
website | county ordinances | facebook
Office Hours: Monday – Thursday 7:30 am – 3:00 pm Closed
NOTICE: All emails sent to and from this address will be received by the Pacific County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

Pacific County is an Equal Opportunity Provider & Employer
If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U. S. Department of Agriculture, Director, Office of Adjudication 1400 Independence Avenue, S. W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov.

SECTION 11 – RURAL RESIDENTIAL DISTRICT (R-R)

A. INTENT

The Rural Residential District is established to promote and protect low-density residential neighborhoods that exist in harmony with the natural environment. It is the intent of the District to promote a rural residential lifestyle by protecting environmental values, limiting population density to one dwelling unit per acre, permitting a variety of housing choices including both mobile/manufactured housing and stick built/site built housing, and permitting a variety of accessory activities, including limited recreational vehicle use and personal agricultural usage. These areas are typically served by on-site sewage disposal systems and individual domestic wells. Generally, many of the uses, activities and densities found on the Long Beach Peninsula are indicative of the Rural Residential Land Use District.

B. PERMITTED USES

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

2. One two-family dwelling (Duplex), or two single-family residential dwellings per lot of record.

3. 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.

4. Normal public services, facilities and utilities, including but not limited to, communication and electrical power substations, water reservoirs, transmission lines, pumping service facilities, fire stations, sheriff substations, communication relay stations, and wireless communication facilities.

5. 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.

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

7. The cultivation, harvest, and production of forest products or any forest crop, in accordance with Chapter 76.09 RCW and any relevant provisions of the Washington Administrative Code.

8. The cultivation, harvest, and production of ferns, moss, boughs, bark, berries, nuts, tree fruits, tree seeds, nursery stock, and Christmas trees.

9. Watershed management practices, including erosion control measures, drainage control structures, vegetation management to improve run-off characteristics, weather stations, stream gauging stations, and watershed research facilities.

10. Any use which is similar in nature, usage, and impacts to a listed permitted use.

C. ACCESSORY USES.

1. Uses incidental to a primary permitted residential use including, but not limited to, garages, storage buildings, ponds, accessory residential dwellings, small horse barns, animal pens, etc.

2. The growing, harvesting, and seasonal sales of garden and agricultural crops grown on premise.

3. The keeping and raising of domestic livestock and fowl for personal use provided that they are fenced, the animals and their feed do not create objectionable odors, unsanitary conditions or inhumane treatment as determined by the administrator or the Pacific County Health Officer, and all stalls, feeding areas, confinement areas, poultry houses, horse barns, etc., are located at least 25 feet from all adjoining property lines.

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

5. In-home family or child day care.

6. A detached accessory living quarter for the sole use by the owner, his or her temporary guest(s) or employee(s) that meets the standards contained in Subsection 21.F, Accessory Structures/Uses.

7. The storage of commercial fishing gear, provided such storage is in an upland location above the Ordinary High Water Mark and is adequately screened from neighboring properties with either fencing or vegetation.

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

9. 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. All commercial agricultural uses, including animal husbandry, horticulture, viticulture, floriculture beekeeping and crop cultivation.

2. Signage consistent with Subsection 21.R, Signs.

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

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

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

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. Cottage industries that meet the standards contained in Subsection 21.L, Cottage Industries.

2. Private and public airports, landing strips, hanger facilities.

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

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

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

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

   c. No on premise sales of materials are allowed;

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

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

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

F. PROHIBITED USES

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

G. MINIMUM DEVELOPMENT STANDARDS.

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

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

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

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

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

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

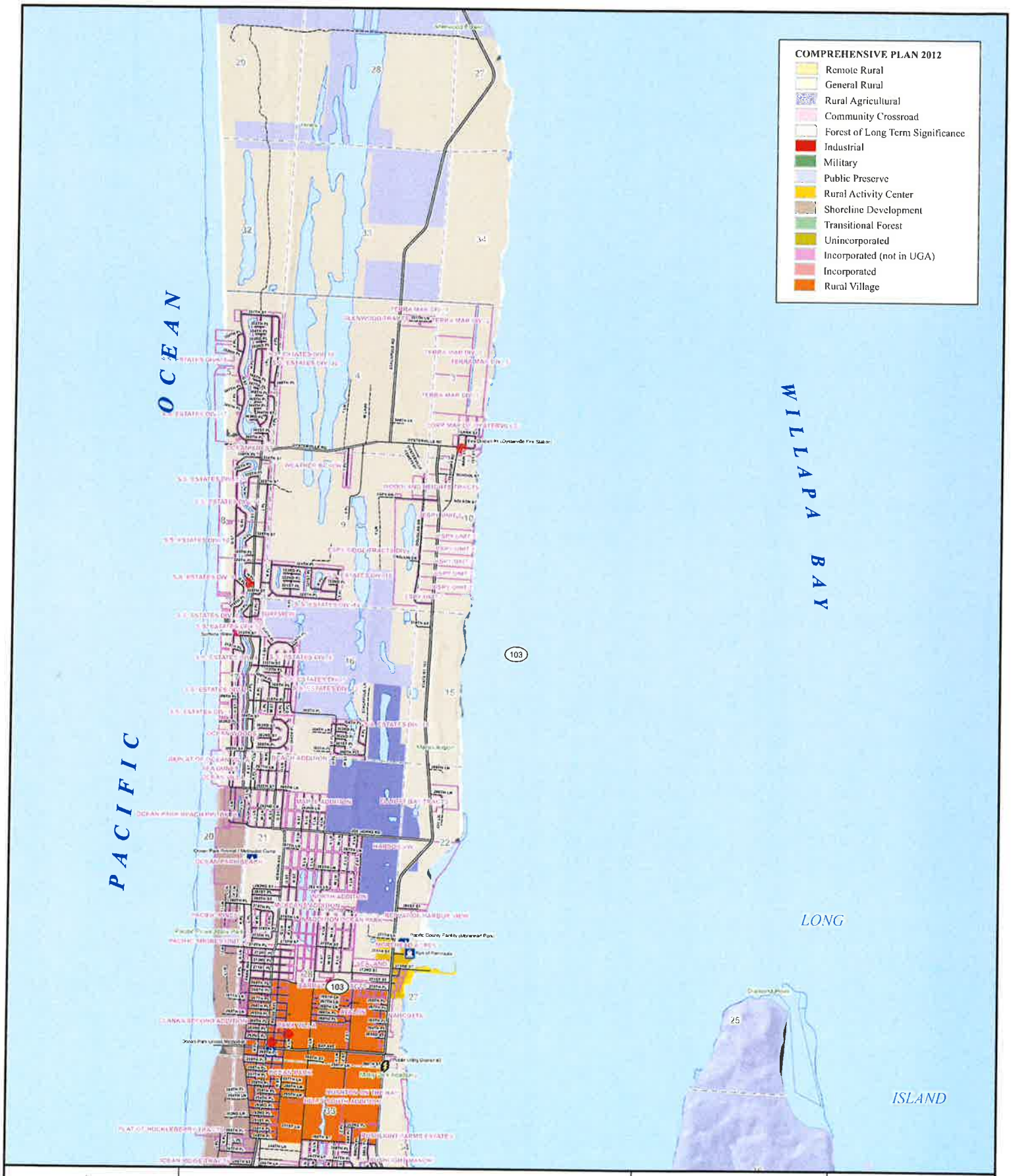
7. Building Setbacks:

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

   b. Multi-family dwellings – twenty (20) feet from all property lines.

   c. 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.



0 2,000 4,000 Feet

SCALE: 1:24,000

Legend

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

Roads

- Lanes
- Highways
- County Roads
- Minor Collectors
- Local Access Roads
- City Streets
- Plat Boundaries

Hydrology

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

Pacific County

Department of Public Works
Geographic Information System

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

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

Comprehensive Plan Map

T. 12 N., R. 11 W.

0 2,000 4,000 Feet

SCALE: 1:24,000

Legend

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

Roads

- Lanes
- Highways
- County Roads
- Minor Collectors
- Local Access Roads
- City Streets
- Plat Boundaries

Hydrology

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

Pacific County

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300 Memorial Drive
P.O. Box 68
South Bend, WA 98586
Phone (360) 875-9368

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

Zoning Map 2017

T. 12 N., R. 11 W.

5) Appeals

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

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

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

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

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

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

c) Appeal Decision.

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

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

Section 5 Type II Process – Administrative Decisions

1) Pre-Application Review

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

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

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

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

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

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

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

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

b) Pre-application review is required unless:

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

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

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

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

ii) Required fee(s),

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

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

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

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

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

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

i) Summarize the proposed application(s);

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

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

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

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

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

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

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

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

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

2) Review for Counter Complete Status

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

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

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

3) Review for Technically Complete Application

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

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

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

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

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

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

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

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

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

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

(5) The decision about the technically complete status of an application, including any required engineering, traffic or other studies, shall be based on the criteria for completeness and methodology set forth in County ordinances, resolutions or in implementing measures timely adopted by the review authority.

v) Any applicable SEPA document, completed and signed.

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

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

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

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

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

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

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

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

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

ii) Distribute a copy of the notice pursuant to subsection 5.

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

4) Administrative Variance

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

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

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

i) That special conditions and circumstances exist;

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

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

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

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

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

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

5) Public Notice

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

b) The public notice shall be distributed as follows:

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

ii) Posted on the County website.

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

c) An administrative decision shall include:

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

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

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

d) Within five (5) business days from the date the decision is received, the review authority shall mail a notice of decision to the parties listed in subsection 5 and to other parties of record regarding the application. The mailing shall include a notice which includes the following information:

i) A statement that the decision and SEPA determination, if applicable, are final, but may be appealed as provided in subsection 8. The statement shall describe how a party may appeal the decision or SEPA determination, or both.

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

6) Application of Rules

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

7) Decision Timeline

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

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

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

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

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

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

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

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

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

8) Appeals

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

Section 6 Type III – Quasi-Judicial Decisions

1) Pre-Application Review

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

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

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

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

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

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

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

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

b) Pre-application review is required unless:

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

Pacific County
DEPARTMENT OF COMMUNITY DEVELOPMENT

BUILDING • ENVIRONMENTAL HEALTH • PLANNING

September 24th, 2024

RE: Special Use Permit Application No. P2400438 submitted by Cory Jones – Beach to Bay Getaways LLC (owner/applicant)

Dear Property Owner(s):

Included you will find a copy of the Public Notice which will be posted on the property on or before September 24th, 2024. This notice briefly describes a Special Use Permit application applied for by Cory Jones. You are being notified by mail because your property is located within 300' of the applicant's proposal.

If you wish to submit comments regarding this proposal, please contact Zane Johnson, Pacific County Department of Community Development, 7013 Sandridge Road Long Beach WA, 98631 in writing by the end of the day on October 8th, 2024. You may also contact me via email at zjohnson@co.pacific.wa.us.

Sincerely,

Zane Johnson
Sr. Planner
Pacific County
Department of Community Development

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

"Pacific County is an Equal Opportunity Employer & Provider"

Jones Mailing List

North Beach Water District

P.O. Box 618

Ocean Park, WA 98640

Michael & Roberta Perry

22952 SE Oakview Ln.

Eagle Creek, OR 97022-7602

Roy Collier & Diana Drake

27215 V St.

Ocean Park, WA 98640

Susan Porter

P.O. Box 613

Enumclaw, WA 98022-0613

Jerry & Colleen Jacobs

27202 U St.

Ocean Park, WA 98640-4414

Veryle West

958 Beaver Creek Rd.

Cathlamet, WA 98612

David Douglas Living Trust

142 Gray Rd.

Castle Rock, WA 98625

Ronnie & Lory Evans

4242 Brynion Rd.

Kelso, WA 88626

Timothy Hogan

2700 Caples Ave.

Vancouver, WA 98661

Arthur & Karen Corcoran

P.O. Box 522

Ocean Park, WA 98640-4414

Julia Bailey

2012 Burcham St.

Kelso, WA 98626

Alvin Babcock

P.O. Box 195

Ocean Park, WA 98640

David & Cynthia Brungardt

20205 NE 83rd St.

Vancouver, WA 98682-9528

Richard Clark & Dannielle Stickney

2211 272nd St.

Ocean Park, WA 98640

Robert & Mia Hutchison

1727 N Anne Ave.

East Wenatchee, WA 98802

Gregory & Susan Shirley

27216 V St.

Ocean Park, WA 98640

Samantha Buckley & Alana Shult

4428 Zirkel Ct.

Longview, WA 98632

Ronald & Barbara Ann Ambuehl

27320 V St.

Ocean Park, WA 98640

Jed Binkly

2308 E 18th St. Apt. B-8

Vancouver, WA 98661

Marilyn Boone

3010 Russell Rd.

Centralia, WA 98531

Richard & Nancy Pederson

P.O. Box 87

Nahcotta, WA 98637-0087

Charles & Jill Johnson

2215 NE 27th Ave.

Portland, OR 97212

Mariann Griggs

P.O. Box 999

Ocean Park, WA 98640

Robert Hill

381 E Little Island Rd.

Cathlamet, WA 98612

Maureen McCaslin

P.O. Box 1101

Long Beach, WA 98631

Kevin & Cheri Comstock

192 Windsor Ln.

Longview, WA 98632

Jason Dailey

3302 T St.

Vancouver, WA 98663

Robert Baker

1146 Willapa St.

Raymond, WA 98577

Robin & Laura Smith

18180 Van Fleet Ave.

Sandy, OR 97055

Pacific County

DEPARTMENT OF COMMUNITY DEVELOPMENT

BUILDING • ENVIRONMENTAL HEALTH • PLANNING

Affidavit of Mailing
Notice of Application
Type II Review
Vacation Rental

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

On Sept. 23rd, 2024 (month, day, year) the Notice of Application was mailed to all property owners within 300' of the parcel listed below, in accordance with Ordinance No. 177.

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

Property Parcel No.: 75015037013

Dated this 24th day of Sept., 2024

Signature of Administrator

Pacific County

DEPARTMENT OF COMMUNITY DEVELOPMENT

BUILDING • ENVIRONMENTAL HEALTH • PLANNING

Declaration of Posting
Public Notice

Type II Special Use Vacation Rental

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 Sept. 23rd, 2024 according to Ordinace No. 177. A picture of this posting is attached to this affidavit.

Property Parcel No.: 75 015 037013

Dated this 24th day of Sept., 2024

Signature of Administrator

Revised 04/07/2015

PUBLIC NOTICE
SPECIAL USE PERMIT
See notice below
PUBLIC NOTICE
Special Use Permit

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