

BEFORE THE BOARD OF PACIFIC COUNTY COMMISSIONERS

RESOLUTION NO. 2012 - 022

A RESOLUTION AMENDING THE PACIFIC COUNTY COMPREHENSIVE PLAN

WHEREAS, the Board of Pacific County Commissioners (Board) passed Resolution 90-123 on October 30, 1990, and thereby agreed to implement the requirements of the Growth Management Act (GMA) as contained in SHB No. 2929 (Washington Laws, 1990 1st Ex. Sess., Ch. 17), subject to adequate funding from the State of Washington;

WHEREAS, RCW 36.70A requires the County to adopt a Comprehensive Plan that meets specified GMA goals and addresses the mandated GMA elements;

WHEREAS, RCW 36.70A.130 requires Pacific County to conduct a periodic update of its Comprehensive Plan and development regulations to ensure the Comprehensive Plan and the development regulations are in compliance with the requirements of GMA; and

WHEREAS, RCW 36.70A.130(3) requires Pacific County to conduct a review of its Urban Growth Areas (UGA), and the densities permitted within, at least every ten years; and

WHEREAS; the Board of Pacific County Commissioners updated the Pacific County Comprehensive Plan by adopting Resolution No. 2010-036 on October 26, 2010; and

WHEREAS; Futurewise filed a timely Petition for Review with the Growth Management Hearings Board on December 28, 2010; and

WHEREAS; Futurewise alleged that Pacific County's 2010 Comprehensive Plan update failed to result in Pacific County properly sizing its urban growth areas; and

WHEREAS; The Growth Management Hearings Board held a Hearing on the Merits on May 17, 2011, in South Bend, Washington; and

WHEREAS; The Growth Management Hearings Board found that Futurewise had carried its burden in demonstrating that the County's action in the adoption of Resolution 2010-036 violated RCW 36.70A.110 and RCW 36.70A.130 in sizing its UGAs; and

WHEREAS; the Growth Management Hearings Board ordered Pacific County to bring its Comprehensive Plan into compliance with the Growth Management Act by December 19, 2011; and

WHEREAS; Pacific County adopted Ordinance No. 161 on December 13, 2011 establishing a temporary moratorium restricting the urban growth areas (UGAs) of the Cities of Long Beach, Raymond, South Bend, Ilwaco and unincorporated Seaview to the existing city limits of Long Beach, Raymond, South Bend, and Ilwaco, and the pre-2010 unincorporated Seaview UGA; and

WHEREAS; The Growth Management Hearings Board extended the compliance deadline until March 19, 2012, which gave Pacific County additional time to bring its Comprehensive Plan into compliance with GMA requirements; and

WHEREAS; Pacific County received a second ninety (90) day extension from the Hearings Board, which allows the County to complete the required changes to the 2010 Comprehensive Plan by June 19, 2012; and

WHEREAS; The Pacific County Planning Commission completed its required public review process; and

WHEREAS; The Pacific County Planning Commission conducted its review of DCD Staff's Land Use Analysis; and

WHEREAS; The Pacific County Planning Commission completed a thorough SEPA public review process and issued an Amended Determination of Non Significance on April 12, 2012; and

WHEREAS; on March 21, 2012, Pacific County provided the required sixty (60) day notification under RCW 36.70A.106 to the State of Washington of the County's proposed Comprehensive Plan Amendment and intent to adopt; and

WHEREAS; due to special circumstances associated with the Growth Management Hearings Board order, Pacific County is not following its general protocol and is addressing its Comprehensive Plan outside of the typical yearly Comprehensive Plan amendment cycle; and

WHEREAS; the Board of Pacific County Commissioners has conducted a closed record hearing to consider the recommendations of the Pacific County Planning Commission along with other public comments pertaining to the Spring 2012 Comprehensive Plan Amendment; now therefore,

IT IS HEREBY RESOLVED that the Board of Pacific County Commissioners adopts the Pacific County Planning Commissions recommended Comprehensive Plan Amendment dated April 12, 2012, accepts the Amended Determination of Non Significance, adopts the findings of fact and conclusions of law, and accepts the record compiled by the Pacific County Planning Commission.

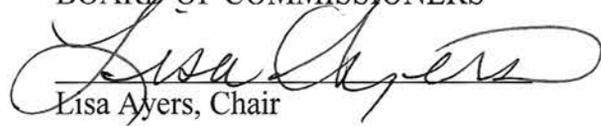
IT IS FURTHER RESOLVED THAT the Urban Growth Areas of the four (4) incorporated cities of Long Beach, Raymond, South Bend, and Ilwaco are hereby set at the existing boundaries of each incorporated city. The boundaries of each city are delineated in Appendix A (Comprehensive Plan Map, amended). The Urban Growth Area of unincorporated Seaview is set at the boundaries that existed prior to the adoption of the 2010 Pacific County Comprehensive Plan. The boundaries of the Seaview Urban Growth Area are delineated in Appendix A (Comprehensive Plan Map).

IT IS FURTHER RESOLVED THAT Table 2-8 of the Comprehensive Plan be amended as attached; and

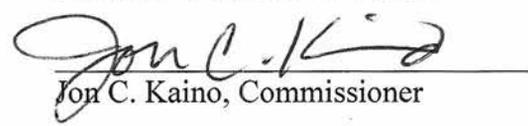
IT IS FURTHER RESOLVED THAT Section 2.5.3 of the Comprehensive Plan be amended as attached. PASSED by the Board of Pacific County Commissioners in regular session at South Bend, Washington, by the following vote, then signed by its membership and attested by its Clerk in authorization of such passage the 22nd day of May, 2012:

3 YEA; 0 NAY; 0 ABSTAIN; and 0 ABSENT

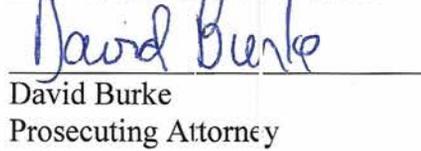
PACIFIC COUNTY
BOARD OF COMMISSIONERS


Lisa Ayers, Chair


Norman B. Cuffel, Vice-Chair


Jon C. Kaino, Commissioner

APPROVED AS TO FORM


David Burke
Prosecuting Attorney

ATTEST:


Clerk of the Board

STAFF REPORT

DATE: April 12, 2012
TO: Pacific County Planning Commission
FROM: Mike Stevens, Senior Planner
RE: 2012 Comprehensive Plan Amendment (UGAs)

Pacific County is required to bring its 2010 Comprehensive Plan into compliance with respect to the sizing of its urban growth areas as a result of the appeal of the 2010 Comprehensive Plan filed by Futurewise. As you will recall, Futurewise appealed three (3) portions of the 2010 Comprehensive Plan to the Growth Management Hearings Board. The appeal alleged that Pacific County failed to review and revise the Comprehensive Plan in regard to designating and conserving agricultural lands of long-term commercial significance, failed to properly size its urban growth areas, and failed to properly designate its Limited Areas of More Intensive Rural Development on the Long Beach Peninsula. The Hearings Board found in favor of Pacific County in regard to the issues pertaining to the agricultural lands and Limited Areas of More Intensive Rural Development; however, it found in favor of Futurewise in regard to the sizing of urban growth areas. As a result, Pacific County DCD staff and each of the four incorporated cities (Long Beach, Ilwaco, South Bend and Raymond) have worked diligently to perform a detailed land use analysis in order to determine how much buildable land is available in each of the four cities. It was agreed that the work would be done primarily by DCD staff and checked for general accuracy by city representatives. It was further agreed that the work would be done by DCD staff to ensure that a proper and consistent methodology was used for each of the areas in question. Although each city's Comprehensive Plan contained numbers indicating how much land was available for development, it is not clear as to the methodology that was used by each city's individual consulting firm.

Specifically, the work DCD staff performed consisted of the following:

1. Developing "working maps" that accurately reflected each cities current boundary as well as those areas that are mapped by FEMA as being with a 100-year flood plain, those areas mapped by the National Wetland Inventory as being a wetland, those parcels that contained 911 situs addresses, areas of open water, and all publicly owned properties and/or rights-of-ways.
2. "Ground-truthing" the areas depicted in each map and adding those additional areas that appeared to be undevelopable due to steep-slopes, un-mapped wetlands, or were otherwise already developed with a home or business.

3. Meeting with representatives from each city to have them review the map and offer their suggestions and/or additional information that would be useful in determining the amount of buildable land available.
4. Producing a "final buildable lands map" for each city that included the amount of land contained within each city's boundary, the amount of "unbuildable lands" (including those lands already developed) and finally the amount of "buildable" lands (those areas that are likely eligible for development that do not fit the definition of "unbuildable").
5. Taking the final amount of buildable lands and applying a 25% "market factor" to account for additional lands that are likely unavailable for development due to non-regulatory reasons such as land that is not for sale.

The final outcome of this process resulted in the following:

City of Long Beach

978 acres total.

857 acres = Unbuildable (already developed or otherwise undevelopable due to physical constraints such as wetlands, steep slopes and flood plains).

121 acres = Amount of land remaining.

90.75 acres = Amount of buildable land after 25% market reduction.

32 acres = Acres needed to accommodate future growth (350 new residents).

City of Ilwaco

3,678 acres total.

3,322 acres = Unbuildable (already developed or otherwise undevelopable due to physical constraints such as wetlands, steep slopes and flood plains).

356 acres = Amount of land remaining

267 acres = Amount of buildable land after 25% market reduction.

18 acres = Acres needed to accommodate future growth (246 new residents).

City of Raymond

2,934 acres total.

2,553 acres = Unbuildable (already developed or otherwise undevelopable due to physical constraints such as wetlands, steep slopes and flood plains).

381 acres = Amount of land remaining.

285.75 acres = Amount of buildable land after 25% market reduction.

70 acres = Acres needed to accommodate future growth (696 new residents).

City of South Berd

1,260 acres total.

1,165 acres = Unbuildable (already developed or otherwise undevelopable due to physical constraints such as wetlands, steep slopes and flood plains).

95 acres = Amount of land remaining.

71.25 acres = Amount of buildable land after 25% market reduction.

40 acres = Acres needed to accommodate future growth (409 new residents).

It should be noted that a new buildable lands analysis was not completed for the unincorporated Seaview UGA as the methodology used to prepare the above listed numbers was used in 2009/2010 when determining the amount of available land in the pre-2010 UGA. DCD staff felt it was unnecessary to perform a new buildable lands analysis for Seaview given the familiarity DCD staff has with the Seaview community and the low amount of new building that has occurred in the Seaview area since the numbers were originally developed for the 2010 Comprehensive Plan.

Seaview (from 2010 Comprehensive Plan Table 2-8)

Projected New Residents = 182
Land Area Needed (Acres) = 20
Vacant Buildable Land (Acres) = 26

As one can see, from the numbers indicated above for the four (4) cities and from the numbers produced in 2010 for the unincorporated Seaview UGA adequate land exists within the boundaries of each city to accommodate the amount of projected growth anticipated within the next 20 years. As a result, it does not appear that any of the existing cities need to expand their urban growth areas. The one possible exception could be the City of Long Beach. Although the City of Long Beach currently has nearly three (3) times the amount of available land needed, the City of Long Beach has a large number of second (vacation) homes. Although these vacation homes do not necessarily correlate into an increased population, there may be justification to perform further analysis in the near future. However, given the limited amount of time to comply with the Hearing Board's directive, DCD staff recommends that possible changes to the City of Long Beach UGA come at a future date.

Amendment language:

The Urban Growth Areas of the four (4) incorporated cities of Long Beach, Raymond, South Bend, and Ilwaco are hereby set at the existing boundaries of each incorporated city. The boundaries of each city are delineated in Appendix A (Comprehensive Plan Map, amended). The Urban Growth Area of unincorporated Seaview is set at the boundaries that existed prior to the adoption of the 2010 Pacific County Comprehensive Plan. The boundaries of the Seaview Urban Growth Area are delineated in Appendix A (Comprehensive Plan Map).

Furthermore, Section 2.5.3 Urban Growth Area of Unincorporated Seaview has been amended as it contains language specific to the Seaview Urban Growth Area and also Table 2-B, has been amended to include the amount of available buildable land as a result of the 2012 Land Use Analysis.

- See Attached Section 2.5.3
- See Attached Table 2-B
- See Attached Resolution (Draft)

SEPA:

The 2010 Comprehensive Plan adopted, by reference, the 1998 EIS prepared for the 1998 Comprehensive Plan and adopted, by reference, the 2008 SEIS prepared for the Seaview Dunes project. Pacific County issued a Determination of Non-Significance for the 2010 Comprehensive Plan on April 14, 2010. For this proposed Comprehensive Plan Amendment, Pacific County issued a Determination of Non-Significance on March 21, 2012. The end of the

14-day comment period was April 11, 2012. As part of its deliberation, the Planning Commission will need to make a final SEPA Determination, which will be included with its formal recommendation to the BOCC.

Findings of Fact:

1. The Board of Pacific County Commissioners (Board) passed Resolution 90-123 on October 30, 1990, and thereby agreed to implement the requirements of the Growth Management Act (GMA) as contained in SHB No. 2929 (Washington Laws, 1990 1st Ex. Sess., Ch. 17), subject to adequate funding from the State of Washington.
2. RCW 36.70A requires the County to adopt a Comprehensive Plan that meets specified GMA goals and addresses the mandated GMA elements.
3. RCW 36.70A.130 requires Pacific County to conduct a periodic update of its Comprehensive Plan and development regulations to ensure the Comprehensive Plan and the development regulations are in compliance with the requirements of GMA.
4. RCW 36.70A.130(3) requires Pacific County to conduct a review of its Urban Growth Areas (UGA), and the densities permitted within, at least every ten years.
5. The Board of Pacific County Commissioners updated the Pacific County Comprehensive Plan by adopting Resolution No. 2010-036 on October 26, 2010.
6. Futurewise filed a timely Petition for Review with the Growth Management Hearings Board on December 28, 2010.
7. Futurewise alleged that Pacific County's 2010 Comprehensive Plan update failed to result in Pacific County properly sizing its urban growth areas.
8. The Growth Management Hearings Board held a Hearing on the Merits on May 17, 2011, in South Bend, Washington.
9. The Growth Management Hearings Board found that Futurewise had carried its burden in demonstrating that the County's action in the adoption of Resolution 2010-036 violated RCW 36.70A.110 and RCW 36.70A.130 in sizing its UGAs.
10. The Growth Management Hearings Board ordered Pacific County to bring its Comprehensive Plan into compliance with the Growth Management Act by December 19, 2011.
11. The County, in conjunction with the incorporated cities, should designate Urban Growth Areas that adequately accommodate the projected growth and development for the next 20 years.

12. The County and Cities need to work together to comply with the requirements of RCW 36.70A.
13. Pacific County staff met with representatives from the four (4) cities on July 18, 2011 to discuss the Urban Growth Areas of each city.
14. Pacific County staff and the representatives from the four (4) cities agreed that it would be in the best interest of all parties involved if they worked together via an Intergovernmental Agreement to review the Urban Growth Areas in order to meet the requirements of the Growth Management Hearings Board's decision.
15. The City of South Bend signed an Intergovernmental Agreement on September 23, 2011, authorizing the County to provide professional Planning and Mapping services to the City.
16. The City of Raymond signed an Intergovernmental Agreement on October 3, 2011, authorizing the County to provide professional Planning and Mapping services to the City.
17. The City of Ilwaco signed an Intergovernmental Agreement on October 27, 2011, authorizing the County to provide professional Planning and Mapping services to the City.
18. The City of Long Beach signed an Intergovernmental Agreement on November 4, 2011, authorizing the County to provide professional Planning and Mapping services to the City.
19. Pacific County adopted Ordinance No. 161 on December 13, 2011 establishing a temporary moratorium restricting the urban growth areas (UGAs) of the Cities of Long Beach, Raymond, South Bend, Ilwaco and unincorporated Seaview to the existing city limits of Long Beach, Raymond, South Bend, and Ilwaco, and the pre-2010 unincorporated Seaview UGA.
20. The Growth Management Hearings Board extended the compliance deadline until March 19, 2012, which gave Pacific County additional time to bring its Comprehensive Plan into compliance with GMA requirements.
21. Pacific County received a second ninety (90) day compliance extension from the Growth Management Hearings Board, which allows the county to complete the required changes to the 2010 Comprehensive Plan by June 19, 2012.
22. The Pacific County Planning Commission completed its required public review process.
23. The Pacific County Planning Commission conducted its review of DCD Staff's Land Use Analysis.
24. Pacific County issued a Preliminary Determination of Non-Significance for the proposed Comprehensive Plan Amendment.

25. The Pacific County Planning Commission completed a thorough SEPA public review process and issued a Final Determination of Non Significance on April 12, 2012.
26. On March 21, 2012, Pacific County provided the required sixty (60) day notification under RCW 36.70A.106 to the State of Washington of the County's proposed Comprehensive Plan Amendment and intent to adopt.
27. There were no public comment offered on the Comprehensive Plan Amendment of the Board of County Commissioners May 22, 2012 closed record hearing.

Conclusions of Law:

1. The Pacific County Planning Commission has a legal obligation to recommend a Comprehensive Plan that meets the requirements of Chapter 36.70A RCW.
2. The Washington State Supreme Court has held that a county's UGA designation cannot exceed the amount of land necessary to accommodate the urban growth projected by The Office of Financial Management (OFM), plus a reasonable land market supply factor.
3. The recommendation of the Pacific County Planning Commission pertaining to the size of Urban Growth Areas satisfies the requirements articulated by the Washington State Supreme Court and complies with the June, 2011 order of the Growth Management Hearings Board.
4. The 2010 Pacific County Comprehensive Plan, as amended, and the associated environmental review comply with the goals and requirements of Chapter 36.70A RCW, Chapter 365-195 WAC, Chapter 43.21C RCW, Chapter 197-11 WAC, and Pacific County Ordinance No. 121A & B (SEPA).

**Table 2-8 (Amended 2012)
Residential Land Needs**

Location	Projected New Residents¹	Land Area Needed² (Acres)	Vacant Buildable Land (Acres)⁴
Incorporated Cities³			
Ilwaco	246	18	267
Long Beach	350	32	91
Raymond	696	70	286
South Bend	409	40	71
Total Incorporated Cities	1,684	160	715
Unincorporated County			
<i>Rural Activity Centers⁵</i>			
Bay Center	46	26	36
Chinook	110	49	64
Frances	11	5	9
Lebam	24	11	19
Menlo	32	15	60
Nahcotta	5	2	2
Naselle	132	59	130
Tokeland	27	6	6
<i>Rural Village⁵</i>			
Ocean Park	155	23	44
<i>Unincorporated UGA⁶</i>			
Seaview	182	20	20
<i>Other Rural Area⁷</i>	2,562	3,805	9,892
Total Unincorporated County	3,240	4,212	10,288
Pacific County Total	6,007	4,372	10,607

¹ New Residents calculated as the difference between projected population in year 2010 and 2030 population. See Table 2-7 for unincorporated county, or incorporated data see individual city comprehensive plans.

² Based on average household size of 2.27 persons in unincorporated county areas.

³ Land needs of incorporated cities and their corresponding urban growth areas are provided only to demonstrate that the county has adequate land capacity to accommodate projected population growth. Land needs are based on an average household size of 2.5 persons and a density of 4 units per acre for Raymond and South Bend, an average household size of 2.27 persons and density of 6 units per acre for Ilwaco, and an average household size of 1.9 persons and an average density of 5.8 units per acre for Long Beach. For complete methodology and total area by land use type in these UGA's the reader is referred to the individual city comprehensive plans.

⁴ Amount of buildable land available upon completion of the 2012 UGA Analysis by Pacific County DCD. This number is derived by removing lands that are already developed, lands located within the 100-year flood plain, lands containing critical areas such as wetlands or steep slopes, publicly owned property (including rights-of-ways), lands that are of local knowledge not to be available for development (conservation easements, etc.) and a 25% market factor to account for additional lands that are likely unavailable for development due to non-regulatory reasons such as land that is not for sale.

⁵ An overall density of 1 dwelling unit per acre is assumed for new development for on-site sewage disposal.

⁶ An overall density of 4 dwelling units per acre is assumed for new development.

⁷ Other rural areas include a range of available densities. This estimate is provided only to demonstrate that the county has adequate land capacity to accommodate projected population growth and is based on all growth occurring within the general rural designation with density of 1 dwelling unit per 5 acres. Total land area is 99,360 acres, assumes 40% is residential, of which approximately 75% is already developed. See Appendix A.

2012 Amendment

2.5.3 Urban Growth Area of Unincorporated Seaview

The urban growth area of Seaview is located on the Long Beach Peninsula, within unincorporated Pacific County. It is situated between the UGAs of Ilwaco and Long Beach, both of which are incorporated cities. Seaview is predominantly residential, with commercial and light industrial uses adjacent to the highway. It is an established, historic ocean-front community that has public facilities and service capacities capable of serving new development. The area is served by the Seaview Sewer District and receives water from the City of Long Beach. Other urban services include but are not limited to fire, police protection, public transit services, and other public utilities.

This community is identified as a UGA for two reasons. Most importantly, commercial uses and residential densities consistent with urban development already characterize it. Densities vary from one to seven units per acre with an average density of four units per acre. The area does not include large areas currently characterized by rural uses, nor does it include resource lands or extensive critical areas. In addition, it has been designated as a UGA because it is crucial to the preservation of the character and historic significance of the Seaview area while maintaining its ability to grow.

Seaview has been the focus of many important land use decisions over a period of several decades. Seaview lies between the cities of Ilwaco and Long Beach, fronts the Pacific Ocean on the west, is urban in nature and provides urban levels of services. The character of Seaview is that of a typical beachfront community. Of important prominence in Seaview is the large expanse of dunes and wetlands located west of the built-up areas of Seaview. This is an area of “dynamic tension” as the community has wrestled with the appropriateness of new development within the dunes for many years. Important to this plan and to the long term discussion, is the decision on where the UGA boundaries are located and where in turn urban services are provided. This discussion defines the westerly edge of Seaview and helps shape the debate over development within the Seaview dunes. The 1998 Comprehensive Plan placed the western edge of the Seaview UGA at a point lying 200’ west of the 1889 line, East of this line are urban levels of development while west are rural levels of development. This line also limits how far west sewer can be extended. The decision not to extend sewer beyond the UGA line is rooted in case law and does not preclude the use of on-site sewage disposal systems (septic). The 2012 Comprehensive Plan amendment does not seek to change this western boundary nor change the land use designations within the Seaview dunes.

The Seaview UGA encompasses an area approximately 263 acres in size. It is bordered to the north and south by the urban growth boundaries of Long Beach and Ilwaco respectively. Its western boundary is the dunal area of the Pacific Ocean. More specifically, the western boundary of the Seaview UGA is a line located 200’ west of the 1889 line. To the east, the boundary delineates the built environment and follows major access roads. Current land uses within the Seaview UGA are approximated as shown in Table 2-1. The 2010 population of Seaview is approximately 636 residents which is down from the 1996 population of 740 residents. This number increases significantly during the summer tourist season. Population

forecasts and total land area needs are addressed in Section 2.9. Appendix A provides a site map of the Seaview UGA and assumptions used in identifying land use.

Table 2-1
Land Use in Unincorporated Seaview UGA

Area (Acres)					
Total	Residential ¹	Commercial/ Industrial ²	Roads ³	Other ⁴	Vacant Buildable Land ⁵
263	107	60	39	34	23

¹ Residential land area based on 2010 population of 636 people, household size of 2.27 people, and average density of 4 dwelling units/acre for SFR and 6 dwelling units/acre for MFR.

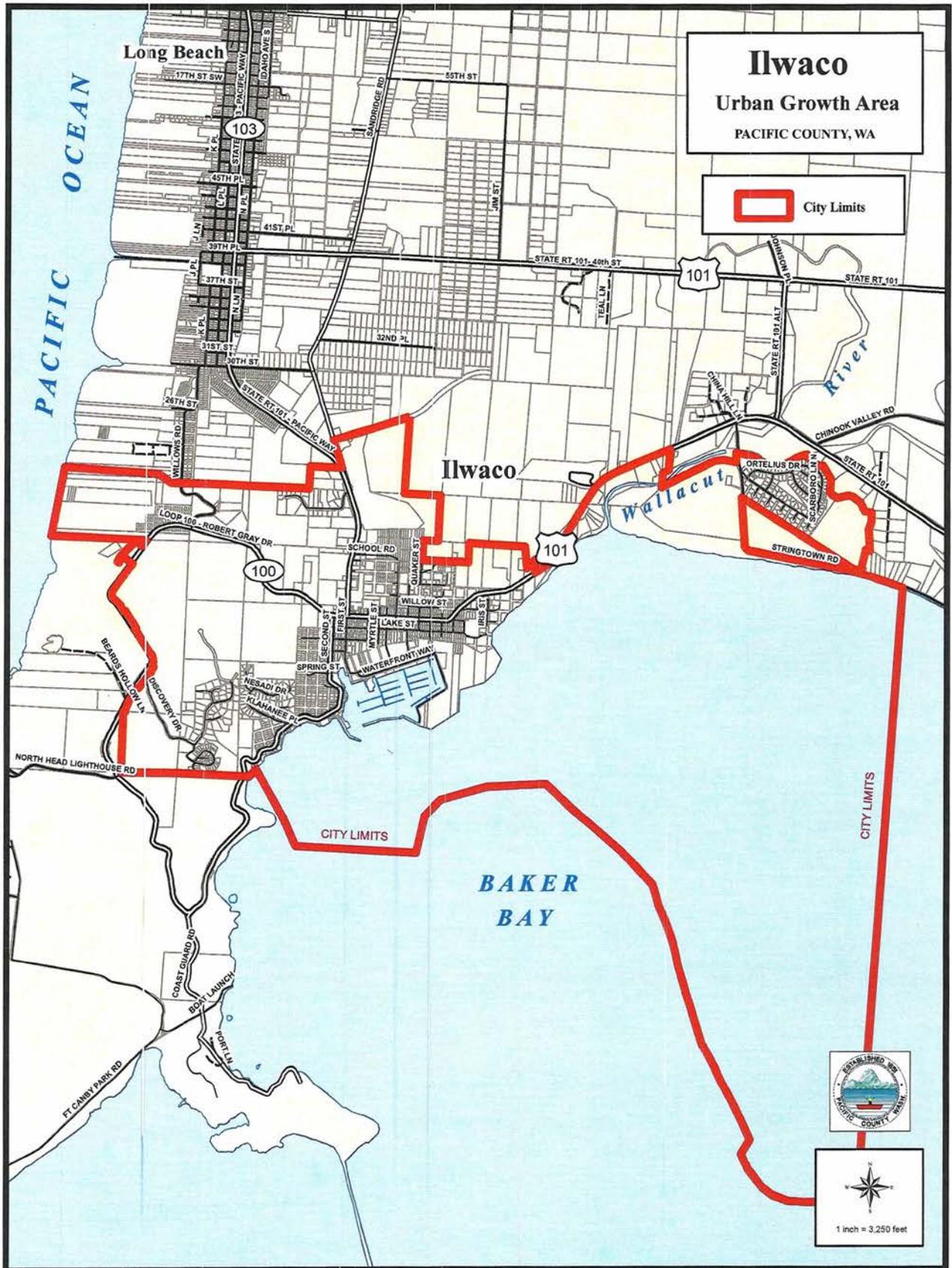
² Approximately 23 percent of total area assumed to be in commercial/industrial use.

³ Approximately 15 percent of land area used for roads and right of way.

⁴ Other land includes critical areas, property that will not be for sale within the 20-year planning period, and other land generally not available for development and is approximately 13 percent of land area.

⁵ Vacant, buildable land calculated as difference between total land area, and land area considered in use or unavailable.

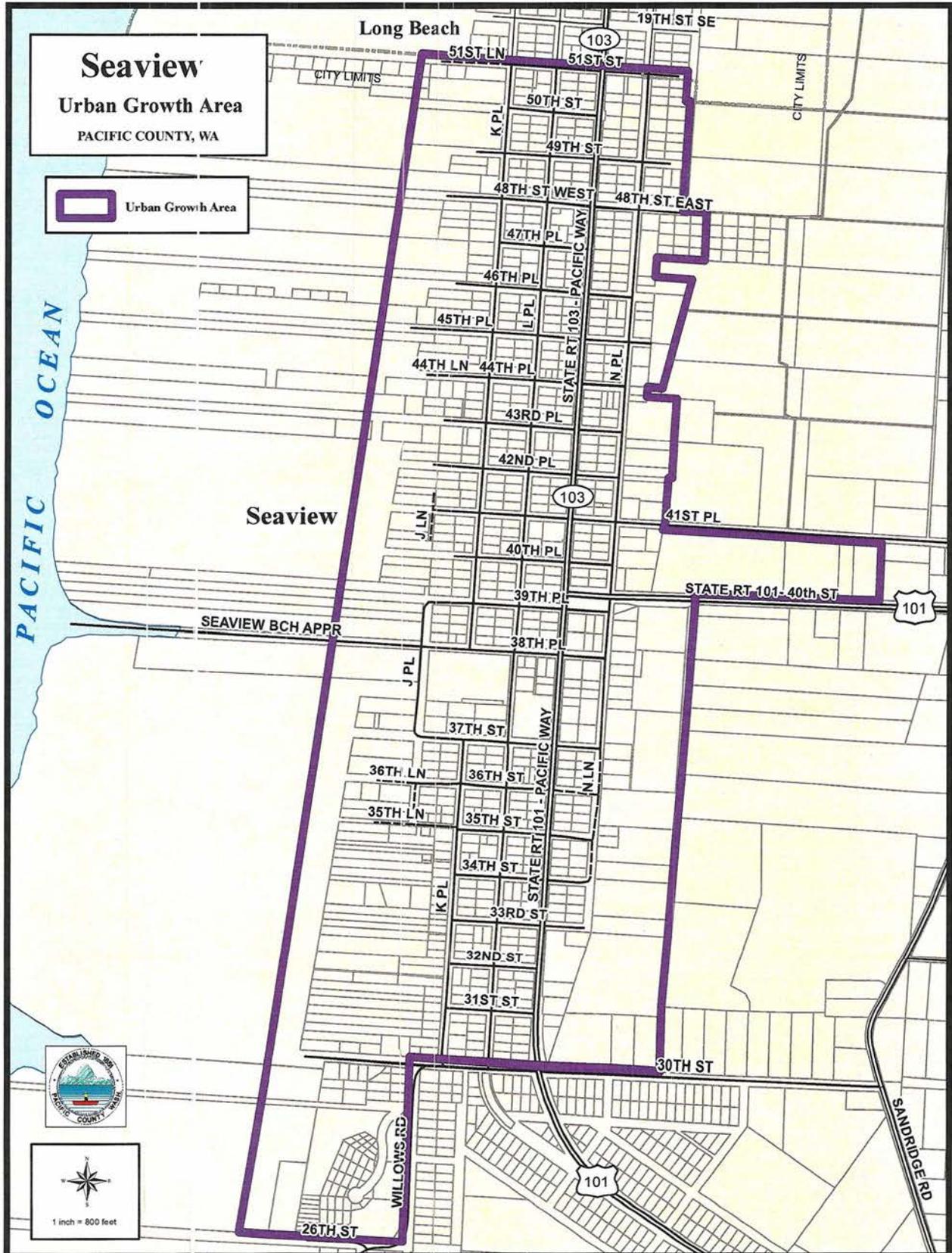
Ilwaco Urban Growth Area

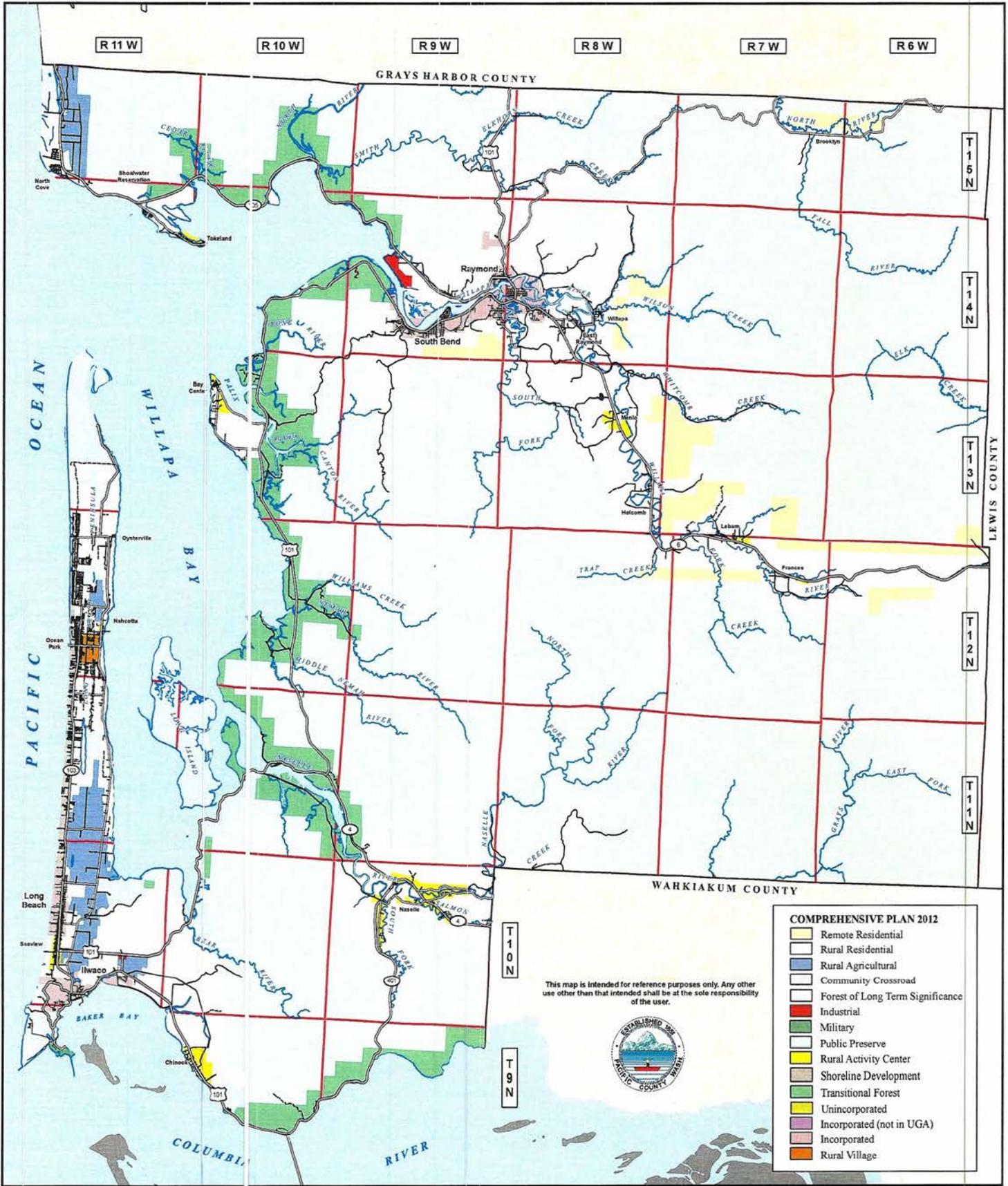


Long Beach Urban Growth Area



Seaview Urban Growth Area

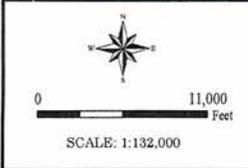




COMPREHENSIVE PLAN 2012

- Remote Residential
- Rural Residential
- Rural Agricultural
- Community Crossroad
- Forest of Long Term Significance
- Industrial
- Military
- Public Preserve
- Rural Activity Center
- Shoreline Development
- Transitional Forest
- Unincorporated
- Incorporated (not in UGA)
- Incorporated
- Rural Village

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



Legend

<ul style="list-style-type: none"> Highways Major County Roads County Roads/City Streets Main Rivers/Streams 	<ul style="list-style-type: none"> Township Line Section Line
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Pacific County
COMPREHENSIVE PLAN
 2012 Amendment - Resolution 2012-022

**PACIFIC COUNTY PLANNING COMMISSION
SEPA DETERMINATION OF NON-SIGNIFICANCE**

Motion:

The Pacific County Planning Commission has determined that the proposed 2010 Comprehensive Plan amendment does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after review of a completed environmental checklist and other information on file with Pacific County, after review of comments submitted as a result of the issuance of a Preliminary Determination of Non-Significance by the Pacific County Department of Community Development on March 20, 2012 and after the public hearing held on Thursday, April 12, 2012, regarding the proposed amendment. The Pacific County Planning Commission hereby recommends approval of the SEPA Threshold Determination (as preliminarily issued by the Department of Community Development), to the Pacific County Board of Commissioners.

Vote:

7 Favor 0 Opposed 0 Abstain

Dated this 12th day of April, 2012

Erica A. Sedberry, Chairman

Kenny Osborne, Vice-Chairman

Marlene Martin, Secretary

In Witness Whereof: *Sammy Eisel, Deputy* Clerk