PACIFIC COUNTY

PROJECT COMPLETION REPORT

GRANT NUMBER G0088027

JULY 1, 1987 to JUNE 30, 1988

by

PACIFIC COUNTY PLANNING DEPARTMENT

HD
211
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P3
1988

U.S. DEPARTMENT OF COMMERCE NOAA
COASTAL SERVICES CENTER
2234 SOUTH HOBSON AVENUE
CHARLESTON, SC 29405-2413

ABSTRACT #1

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TITLE:	Shorelines Management Administration and Enforcement
AUTHOR:	Pacific County Planning Department
SUBJECT:	Administration and Enforcement of Pacific County Shoreline Management Plan
DATE:	July 1, 1987 to June 30, 1988
PARTICIPANT:	Planning Department Director, Administrative Assistant and Prosecuting Attorney
PROJECT NUMBER:	Grant Number G0088027
SERIES NUMBER:	

SUMMARY: The Pacific County Planning Department continued the on-going administration of the Shoreline Master Program utilizing Coastal Zone Management funds. This funding allowed a full-time position commitment to implement the Master Programs and provided a part-time enforcement position in the County's Prosecutor's Office. All of these duties were preformed by existing personnel and no new staff were hired. Pacific County received over 195 Shorelines Management Applications between July 1, 1987 to June 30, 1988. Formal Shoreline Exemptions accounted for 88 percent of the total applications received, with the remainder resulting in 21 Substantial Development Permits.

Shoreline Management Enforcement action continued to center around primary dune modification, illegal filling of associated wetlands and "after the fact" development permitting. A total of eight (8) notices of shoreline violation were sent out during the past Coastal Zone Management fiscal year. The results were a mixture of compliance, non-compliance and partial mitigation involving little or no actual court time. Dune Modification

HD211.W2 P3 1988

remained the most difficult area of compliance and mitigation. Coastal Zone Management funding was also used for the County's legal representation before the State Shorelines Hearing Board on two occasions. Monies were used by the Prosecuting Attorney for further education and training on land-use law enforcement.

Exhibit #1

- Project Coordinator transfer contract

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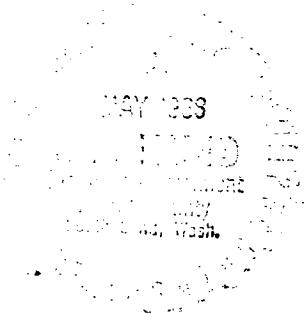

AMENDMENT NO. 1

TO GRANT NO. G0088027

STATE OF WASHINGTON DEPARTMENT OF ECOLOGY

AND

PACIFIC COUNTY

WHEREAS, the grantee, Pacific County, has requested a change in Project Coordinators from Kenneth Kimura to Mark Carey. As reflected in paragraphs 8(c) and 9(b) of the grant contract, we hereby amend the grant to incorporate this redesignation of Project Coordinators. This amendment is made for mutual benefit of the parties. It is also understood that all other terms and conditions of the original grant remain in full force and effect.

THEREFORE; BE IT AGREED that the grant contract be amended to reflect the change in Project Coordinators.

IN WITNESS WHEREOF, the parties hereby execute this amendment to the Grant by signature below.

DEPARTMENT OF ECOLOGY

D Rodney Mack 5/20/88

D. Rodney Mack Date
Program Manager
Shorelands & Coastal Zone
Management Program

Approved as to form this 9th day of May, 1988.

A.T. Miller

Assistant Attorney General

COUNTY OF PACIFIC

Mark R. Carey

Signature Official Date
of Grantee Authorized
to Make Agreement

MARK R. CAREY

Print Name of
Authorozed Official

PLANNING DIRECTOR

Title of Authorized
Official

ABSTRACT #2

TITLE:	Long Beach Peninsula Comprehensive Plan
AUTHOR:	The Citizen's Planning Task Force
SUBJECT:	Update of the Long Beach Peninsula sub area element of the County's Comprehensive Plan
DATE:	July 1, 1987 to June 30, 1988
PARTICIPANTS:	Citizen's Planning Task Force, Pacific County Planning and Health Departments
PROJECT NUMBER:	Grant Number G0088027
SERIES NUMBER:	

SUMMARY: The Long Beach Peninsula Comprehensive Plan project has reached completion and has resulted in a 44 page document and a new land-use plan map. The project completion compulates a 17-month effort by a 15-member Citizen's Task Force. The Task Force was awarded the 1988 Environmental Excellence Award by the State Ecological Commission. The new Comprehensive Plan covers a wide-range of land-use and environmental issues while concentrating on specific problems facing the Peninsula. The Plan includes substantive sections on; Wetlands, Government and Future Needs which provided timely and realistic policy recommendations. One of the more difficult tasks of the committee was to establish a new land-use plan map, together with density requirements for each new classification. The new Comprehensive Plan will establish a solid framework for much needed amendments to the County's existing regulatory controls. The Plan also provides the mechanism to continue the public planning process throughout the entire County. Presently, the Plan and the efforts of the Citizen's Task Force are responsible for the formation of the Peninsula Dune Management Task Force and the Willapa Bay Water Quality Committee.

Formal adoption procedures will begin on Aug. 25, 1988 before the Pacific County Planning Commission. Final adoption of the Plan by the County Commissioners is expected by the Fall of 1988.

Exhibit #2

- The Draft Long Beach Peninsula Comprehensive Plan
- Land-Use Plan Map and Circulation Plan Map
- Letter of Transmittal from Ardell McPhail to the Citizens Planning Task Force

LONG BEACH PENINSULA

COMPREHENSIVE PLAN

PREPARED BY:

THE CITIZEN'S PLANNING TASK FORCE

JULY 1, 1988

The preparation of this plan was financially aided through a grant from the Washington State Department of Ecology with funds obtained from the National Oceanic and Atmospheric Administration, and appropriated for Section 306 of the Coastal Zone Management Act of 1972.

Citizen Planning Task Force Members:

Toby Beard	Gene Neva
Beverly Gibson	Clyde Sayce
Hal Gardner	Bob Schmidt
Hewitt Harrison	Dick Sheldon
Ken Heckard	Stan Sonntag
John Hunsberger	Wolfgang Mack
Ray Millner, Sr.	Ardell McPhail, Project Coordinator

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INTRODUCTION

This document is a Comprehensive Land Use Plan for the Long Beach Peninsula subarea of Pacific County. It represents many, many hours of volunteer time given by citizens of the area who believe in the Peninsula's future. The goals and policies described herein are the result of consensus and creative hard work by a representative task force. Regardless of what difficulties the County may face, financially or otherwise, it is the belief of Peninsula citizens that by working together and with the cooperation of state and federal agencies we can reach the goals set forth in this Plan.

The key to orderly development and protection of the natural resources of the Long Beach Peninsula area is implementation of the policies of this Plan and enforcement of subsequent zoning ordinances. Without adequate enforcement, this document becomes meaningless. Citizens of the area have expressed concern that enforcement of the previous plan and zoning ordinances has been lax, inconsistent, unfairly applied or even non-existent in some cases. Land use laws have been broken, then, permission given "after the fact". This Plan calls for consistent, timely and fair enforcement of existing laws. Public education about the law and about the policies of the plan, together with assurance that adequate enforcement will follow can result in fewer outright violations and an understanding of the need to plan for orderly growth and to preserve our limited natural resources.

The principal thrust of this Plan is an overall strategy to protect and enhance environmental resources while allowing for compatible economic growth activity. This comprehensive plan addresses many problems unique to the Long Beach Peninsula but does not apply to any other portion of Pacific County. The term "Long Beach Peninsula" is geographically described as: All that property lying within Townships 9N., 10N., 11N., 12N., 13N., Range 11W., W.M.; except, that portion of Long Island that lies in Townships 11N. and 12N., Range 11W., W.M. Unincorporated county lands are the principal areas of concern in this plan together with consideration of the impact land uses have on the Willapa Bay estuary and ground water aquifers of the Peninsula. References to incorporated areas (Long Beach and Ilwaco) are intentional and have been made to encourage cooperation between local governments in achieving quality community planning. Water resources and sewage treatment are the controlling factors in the rate and amount of residential, commercial and industrial growth on the Peninsula.

This Plan is not a zoning or land development code. It is an overview with a comprehensive statement of goals and policies for general growth and development on the Peninsula. Zoning and

development codes are the laws created to implement the Plan.

This Plan cannot be expected to prevent every problem related to growth and development. Changing conditions in the physical environment, changing public attitudes, and planning studies in the future may indicate a need to amend, extend or add to the Plan. When amendments or amplifications are deemed necessary in the public interest they will be handled in the manner prescribed by the Planning Enabling Act (RCW 36.70).

AUTHORIZATION, BACKGROUND AND PURPOSE

Authorization

The Board of County Commissioners exercised its powers under RCW 36.70, the "Planning Enabling Act", to create a Planning Department and Planning Commission. One of the duties under this law is to "prepare a comprehensive plan for the orderly physical development of the county or any portion thereof..." When a plan is adopted for any portion of a county it "shall not be deemed invalid on the ground that the remainder of the county is not yet covered by a comprehensive plan."

After the Board of County Commissioners certifies all or parts of a comprehensive plan for the county, or for any part of the county, the Planning Agency will use the plan as the basic source of reference, and as a guide, in reporting upon or recommending any proposed project, public or private, as to its purpose, location, form alignment and timing. The report of the Planning Agency on any project will indicate whether the proposed project does, or does not, conform to the comprehensive plan and may include proposals which, if effected, would make the project conform.

Background

This Comprehensive Plan incorporates by reference background studies which precede it. Appendices I and II are lists and abstracts of previous studies used as references in preparing this document. Since the last update of this plan, new awareness of how closely our economy is tied to our natural resources has resulted in greater concern for protecting the Willapa Bay and Baker Bay estuaries, as well as our agricultural and fishing resources. Tourism and retirement industries have citizen input in identifying the area's future needs can help sharpen the focus of planning in the years to come.

Purpose of the Plan

The purpose of this plan is to guide decision-makers to protect and enhance environmental resources while allowing for compatible economic growth activity. It does not seek to stifle development, but sets guidelines for reasonable and **responsible** growth on the Peninsula. Planning can help ensure that new uses of land are compatible with existing uses. New developments should not adversely impact neighboring uses, either economically or environmentally.

The Plan is designed to be adaptable to new growth pressures and problems related to community development. It should not remain static; it should change as the Peninsula community changes. Citizen involvement in the planning process should be ongoing. The Plan should be reviewed on a periodic basis to examine and evaluate its compatibility with existing conditions, trends, and community attitudes.

GLOSSARY

Aquaculture: The farming of lakes, streams, estuaries or the sea. It refers to the planting, feeding, raising and harvesting of aquatic species including land based aquatic activities. (definition from Shoreline Master Program, Section 6.01)

Aquifer: A subsurface zone that yields economically important amounts of water to wells. A waterbearing stratum of permeable rock, sand, or gravel.

Associated wetlands: synonymous with "wetlands" or "wetland areas". Includes the 100 year flood plain. Standards for wetland areas associated with shorelines of the state are contained in WAC 173-22-040.

Board: Refers to the Pacific County Board of Commissioners.

Buffer: Physical improvements or natural barriers that separate incompatible land uses.

Certification: The affixing on any map or by adding to any document comprising all or any portion of a comprehensive plan a record of the dates of action thereon by the commission and by the Board, together with the signatures of the officer or officers authorized by ordinance to so sign.

Commercial Convenience Center: An area designated on the official land use map which is the commercial and business focus of unincorporated communities and which provides the day to day goods and services of the unincorporated area surrounding it.

Commercial Service Strip: A continuous commercial development along an arterial road where the commercial development does not exceed a full block depth along either side of the arterial and where the commercial development is not classified as a commercial convenience center.

Comprehensive Plan: A document or series of documents prepared by a planning commission or department setting forth policies for the future of a community. It is normally the result of considerable study and analysis of existing physical, economic, and social conditions and a projection of future conditions. When adopted by a public body such as a planning commission or governing body, it serves as a guide for many public decisions, especially land-use changes and preparation of capital improvement programs, and the enactment of zoning and related growth management legislation.

Commission: Refers to the Pacific County Planning Commission.

Contributory Drainage: All waterways contributing or terminating in Willapa Bay will be classified as contributory drainages to Willapa Bay. Wetlands contributing water to these drainage courses shall be considered as associated wetlands of Willapa Bay.

Drainage: Any natural or man-made stream, ditch, or slough in which an obvious flow of water occurs on a continuous or seasonal basis and is part of the actual drainage system to Willapa Bay.

Goal: An object or end that one strives to attain; aim. In a comprehensive plan, the goals are general statements of a desired condition or direction which the county's residents and leaders would like to see achieved through the implementation of specific tasks (objectives) and policies for decision-making.

Ground water: See Aquifer

Growth areas: Land areas within and adjacent to incorporated communities and/or as designated on a map.

Historic District: Any area which: 1) contains improvements which: a) have a special character or special historical or aesthetic interest or value; and b) represent one or more periods or styles of architecture typical of one or more areas in the history of Pacific County; and c) cause such area, by reason of such factors, to constitute a distinct section of Pacific County; and 2) has been designated as a historic district pursuant to this comprehensive plan and its adopted elements.

Incompatible use: A use which is incapable of existing in harmony with other uses situated in its immediate vicinity.

Incorporated: Organized as a legal corporation, as an incorporated town.

Industrial Park: The assembly of land under one continuing control, to provide facilities for business and industry consistent with a master plan and restrictions, resulting in the creation of a physical environment achieving consistency with community goals, efficient business and industrial operations, compatibility with natural environments and achieving and sustaining highest land values.

Land Use Classes: Categories into which land can be grouped according to present or potential economic use.

Marine Industrial Area: A central place for processing and shipping marine products harvested from the marine resource area.

Mitigation: avoiding, minimizing, rectifying, reducing, eliminating, or compensating for adverse environmental effects. As related to wetlands protection, mitigation can include: changing project plans or selecting alternative sites to avoid or reduce adverse impacts; using preferred construction practices to reduce on-site effects; and compensating for unavoidable wetlands losses by creating or enhancing other on-site or off-site wetland areas.

Municipalities: Taxing districts smaller than the state and having legislative power. (e.g. counties, cities, towns, ports, et al.)

Objective: Something toward which effort is directed: an aim or end of action. In a comprehensive plan, objectives are specific tasks which, if undertaken and accomplished, will lead to partial or eventual fulfillment of the goals.

On-site sewage disposal system: Any system of piping, treatment devised, or other facilities that convey, store, treat, or dispose of sewage on the property where it originates or on adjacent or nearby property under the control of the user where the system is not connected to a public sewer system.

Open Space: (1) land zoned for open space or (2) any land area, the preservation of which in its present use would (a) conserve and enhance natural or scenic resources, (b) protect streams or water supply, (c) promote conservation of soils, wetlands, beaches or tidal marshes, (d) preserve historic sites, (e) enhance the value to the public of abutting or neighboring parks, forests, wildlife reserves, nature reservations or sanctuaries or other open space, (f) enhances recreation opportunities, (g) retains in their natural state tracts of land no less than five acres situated in an urban area, and open to public use on such conditions as may be reasonably required by the granting authority (Open Space Tax Act.)

Ordinance: A legislative enactment by the Board of County Commissioners.

Planned Unit Development: A subdivision in which individual building sites are so located as to assist in preserving ground cover and scenic beauty, and to prevent erosion. Open space is reserved for recreation in perpetuity.

Planning Agency: A Planning Department and the Planning Commission.

Planning Department: The Pacific County Planning Department.

Policy: A definite course or method of action selected...to guide and determine present and future decisions; decisions designed to carry out a chosen course of action. A comprehensive plan's policies are guidelines and methods for handling both day-to-day and long-range decision making by the county planning commission, Board of County Commissioners and staff.

Rural: Country living, characterized by a variety of low density neighborhoods and developments; concentrations of residential buildings surrounded by open space. Rural designations protect comparatively undeveloped areas from urban and suburban forms of development.

Salt marshes: large mats of vegetation which convert solar energy to food, convert natural wastes to a useable form and act as shock absorbers and filters during periods of high run-off.

Shall: Used in law, regulations or directives to express what is mandatory; used to express determination. A comprehensive plan's policies use "shall" to denote that the course or method of action is mandatory or backed by local determination.

Should: Used in auxiliary function to express duty, obligation, necessity, propriety or expediency. A comprehensive plan's policies use "should" as a means to recommend a course of action but not to absolutely require that course of action.

Transition Area: An area which contains a mixture of land uses whose development, along with the associated commercial convenience center, is increasing building intensity and population density in a manner that will provide for the orderly transition to a growth area.

Unincorporated: A rural area which is not organized as a legal corporation.

Urban: An area which displays the characteristics of a town rather than the country.

Wetlands: **U.S. Army Corps of Engineers def**: Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. **Pacific Co. Shoreline Master Program def**: those lands extending landward for 200 feet in all directions, as measured on a horizontal plain from the ordinary high water mark and all marshes, bogs, swamps, floodways, river deltas, and flood plains associated with the streams, lakes and tidal waters which are subject to the provisions of the Act and this Master Program.

LAND USE ELEMENT

Existing conditions:

Residential and recreational subdivisions are the major development pressures on Peninsula land use. Increased population density and building intensity may have a devastating effect on the water supply for the area. The north end faces potential contamination of ground water aquifers from excessive septic tank use. High cost and concern that an influx of population would alter the rural character of the area has slowed sewer system planning. A high priority is placed on protecting the ground water and the estuary from pollution.

A rural lifestyle is valued by Peninsula residents. The rural lifestyle is characterized by a variety of low density neighborhoods and developments, concentrations of residential buildings surrounded by open space, as in planned unit developments, and commercial development which is generally limited to growth areas and convenience centers. Sprawling commercial developments are not compatible with a rural lifestyle. Growth management efforts must set density levels and plan for sewage services in order to preserve the rural atmosphere and protect public health.

Over 4000 acres of land have accreted on the west side of the Peninsula in the past 80 years. New growth concerns exist as to whether or not building and utilities should be located farther out on the accreted land. In the City of Long Beach, development is planned. The Seashore Conservation Line of 1980 has been adopted by the City as the line from which setbacks are required. The Peninsula also has over 50% of the state's dunes. Management or development of these dunes requires continuous study and input from citizens, county leaders, and various state agencies.

Although growth is inevitable, its quality and direction must be controlled to prevent the deterioration of the rural lifestyle both Peninsula residents and visitors prize.

GENERAL GOALS:

The Long Beach Peninsula Comprehensive Plan is based on the following general goals:

1. Promote **unity** as a Peninsula Community while recognizing the individualty of its various areas.

2. Avoid incompatible land uses. Assure that future development is compatible with existing uses. This is accomplished by requesting that future development mitigate any activity which will cause degradation or a sudden profound change in existing land uses or degrade the health, safety or welfare of current residents of the area.

3. Preserve the unique natural elements of the Peninsula such as the Willapa Bay, the seashore, dunes, wetlands, and lakes.

4. Define various land use areas in a manner requiring minimal interpretation of rules and regulations.

5. Achieve a balance between land development, maintenance of the natural resource base, and preservation of a lifestyle currently enjoyed by the Peninsula's residents.

6. Promote continued efforts to seek a water source for domestic purposes for the Long Beach Peninsula, while preserving the safety and adequacy of present sources.

7. Determine the real ecological carrying capacity of the Peninsula area, so that appropriate action can be taken on population, building, and activities.

8. Categorize and set density levels in the subsequent zoning ordinance.

9. Building codes and zoning ordinances shall be strictly enforced.

The Plan specifies objectives, (action statements) to give direction for exploring alternatives and implementing the goals and policies in the plan.

Objectives:

1. Actively seek placement on the state's lists as a ground water management area and priority area for sewage treatment grants.

2. Establish a legal entity in the north end to begin looking at sewer system alternatives and to provide a body through which grants and other funding resources can be channeled.

3. Begin a ground water monitoring system to alert residents to potential pollution.

4. Identify legal options for limiting growth in any area in order to preserve the ground water and surface water as unpolluted resources.

5. Require mandatory septic tank pumping on existing systems. (Adopt a waste ordinance).

6. Revise and adopt a zoning ordinance to implement the intent of this plan.

OVERALL LAND DEVELOPMENT SUBDIVISION PLAT REVIEW

Goals:

1. Protect and enhance the character and social and economic stability of the Peninsula through established standards of land subdivision and development.

2. Ensure that subdivision and associated public facilities, particularly for residential subdivisions, are designed and constructed to meet existing as well as forecasted future needs.

3. Minimize the pollution of air, streams, ponds, and ground water during and after land clearing and development.

Objective:

Review the Pacific County Short Subdivision Ordinance No. 48-B and revise it to match the intent of policies in this document.

Policies:

1. If a preliminary plat represents a phased portion of a potentially larger development, the county shall require that a master plan for the entire potential development be submitted concurrent with the preliminary plat of the first phase.

2. Future traffic circulation patterns shall be considered during preliminary plat review.

3. Utilities shall be placed underground.

4. Subdivisions should be sited, designed, and constructed to preserve and enhance views, natural features and resources and be compatible with the esthetic values of the area.

5. Innovative land development techniques such as planned unit developments, or clustering of units should be encouraged where possible to more efficiently utilize land resources and public services and preserve unique or sensitive areas as open space.

6. If the development of land and its intended use activity adversely impacts adjacent and nearby private and public properties, facilities, and services, those responsible for such development and activity shall bear the cost of repair and improvement of these impacted properties, facilities, and services. Examples include surface water disposal, sidewalks, and access.

7. Soils data available through the Soil Conservation Service office and other professional sources shall be utilized by County officials for reviewing all development proposals.

8. Approval from the Health District signifying on-site sewage disposal capability of each individual lot shall be submitted prior to any preliminary plat approval good for a period of two years.

9. In residential subdivisions or planned unit developments, soils exhibiting moderate to severe erosion characteristics and limitations which are proven by investigation by qualified soil scientists or soil engineers to be hazardous to development shall be used as open space and should help fulfill the requirement for open space in a planned unit development.

RESIDENTIAL AREAS

In the past 15 years, residential areas have changed the character of Long Beach Peninsula. Surfside Estates has transformed over two miles of ocean front from sparsely developed dune land to a quality suburban beach community. The jack pine and swamp lands north and east of Ocean Park are giving ground to mobile and modular home installations. Rushlight Farms, southeast of Ocean Park has laid down a suburban neighborhood over pasture land. The bayfront shoreline north of Cranberry Road to Oysterville is modified by residential construction having an estate quality. Other equally dramatic changes have occurred over the entire Peninsula.

It is not the purpose of the Comprehensive Plan to stop change. The Plan seeks to control the character of change within the various residential zones. Goals and policies of the Plan aspire to protect prized residential values within the context of promoting the public's health, safety, welfare and morals.

Detrimental changes within residential areas have created concerns among Peninsula residents. Complaints of incompatible

uses and activities have centered around such things as animals and birds that attract flies, odor and overgrazing, junk accumulations and old deteriorating trailers. Such complaints highlight the desire of residents to seek regulations that protect and stabilize property values, protect the public's health, promote public safety, and assure no radical surprises in future development.

Concern of residential communities over change has promoted activism in homeowner associations and community councils. Surfside Homeowners Association is the oldest such group on the Peninsula. It promotes architectural standards and restrictive covenants that control the appearance of buildings and areas within the 20 divisions of Surfside Estates. The Comprehensive Plan seeks to respect the autonomy of Surfside Estates by encouraging cooperation and coordination of programs and controls. As other community associations organize, similar programs are encouraged.

Densities for residential land use designations shall include the following classifications:

Urban Residential: 10,000 sq. ft.-20,000 sq. ft.
Protects existing single family residential; high density with a mixture of single and multi-family dwellings; apartments; encourages milti-family uses; includes services such as sewage, water, fire, police; Allows for community facilities compatible with urban areas, ie, churches, libraries, etc. As urban services become availble, higher residential densities will be considered.

Suburban Residential: 1/2 acre-1 acre
Single family residential. Multi-family okay if in a planned unit development. Suburban residential areas have urban characteristics with a rural lifestyle. Minimum lot size shall be 20,000 sq. ft. where alternative on-site sewer disposal systems are proposed. Mobile home parks by conditional use.

Rural Residential: 1 acre-2.5 acres
Promotes and protects low density residential neighborhoods that exist in harmony with the natural environment. Promotes a rural residential lifestyle by protecting environmental values. Permits a variety of housing choices and accessory activities.

Country Estate: 2.5 acres-5 acres
Combination of large undeveloped areas with potential for agriculture or forestry. Encourages large lot residential.

Wetland Residential: 5 acre minimum with lot size of non-wetland area 30,000 sq. ft. contiguous.
Encourages residential development in harmony with wetlands. Wetlands shall not be regarded as deterrants to residential development, but regarded as an important factor in retaining the rural character of the Peninsula. Lot size, setback and frontage shall be determined to be of sufficient dimension to insure these values without exception.

Goals:

1. Ensure that development has minimal impact on and is compatible with the natural environment utilizing standards that insure high quality development.

2. Promote and ensure the low density rural neighborhood and open space lifestyle of the Peninsula.

3. Maintain the single family character of neighborhoods and communities throughout the Peninsula.

Policies:

1. The actual lot size shall be controlled by the existing or subsequent zoning regulations.

2. The density for residential areas shall be determined in part by size necessary to provide sewerage and water as per Health Dept. standards. The plan gives high priority to the protection of surface and ground water.

3. Any rural residential subdivision proposing to locate adjacent to an aquacultural or agricultural area shall be reviewed to assure that the proposal does not interfere with farming practices common to that area. Farming practices shall have priority rights in case of later conflicts.

4. Ensure that requirements for roadways are in keeping with the rural context of the community. (see circulation element)

5. Include storm water management requirements in residential developments to ensure that important natural drainage ways and associated steep slopes, wetlands, floodplains and erosion areas are maintained in open space. This is necessary to reduce the problems of flooding, erosion, and water pollution.

6. Discourage filling of wetlands for residential or commercial development.

7. Require the use of underground utilities to future service areas.

8. Mobile homes as a viable housing resource shall be provided for in the zoning ordinance. Zoning shall identify specific areas for location of mobile homes.

9. Encourage the establishment of community design review boards in areas wishing to form design districts.

COMMERCIAL AREAS

Commercial land use designations are divided into two classifications: General Commercial and Community Commercial. These areas are located within the incorporated cities of Long Beach and Ilwaco and the unincorporated area of Seaview, Ocean Park, Surfside and Nahcotta and clustered along Hwy 103. (See land use designation map) General Commercial provides for the location of enterprises of an intensive nature and more auto-oriented services or activities. Community Commercial provides for the location of enterprises oriented more to the local community such as professional or personal services, incidentals, etc.

Goal:

1. To emphasize local business development through the expansion of existing businesses and the start-up of new businesses which enhance the community.

Policies:

1. Commercial developments should be designed and constructed to enhance public safety and access. Such considerations as lighting, information signing, access and special improvements to accommodate the handicapped should be included as part of commercial area development.

2. Provide clustered commercial services within non-urban areas appropriate to serve the needs of rural residents.

3. Commercial areas shall be identified along Hwy. 103 in the zoning regulations. Cluster commercial services along Hwy. 103. (See land use designation map)

4. Provide for common off-street parking designed for maximum public safety where peak use and access times vary and are not in conflict.

5. Encourage the improvement of the physical appearance of existing commercial areas and consider appearance in all new developments.

6. Buffers shall be provided by commercial developers between commercial areas and adjacent residential areas in order to provide buffering between these potentially incompatible land uses.

7. Establish community design review boards in areas wishing to form design districts.

INDUSTRIAL AREAS

Present conditions demonstrate inadequate provisions for the siting of industrial uses and activites. The Zoning Atlas provides five sites; two sites are near Nahcotta; two sites are around Ilwaco, and the third location is at the 101 intersection two miles east of Seaview. The present industrial districts do not adequately serve the need for small-scaled, general industrial enterprises such as fiberglass boat shops, auto body repair shops, scrap metal recycling yards,junk collections and recycling, cement plants, woodworking and building contractor shops and similar uses and activities. Part of the problem with the present distribution and siting of industrial locations is that the land is owned by relatively few individuals and businesses already occupy the prime ground.

The Comprehensive Plan continues to encourage the grouping of general industrial uses and activities on land that has minimal impact on established residential neighborhoods. Where the boundary of an industrial district abuts residential districts, the Plan requires adequate buffers to protect property values from noise, obnoxious odors, traffic and emissions of any kind. Similarly, the siting of general industrial districts are discouraged where the tourism economy will be materially affected. Siting of new industrial districts consistent with the guidelines of the Comprehensive Plan may also include areas within older, undeveloped plats.

Long Beach Peninsula's unique economic base sets apart certain industrial uses and activities that resist grouping and separation in general industrial districts. Oyster processing plants and fish processing plants are located around the two port basins in harmony with commercial uses and activities. The Ocean Spray trucking facility is located in an Agricultural District. Custom canneries, bakeries and similar enterprises responding to the four major economic segments of the Peninsula economy are located outside the Industrial District. The Comprehensive Plan recognizes this unique relationship and encourages controls for siting appropriate enterprises. The deviation from locating these enterprises in industrial districts must observe goals and policies that prevent incompatibility. The enterprise must not promote conditions that work against the Plan's general goals and policies of this section. Performance standards should be developed for location of these industries outside industrial districts.

Goal:

1. To provide areas suitable for industry that are in keeping with the needs and values of the community.

Policies:

1. Industrial zone areas-Areas which are not presently adequately served with utilities necessary for industrial development and yet which offer potential for future industrial development due to topography, access, and existing land use pattern, should be identified and protected for future industrial use.

2. Land identified for water-related industry shall be used for industries specifically dependent on waterfront sites.

3. Encourage light industrial activities which implement the existing economic base, and group them together near growth areas.

4. No one industry should interfere with the economic viability of other vulnerable uses.

5. Industrial developments and commercial storage yards shall be appropriately sight-screened as determined by the Planning Department.

Supporting Publications

The following chart is an index to the plans and studies which address the proposed general distribution, general location and extent of land use on the Long Beach Peninsula. The index also includes references to recommended population density and building intensity, supporting maps, diagrams, charts, descriptive material and reports. The abbreviations used below include: PLUP-1971 Preliminary Land Use Plan, Pacific County; and WQMP-1974 Water Quality Management Plan, Willapa Basin.

INDEX

Land Use Category	Criteria	Appropriate Text
a. Agriculture	PLUP-Ch. V	PLUP-pg. III-28 & 29 plates III-6 & VI-3 WQMP-pg. III-47 & 51 table III-53 & plate III-16
b. Housing	PLUP-Ch. V	PLUP-page IV-1, appendix IV,plate VI-3 WQMP- pg. III-63 to 76
c. Commerce	PLUP-Ch.V	PLUP-Ch.III, plate VI-3 appendix IV WQMP-pg. III-32 to III-54
d. Industry	PLUP-Ch.V	PLUP-appendix IV WQMP-plate IV-1
e. Recreation	PLUP-Ch. V	PLUP-pg. III-11 to III-13, plate VI
f. Education	PLUP-Ch. V	PLUP-Chapter VI
g. Public Blgs. & Lands	PLUP-Ch. V	PLUP-Ch. IV & VI plate IV
h. Historic	PLUP-Ch. V	Oysterville Historic Ordinance & Architectural Guidelines

ECONOMICS AND NATURAL RESOURCES ELEMENT

The economy of the Long Beach Peninsula is closely tied to its natural resources. Four main economic drivers on the Peninsula are the Oystering and Fisheries Industry, the Cranberry Industry, Tourism and the Second or Vacation Home Industry and the Retirement Industry.

Oystering is the oldest ongoing commercial activity in Pacific County. Willapa Bay, the cleanest estuary in the nation, has a high percentage of its total area devoted to aquaculture The oyster industry is a major employer on the Peninsula.

Commercial fishing, primarily gillnetting and crabbing, have historically been and should increasingly be a valuable contributor to the county commerce due to enhancement and the exclusion of the Bay from the Bolt Decision.

Bottom fishing on or near the Nahcotta Basin breakwater and localized crabbing provide the major sport fishing opportunity on the Bay.

The Ilwaco and Chinook Port Basins and the Jetty on the Columbia River, however, do provide a major attraction for sports fishermen. This area and the nearby Fort Canby State Park bring a considerable number of tourists to the area. The sturgeon sport catch has increased and now brings in approximately 20% of early charter season revenues. A sturgeon enhancement program should be supported.

The Cranberry Industry is a major cash crop on the Peninsula. The first planting of cultivated cranberries in the state of Washington was near Long Beach in 1883. The bounty from approximately 450 acres of Peninsula bogs accounts for roughly 25% of the state's cranberry crop. The state harvest is usually about 5% of the national crop.

Tourism and the Second Home Industry is another of the large economic drivers. Tourists are attracted to the Peninsula by such natural features as the nation's longest beach, the dunes, pristine lakes and parks, the sports fishing, clam digging, and a variety of locally organized festivals, famous eateries, and a rich history.

Another major industry on the Peninsula is the Retirement Industry. Over one half of the year-around residents on the Peninsula are retired. The retirement industry sustains local service related businesses, nursing homes and other related services all year, when many of the visitors have gone home.

Planning to **protect** and enhance these important industries is a major goal of the Comprehensive Plan.

THE ECONOMY

Goals:

1. Promote economic development that complements the fisheries, agriculture, retirement and tourist resources.

2. Encourage future Peninsula commercial growth in designated areas capable of supporting private or municipal utilities (i.e., sewage treatment, water, garbage)

Objective:

1. Encourage the efforts of the Pacific County Economic Development Council and coordinate with long range planning efforts.

Policies:

Oysters and Fisheries

1. Protect the Bay from incompatible uses and influences harmful to the environment.
2. Provide educational information and programs about Willapa Bay and the Columbia River estuaries.
3. Point out the necessary restrictions on use of the Bay.

Agriculture

1. Preserve agricultural areas and buffer from other uses.
2. Provide educational information and programs about the unique cranberry industry.

Retirement

1. Promote the Peninsula as a place to retire.
2. Encourage appropriate services for the elderly.
3. Encourage adequate graduated health care or specialized health care facilities.
4. Provide for retirement communities in the urban area.

Tourism

1. Promote organized tour groups to the various Peninsula industries (cranberries, oysters, fishing etc.)
2. Advertise and point out attractions of the area as well as restrictions.
3. Provide scenic areas and/or vistas from which tourists can enjoy the Bay.
4. Consider Willapa Bay's commercial activities, aquaculture, fishing, crabbing, etc. as a unique tourist attraction in itself as opposed to a highway or prime fishing ground.
5. Identify areas where tourist-related business such as hotels, and a convention center big enough to handle large groups may locate.
6. Develop nature and bicycle trails in coordination with the ongoing flood control district projects.

General economic policies:

1. Provide clustered commercial services within non-urban areas appropriate to serve the needs of rural residents. (See land use designation map.)

2. Encourage the improvement of the physical appearance of existing commercial areas and consider appearance in all new developments.

3. Access to and provisions for utilities, roads, and parking shall be made by the developer.

4. Enforce existing regulations for off-premise advertising.

5. Investigate new methods of waste treatment and disposal (incineration, mulch, state of the art) with a strong effort to avoid contamination of the Bay and groundwater. Identify areas that may be needed for a future sewer system in the north.

6. Promote the location and design of well-balanced and compatible commercial and service activities.

7. Ensure that no one industry shall interfere with the economic viability of other vulnerable uses.

8. Enhance capabilities in water, sewer and power utilities in the growth area.

9. Promote historical and cultural aspects of the Peninsula. (see Heritage section)

NATURAL RESOURCES

Goals:

1. Establish and maintain the conditions required in order to derive the maximum benefits from the Willapa Bay and Columbia River estuaries as aquatic resources.

2. Protect surface and subsurface water resources.

3. Encourage preservation of open space.

4. Protect the estuaries and their contiguous wetlands.

Objectives:

1. Form a regional authority of county, city, and local entities to coordinate projects dealing with ground water quality and quantity and Willapa estuary management.

2. Develop an active program for informing the citizens of the Peninsula about the value and nature of natural resource management activities on the Peninsula and how they can help encourage the effective management of the Peninsula's natural resource base. (i.e. the dunes,lakes, wetlands, bay, ocean and river.)

3. Create a management and development plan for the dunes.

4. Develop mapping of wetlands and provide standards for development where alterations are permitted by use approval.

5. Periodically monitor the use of pesticides on the Peninsula and in the Bay.

6. Begin a ground and surface water monitoring system on the Peninsula.

Policies:

1. All activities conducted within the wetlands and shorelands of Willapa Bay shall be done in such a manner to protect the water quality and productivity of the estuary.

2. Designate open space to protect scenic view, buffer agricultural areas from urban encroachment, and protect significant natural resources.

3. Regulate filling and drainage consistent with surface and sub-surface water protection goals.

4. Include natural areas in developments, logging areas, and along highways.

5. Maintain existing open space areas including wetlands and woodlands.

6. Identify and conserve the existing agricultural lands of the Peninsula.

7. Maintain incentives for preserving open space through the Open Spaces Taxation Law of 1970.

8. Provide incentives to small landowners who wish to protect and preserve certain identified land not covered by the Open Space Taxation law.

9. Provide a means for every resident to contribute to the preservation and enhancement of the environment.

10. Increase public awareness of and involvement in the development of any major activity which could impact the natural resource base of the Peninsula.

11. Increase public awareness of and involvement in surface and subsurface water issues through ongoing educational programs.

12. Pursue coordination among the Peninsula area's water utilities with respect to service areas, design standards, interties, and possible cooperative or joint-use of facilities. (Reference 1985 Coordinated Water System Plan)

13. Promote long term planning and need identification to assure potable water for the Peninsula.

14. Promote the use of surface recharge areas in new developments and existing developments where practical.

15. Limit the expansion and installation of wells before the ground water resources become overtaxed.

16. Promote adequate, controlled surface water management.

WETLANDS ELEMENT

The term "wetlands" encompasses a variety of wet environments-coastal and inland marshes, wet meadows, mudflats, ponds, bogs, and wooded swamps. Wetlands are precious resources that provide wildlife habitat, purify polluted waters, reduce flood and storm damage, and provides recreational activities.

It is difficult for the individual to appreciate the economic value of wetlands when it presents itself as the major physical limitation to development of private property. A satelite view of the Long Beach Peninsula helps to put wetlands in perspective. Wetlands are one of the visual elements that physically separate communities. They are open spaces that contribute to the Peninsula's rural character. Wetlands provide the organic material that is at the base of the food chain. The economic value of wetlands represented in these examples cannot be measured or seen. They benefit the Peninsula, but the dollar value to the property owner is hard to determine.

In order to provide consistency in wetlands management on the Long Beach Peninsula, inventory mapping of the various categories of wetlands is needed. With adequate mapping, confusion among landowners and inconsistencies by regulators can be avoided. This Plan suggests there be three categories of wetlands identified on the Peninsula and they be regulated with different intensity. These categories are: 1. **Wetlands that are physically connected with Willapa Bay and/or contribute to bayward drainages**; 2. **Interior wetlands with no outlet or which drain to the ocean**; 3. **Ocean and interdunal wetlands.**

The Comprehensive Plan promotes regulation which protects and preserves the wetlands that physically connect with Willapa Bay. These wetlands include the tidal flats, salt marshes, bogs, swamps and open water areas that discharge to Willapa Bay. These wetlands are storage reservoirs for excess flood waters, they dilute pollutants carried in surface runoff, and they provide organic production utilized at the base of the food chain and eventually by shellfish and finfish. It is imperative that land use decisions recognize the sensitive relationship of these wetlands to the preservation of water quality in the Bay.

Interior wetlands and lakes that are not physically connected to Willapa Bay and drain to the ocean or have no outlet are the second category. These systems recharge the Peninsula's ground water aquifer, provide wildlife habitat, act as flood water reservoirs and contribute to the open space feel of the

Peninsula. Development near these wetlands shall include adequate lot size, setbacks, frontage and sewage disposal systems to prevent ground or surface water contamination of these wetlands.

The third category of wetlands are those that occupy the ocean dune system. It is recognized that these wetlands have the least affect, if any, on the Willapa Bay estuary. The Plan provides for modification of these wetlands consistent with established federal and state standards for mitigation. The intent is to provide for development flexibility in the ocean environment, while still protecting the important wetland areas and the habitat of endangered species. Some policies for this category are included, but indepth study by a Dunes Management Committee will undoubtedly expand on the land use policies of this area.

Goals:

1. Protect the estuaries and their contributory wetlands.

2. Encourage preservation of open space.

3. Ensure that important natural drainage ways and associated steep slopes, wetlands, floodplains and erosion areas are maintained in open space.

4. Allow development within the Willapa Bay drainage basins ensuring that the water quality and productivity of the Bay will not be diminished.

5. Encourage water-dependent land uses in wetland areas.

Objectives:

1. Do an inventory mapping of Peninsula wetlands and develop regulations for the three separate categories.

2. Adopt within the Shoreline Master Program as Associated Wetlands of Willapa Bay all waterways draining to Willapa Bay and the wetlands contributing water to these drainage courses and manage accordingly.

3. Begin a monitoring system to check for suspected hazardous chemicals that may be contamining the fresh water aquifer and/or surface water drainages to Willapa Bay.

Policies:

The following policies are to be implemented along with the Shorelines Master Program policies for wetlands. Wetlands shall be categorized by their individual characteristics and their relationship to Willapa Bay.

Category 1: Willapa Bay and associated wetlands

1. All wetlands on bayward drainages shall be considered associated wetlands of Willapa Bay. (and subject to the Shorelines Master Program)

2. Tidal wetlands and salt marshes shall be protected from developments or uses which would change their natural character.

3. Filling or draining of wetlands on all direct drainages and those contributing water to the Bay shall require a substantial development permit.

4. Expansion or maintainence of water-dependent agricultural, aquacultural, non-polluting light industrial and commercial activities are considered acceptable uses of wetlands.

5. Wetland residential shall be considered an acceptable use except in tidal wetlands and salt marshes.

6. Filling in associated wetlands or waterward of the ordinary high water mark to provide for soil absorption systems (drainfields) or for the purpose of meeting setback requirements shall be prohibited.

7. All commercial and recreational vessels using the estuary shall be fitted with chemical sanitation devices (porta-potties).

8. Use of non-approved heavy metal based and toxic based antifouling bottom paints shall be banned.

9. Encourage the Port of Peninsula to take immediate steps to provide for disposal of sewage and waste from marine traffic and industrial complexes using that Port's facility.

10 Wetlands in this category shall be declared "environmentally sensitive areas."

11. Junk yards, recycling yards without water impoundment, and new sewage discharge outfalls are prohibited in this category.

Category 2: Interior wetlands draining to the ocean, or having no outlet

1. The reduction of surface area and volume of the wetland shall be minimized in the location and design of facilities requiring fill.

2. Filling in associated wetlands or waterward of the ordinary high water mark to provide for soil absorption systems (drainfields) or for the purpose of meeting setback requirements shall be prohibited, except that on existing dry uplands, fill may be placed for the purpose of constructing a mound system, as required by local health regulations.

3. Mitigation for development shall include wetland enhancement such as open water restoration and wildlife protection.

Category 3: Ocean and interdunal wetlands

1. Future development shall mitigate any activity which will cause degradation or a sudden profound change in the wetland or degrade the health, safety or welfare of current residents of the area.

2. Encourage buying of development rights in these areas to provide a means for incorporating smaller parcels into a larger overall development plan and facilitate mitigation.

Other general wetland policies

1. Develop a mitigation process to encourage or, where appropriate, require public easements to provide for the long term maintenance of drainage ways and ground water recharge areas.

2. Enforce a building setback standard to protect designated open space from development. (See Shorelines Master Program)

3. Review designated open space for possible recreational use.

4. Land use activities and development proposals shall be closely reviewed for impacts on the natural renewable and non-renewable resources on the Peninsula.

5. Promote site planning and community design review which gives regard to the natural environment, the creative and innovative project design, and the character of surrounding neighborhoods and consider the Peninsula community.

6. Uses permitted adjacent to wetlands shall control storm water runoff.

7. Mitigation shall include control of storm water, lot size and densities, and incorporate septic systems that prevent any ground water or surface water contamination from effecting wetlands.

8. An overlay mapping wetland areas of the Peninsula should be used to modify development potential. This is not a zoning classification which regulates densities or uses. Rather it would create a management system designed to address specific concerns for wetland areas.

CIRCULATION ELEMENT

Appendix IV is an envelope which contains a map entitled **Peninsula Circulation Plan.** The map illustrates the major circulation system for the Peninsula. This Plan **eliminates** the proposed contiguous north-south road in the center of the Peninsula included in previous plans. This road is inconsistent with the long range goals of the Peninsula to promote a rural future.

Goals:

1. Promote a balanced transportation system.

2. Promote improvements to the existing road network.

Policies:

1. Promote a standard right-of-way width for various road classifications.

2. Utilize historic street names in addition to an organized numbering system in historic districts.

3. Maintain present number of beach access roads.

4. Wherever designated arterials exhibit substandard right-of-way width, maintain a building setback which would facilitate acquisition of additional right-of-way with fair market value compensation to property owners.

5. Require developers of new subdivisions and/or short plats to dedicate right-of-way and construct public roads for access compatible with existing roads and road plans.

6. Maintain and improve the **existing** north-south arterial network.

7. Maintain an adequate public transportation system.

8. Consider an overflow roadway west of Hwy 103. Maintain setbacks for widening Hwy. 103 for future lanes.

9. Eliminate the previously proposed road in State Parks wetland areas near Skating Lake and Loomis Lake.

10. Encourage the development of bicycle trails along main arterials and other areas of the Peninsula.

References: Plans which address the general location, alignment and extent of roads, trunk utility lines, and major terminal facilities are the 1971 Preliminary Land Use Plan, 1974 Water Quality Management Plan, Willapa Basin, and the Long Beach Peninsula Circulation Plan.

RECREATIONAL ELEMENT

The Comprehensive Plan treats recreation at two levels: tourism and community living. As an economic ingredient to tourism, there is an effort to direct the location and intensity of recreational uses and activities. High density recreational uses and activities are directed toward the Pacific Ocean half of the Peninsula in areas capable of present and future public sewerage. The least intrusive recreational uses and activities are directed toward the Willapa Bay side of the Peninsula.

At the second level, the Comprehensive Plan addresses the community fitness and health needs for recreational facilities and programs. The Plan finds that recreational improvements have been directed at a tourism population and the needs of Peninsula communities have been neglected. The Plan recommends amplification of the recreational element for siting and development of day use parks, ball fields and community facilities for the recreational needs of Peninsula residents.

Goals:

1. Promote recreational opportunities that enhance the enjoyment and appreciation of the natural environment, wildlife and their habitat.

2. Encourage the development of a recreational plan to address local Peninsula community needs.

Policies:

1. Identify and preserve the valuable recreational, historical and cultural resources of the Peninsula.

2. Assure public access to recreation areas.

3. The county should work closely with other agencies with jurisdiction over the recreational areas on the Peninsula to assure responsible and consistent regulation.

4. Location of parks and trail systems on the Peninsula should be in areas where they do not interfere materially or socially with the production, harvesting and processing of agricultural, aquacultural, fisheries and non-renewable natural resources.

5. Maintain adequate public access to the beach and ensure responsible, regulated beach driving.

6. All future development proposals should be monitored and checked for impacts on the existing recreational facilities of the area.

7. Identify and maintain waterways for public use (canoes, nature trails, etc. in coordination with the ongoing flood control district projects.)

8. Encourage the development of bicycle trails along the main arterials and other areas of the Peninsula.

9. Encourage the Port of Peninsula to improve the public's access to the Bay with such things as boardwalks, a fishing pier, and other enhancements.

10. Develop active day use parks and public facilities on the Peninsula.

HISTORICAL ELEMENT

General Historical goals:

1. Preserve the cultural heritage of the Peninsula.

2. Protect historic places and districts from incompatible development.

3. Identify and preserve sites and structures of archeological, architectural and historic significance to the Long Beach Peninsula.

Objectives:

1. Complete a countywide Historical Preservaton Plan.

2. Encourage the development of Long Beach Peninsula Historical Guides.

3. Encourage the formation of historic districts in various areas of the Peninsula.

Policies:

1. All proposed subdivision applications should be reviewed by the Planning Commission for possible impacts on historical buildings and sites.

2. The owners of historically significant buildings and residences should be encouraged to rehabilitate and otherwise maintain and enhance their properties in a manner which reflects their architectural and historic design.

3. The Oysterville Historic District shall be preserved as a unique cultural resource.

OYSTERVILLE PRESERVATION ELEMENT

The Oysterville Preservation element improves the efforts of the Oysterville community to preserve the residential character and historic nature of their district. The goals and policies which best promote the desired future are as follows:

Goal:

1. Preserve the Oysterville Historic District as a unique cultural resource.

Policies:

1. Maintain the rural lifestyle of Oysterville.

2. Avoid incompatible development.

3. Establish criteria for new construction or architectural modification within the Oysterville Historic District.

4. Preserve the economic value of the Oysterville Historic District to surrounding convenience centers.

Supporting Publications:

Oysterville Historic District Ordinance #67 with map, labeled Exhibit "A" which illustrates the physical boundaries of the district, and the Oysterville Architectural Guidelines manual provide the necessary parts for an Oysterville Preservation Plan.

COUNTY GOVERNMENT ELEMENT

The citizens of the Long Beach Peninsula believe in their area and have hope for its future. Although the County may face financial difficulties at times, it is the hope that with creative ideas and cooperative efforts we can reach the goals set forth in this Plan.

The intent of this section is to emphasize the importance of a strong, well-organized county Planning Department and representative Planning Commission to carry out the policies of this Plan and subsequent zoning ordinances. The citizen planning task force is interested in working with county employees and elected officials to make our Planning Department efficient, fair, and responsive to the concerns of the public it serves.

Goals:

1. Support as high priority a County Department of Planning which will coordinate and enforce all county land use plans and ordinances in a responsive and professional manner.

2. Carry out a consistent Peninsula land use policy divorced from politics, favoritism, and short term crisis modification.

3. Ensure that the desired future expressed in this Comprehensive Plan for the Long Beach Peninsula is understood and implemented through necessary official action by the Planning Commission and Board of County Commissioners.

4. Ensure equal, responsible representation for the Long Beach Peninsula unincorportated areas on the County Planning Commission.

5. Encourage the Prosecutor's office to enforce land use regulations and ensure financial backing to follow through.

Objectives:

1. Provide adequate funding for the Planning Dept. to carry out efficient and effective planning for the Long Beach Peninsula.

2. Restructure the enforcement of land use laws. Some suggestions to consider:

a. Give the Planning Director authority to impose an administrative fine on violators under the zoning ordinance.

b. Direct a percentage of the permit fees toward enforcement.

c. Hire a deputy prosecutor to work only on land use cases.

d. Use recovered civil penalties for enforcement.

e. Hire adequate personnel to ensure enforcement.

3. Hire adequate staff to seek state and federal grants for projects that will maintain surface water quality and prevent ground water contamination on the Long Beach Peninsula.

4. Appoint a Planning Commission member who will represent the unincorporated north end of the Peninsula.

5. Improve the permit system to make applicants responsible for the accuracy of information included on the application with penalties chargeable for false information. Require signature under oath.

FUTURE PLANNING NEEDS ELEMENT

Though the Citizen Planning Task Force spent over a year working to develop this Comprehensive Plan for the Long Beach Peninsula, we recognize that there are still areas that require further planning efforts to address specific needs not covered in this document. It is our intent in this element to identify such needs and give some direction to other citizen groups and the planning department for continuing the planning process we have begun. Public input at two public hearings on this plan raised many of the concerns included in this element.

1. Need to amplify the urban situation in Ocean Park and Seaview.

a. Do the communities want commercial growth? If so, what type of growth? Where?

b. What zoning changes are needed to address the growth policies?

c. Is the area interested in long range urban improvements?

d. What do Seaview residents think about annexation? What policies do they want to include about this issue?

e. What do Seaview residents think about residential development to the west?

f. What do Ocean Park residents think about their residential area? Are there improvements they want made?

g. What do Ocean Park residents think about incorporation?

2. Need to identify specific areas for industrial use following the policies set by this Plan.

a. Where should industry locate on the Peninsula?

b. What zoning changes are required?

3. Need to follow up on the wetlands element with inventory mapping.

4. Need to evaluate taxation systems for and placement of mobile homes on the Peninsula.

a. Look into a new taxing system to assure that mobile homes are paying valuations consistent with the cost of services.

b. Identify areas for mobile home parks.

4. Other needs may be identified in the future. This Plan is designed to be a guide and adapt to community changes. Using representative citizen groups to address these unforeseen needs will ensure public input to and acceptance of future policies.

LONG BEACH PENINSULA POPULATION

The 1980 census was the first time population information was presented for a census division that corresponded to the geographic area that is commonly known as Long Beach Peninsula. The Peninsula Division (census division 021) includes the Town of Ilwaco, the Town of Long Beach, Ocean Park and Seaview. The Pacific Ocean borders the west, Willapa Bay borders the north and east along with Bear River, Highway 101 and Willicut River. The Columbia River borders the south. Census information for 1970 and 1960 was not comparable. During these years, the Peninsula was part of two smaller divisions which together included Chinook.

1980 Census

The 1980 census for the Peninsula Division was 5,425 persons. The housing count was 5,575 housing units (HU). Table 1 provides a basis for comparing population and housing for the entire county and the incorporated municipalities.

TABLE 1

	Total Pop.	Total HU	Average Pop/HU
Pacific Co.	17,237	10,949	2.44
Ilwaco	604	331	2.27
Long Beach	1,199	893	2.18
Raymond	2,991	1,285	2.47
South Bend	1,684	742	2.48
Peninsula Div.	5,426	5,575	2.19

The average population per housing unit was determined by dividing total population by total occupied housing units. Total occupied housing units reflect housing units that were occupied during the time of the census. Hence, vacant and vacation housing units are excluded from total occupied housing units. The lower figure in average population per housing unit is an indicator of a community with an older population age structure. This is confirmed by calculations of median age. Pacific County's median age is 35.9 years; 34.5 years for males and 38.2 years for females. The Peninsula Division median age is 47.9 years; 45.2 years for males nad 50.0 years for females. In

comparison with the State's median age of 30.0 years, the Peninsula's population reflects a high proportion of people well beyond the childbearing years. The highest frequency of males and females occurs in the 65 to 74 year age bracket.

The census shows a high proportion of retired persons residing in the Peninsula Division. It also indicates that the economic base does not hold and attract young working age people.

Population Estimate

Table 2 presents population estimates prepared by the Washington State Office of Financial Management for selected years between 1980 and 1985.

TABLE 2

Population Estimates for Selected Years

	1980	1982	1984	1986
Pacific Co	17,237	17,700	17,700	17,500
Unincorp.	10,713	11,100	11,142	10,870
Incorp.	6,624	6,600	6,558	6,630
Ilwaco	604	590	588	695
Long Beach	1,243	1,350	1,335	1,330
Raymond	2,991	2,970	3,000	2,970
So. Bend	1,686	1,690	1,635	1,635

Table 3 presents housing unit estimates for the same selected years.

TABLE 3

Housing Estimates for Selected Years

	1980	1982	1984	1986
Pacific Co .	10,949	11,414	11,817	11,897
Unincorp.	7,733	8,127	8,324	8,357
Incorp.	3,216	3,287	3,493	3,540
Ilwaco	320	330	322	376
Long Beach	869	920	1,089	1,086
Raymond	1,285	1,285	1,326	1,322

So. Bend	742	752	756	756

The tables show a population decrease between 1984 and 1985 throughout the county. During this same period, the number of housing units increased. The official April 1, 1986 population forecast by OFM continued the downward trend in estimating Pacific County's population. The estimate for 1986 is 17,200 persons with 10,612 persons residing in unincorporated areas and 6,588 persons residing in incorporated areas.

Forecast

In 1985 the Office of Financial Management, Policy Analysis forecasted Pacific County's population to the year 2000. A partial reproduction of the forecast is shown in Table 4.

TABLE 4

Pacific County Population Forecast

1970	%Chg	1980	%Chg	1990	%Chg	2000	%Chg
15,796	7.65	17,237	9.12	18,200	5.59	19,600	.69

The 1980 Peninsula Division census represented 31.5% of the total county census. Based on this ratio of Peninsula population to total county population, the 1990 Peninsula population is estimated at 5,733 and the 2000 Peninsula population is estimated at 6,174. These are only direct proportions of the forecasted county population. A forecast of the population for the Town of Ilwaco and the Town of Long Beach should also use a direct proportion.

The forecast assumes a year around resident population. Appraisal records show that 50% of parcels are owned by people who reside outside Pacific County. The current estimate of parcels in the Peninsula Division is 16,900. There are approximately 33,000 parcels throughout the county.

To better understand the human impact on the Peninsula, it is important to note the effect that seasonal residents and transients have on total population. It is difficult to assess the exact population of the Peninsula during peak seasonal periods, however, the 1974 Water Quality Management Plan for the Willapa Basin included several tables estimating these peak populations. The tables were based on 1970 Census projections,

the Battelle report on the Peninsula, a 1972 land use survey, and on assumed yearly growth rates of 7% between 1970 and 1980 and 3.5% between 1980 and 2000. Table 5 shows the peak projected community populations for the Peninsula including Ilwaco. (from Table III-46 of the WQMP) It should be noted that these projections were high due to the nature of that plan.

TABLE 5

Total Peak Projected Peninsula Populations

	1973	1985	2000
Permanent Pop.	4,381	6,785	7,256
Seasonal Pop. Residential	2,817	8,225	13,416
Transient	4,725	10,641	9,873
Totals	11,923	25,651	30,545

An examination of Pacific County's building permit record since November of 1981 shows a total of 242 new housing units built on the Long Beach Peninsula. This record is current through February of 1987. The Oysterville-Surfside segment of the Peninsula had the highest frequency of new construction at 87 units. The next highest frequency of new construction occurred in the Ocean Park-Nahcotta segment with 70 new housing units. Between Cranberry Road and Klipsan Beach, 36 housing units were built. The Ilwaco vicinity was issued 22 permits for new housing units and Seaview was issued 17 permits.

RETURN TO HEARING FILE

July 14, 1988

To: Citizen's Planning Task Force

From: Ardell

All of you should be extremely proud that at last we have a final document to submit to the Planning Commission! It has been a real privilege to work with such caring, dedicated people as yourselves. I personally am re-inspired about our democratic system when citizens can come together from diverse points of view and hammer out goals and policies to guide the future direction of our area. It's thrilling to know that we can make a difference! Thank you all for your ideas and time committment to this important project!

Mark will be making the changes to the map we discussed last night. I have made the additions and corrections to the document and submitted it back to Kathy to make copies. Those will be sent to you when the complete package is ready.

Please hold **7:30 pm, Thursday, August 25, 1988 at the Seaview Peninsula Church Center** for the public hearing before the Planning Commission. I think it is important for members of the task force to be present, even though they will be taking testimony only on the plan. If the Planning Commission votes to adopt the plan as written, it will then go to the County Commissioners.

Since the addition of the new items last night, some of the pages will change from the July 1 copy you now have. I thought it would be helpful to include here the changes made and where they will go in the text so you can locate them when you get your new final version.

Under **Overall Land Development Subdivision Plat Review**, pages 11 and 12 you will find the following:

Policies added: (subsequent policies were then renumbered)

#2 Division of a parcel of land by short plat method as an intent to avoid long plat regulations shall not be allowed.

#11 Common Areas are encouraged within a development to preserve or enhance a unique site feature such as views or water frontage. The intent is to allow for common community use. Common Area designation will not be permitted to modify lot dimension

requirements, or as a means to avoid satisfying a building code or zoning regulation. This does not preclude the use of a planned unit development.

After the Subdivision section page 12, the **Permit** policies were added:

1. All permit applications must be accompanied by a detailed statement of the proposed intent for development of the property. The permit will be withdrawn if there is a change in any use or intent as contained in the application statement.

2. Sanitary permits will not be issued separately from the building permit, but will be regarded as a check-off item of approval in the process of obtaining a building permit.

Under the **Residential** section, pg 13 add: (subsequent policies renumbered)

#3 Substandard lots (in terms of sewage, health and sanitary laws): Lots under contiguous ownership shall be combined to reach as close to compliance with the prevailing health standards as possible.

On page 35 **County Government element** the following policy was added:

6. Before approving zone changes, variances or conditional use permits, notice shall be sent to property owners within 300 ft. of subject property, and advertised in the County newspaper.

You should receive the final copy of the plan soon along with the revised map and the appendices not included with the July 1 copy. The new copy will be dated July 15, 1988.

THANK YOU !!!

ABSTRACT #3

TITLE:	Long Beach Peninsula Dune Management Plan
AUTHOR:	Ardell McPhail and the Dune Management Committee
SUBJECT:	Citizen's Planning Committee for the Dunal area of the Long Beach Peninsula.
DATE:	Feb. 1988 to June 1988
PARTICIPANTS:	Department of Ecology, Pacific County Planning and Health Departments, Ardell McPhail and the Dune Management Task Force
PROJECT NUMBER:	Amended #1 of Grant Number G0088027
SERIES NUMBER:	

SUMMARY: In February of 1988 the Board of Pacific County Commissioners appointed a 15-member Dune Management Task Force to discuss management issues and develop a plan. The Task Force began public meetings in mid-February at two week intervals. The Planning process chosen by the group was two fold: First, a public education series consisting of various expert speakers addressing the group on current issues; secondly, group dissemination and discussion of all material related to Dune Management. A Draft Plan document is expected by the Winter of 1988.

The Dune Management project started as an outgrowth of the Long Beach Comprehensive Plan Committee's recommendation to amplify the Dune environment. The group is considering such issues as: public access, dune grading, fire control, hunting and vehicular parking. The process to date has proceeded into the second phase of the project, as the group is now deciding broad based goals and objectives. Major revisions and amendments to the Shoreline Master Program are expected. The process will continue through the Coastal Zone Management fiscal year of 1988-89. Final adoption is anticipated by the Spring of 1989.

Exhibit #3

- List of Dune Management Appointed Members
- Dunes Issues Identified by Regional Group
- Summary Minutes, February 1988 to the present

DUNES MANAGEMENT COMMITTEE:

Joel Anderson
P.O. Box
Seaview, WA 98644

Kathleen Boyle
P.O. Box 54
Seaview, WA 98644

John Campiche
Box 515
Long Beach, WA 98631

Jim Hilderman
Rt 1 Box 71
Long Beach, WA 98631

Norman Grier
Box 141
Seaview, WA 98644

Lucille Pierce
Rt 1 Box 381-L
Ocean Park, WA 98640

Dorothy Huggins
Rt 1 Box 418D 10
Long Beach, WA 98631

Pat Welling
Rt 1 Box 375
Ocean Park, WA 98640

Dick Hendrickson
Box 431
Ocean Park, WA 98640

Norma Walker
Box 518
Ocean Park, WA 98640

Bob Andrew
Box
Ocean Park, WA 98640

Clay Balch
Box 585
Oysterville, WA 98641

Mike Parker
Box 56
Oysterville, WA 98641

Elizabeth Fenner
30629 G St.
Ocean Park, WA 98640

Bob Schmidt
P.O. Box
Seaview, WA 98644

Leonard Nelson
Fort Canby
PO Box
Ilwaco, WA 98624

Doug Canning
DOE

Ardell McPhail
HC01 Box 610
Ilwaco, WA 98624

Dune Management Committee

Agenda February 16 preliminary meeting

1. Introductions and purpose
2. Best/Worst activity
3. Discussion of tentative timeline
4. Roles of committee, facilitator, resource people
5. Discuss format for meetings- Phase I and Phase II
6. Review agenda for Feb. 18 meeting
7. Hand out briefing materials
   (Battelle study; issues identified by regional group, etc.)
8. Review issues briefly; discuss prioritizing of issues to deal with in time frame
9. Other items

DUNE ISSUES IDENTIFIED BY REGIONAL GROUP
Dec. 1987

EDUCATION

Lack of information on dune formation-long term
(Conflicts among experts)
Why preserve the dunes?
Identify significance of dunes- physical & biological

LEGAL/POLITICAL/ENFORCEMENT

Jurisdiction of various agencies
Control from outside groups rather than local (Sierra Club etc.)
Unclear laws governing the dunes
Private property right versus public
Need for consistent policies along dunes
Money & resources to solve problems
Complicated solutions to simple problems
Political/social/geographic interests may conflict
Clean-up/ littering
Hunting enforcement

ECONOMIC/ENVIRONMENTAL

Development on primary dune
Keeping dunes natural
Accreted lands-ownership?
Habitat protection
Economic benefits from development versus natural
Architectural control & character of development
(blg. setbacks, view preservation, clustering versus sprawl)
Fragility of environment-development pressure
Abuse within the dunes
Sewage disposal / water supply
Wetlands protection/ ground water supply
Public parking
Beach access
Destroying something that is irretrievable
Lack of control over nature
Blowing sand/ vegetative cover
Erosion potential
Salt water intrusion
Human carrying capacity

SAFETY

Fire danger
ORV's in dunes
Tsunámi threat
Flooding threat
Insurance issue
Beach Driving
Hunting

ACTIVITIES

Sand removal
Environmental alteration
Hunting
Littering
Beach driving into dunes
ORV's in dunes

County appoints dune task force members

SOUTH BEND--Pacific County commissioners on Feb. 1 appointed 15 Peninsula citizens to serve on an ocean beach dune management committee whose task will be to discuss issues and develop a management plan for the Peninsula dune area.

Members of the newly formed commitee include Joel Anderson, Kathleen Boyle, Dr. John Campiche, Jim Hilderman and Bob Schmidt, all of Seaview; Lucille Pierce, Dorothy Huggins and Pat Welling, all of Klipsan Beach; Norma Walker, Dick Hendrickson, Bob Andrew, all of Ocean Park; Clay Balch and Elizabeth Fenner, both of Surfside; and Michael Parker of Oysterville.

The new group is a spinoff of the Citizens Planning Task Force, which recently completed a revision of the Peninsula's Comprehensive Plan, according to Ardell McPhail, the Ilwaco resident appointed by the commissioners to serve as group coordinator. She served the planning task force in the same capacity.

Writing a dune management plan is so complex that the Citizens Planning Task Force thought the issue could be better dealt with by a group that concentrates all of its efforts on that area alone, McPhail said.

The dune group will be funded mostly by the state Department of Ecology (DOE). The exact amount of money the agency will provide has not been determined, but state officials have committed to providing some funding and participating in writing the plan.

McPhail expects the group to meet every other week probably through June. She hopes the plan is complete by summer's end or early autumn. She anticipates that six of the meetings will be open to the public and will feature speakers.

An organizational meeting will be held Tuesday, Feb. 16. On Thursday, Feb. 18, at 7 p.m., a public education meeting has been scheduled to kick off the process. The meeting will be at the Chautauqua Lodge in Long Beach.

A presentation entitled "An Overview of Dune Management" by Davis M. Owens will be given at the Feb. 18 gathering. Owens is director of the Natural Resources and Community Development for North Carolina. He heads that state's coastal zone project. McPhail said there will be ample time for questions from the public.

County Commissioner Dan'l Markham and McPhail expect the task will not be an easy one to fulfill. Said Markham: "When you discuss an area that is so environmentally fragile and so economically important, it equals controversy."

Added McPhail: "It may be a little easier (dealing with just one area), but there may be more controversy."

Because of this, Markham said commissioners were cautious about whom they appointed and tried to balance the appointments between the different interest groups. "It's a good, broad representation," he said.

The commissioner backed formation of the group because, he believes, "It's smart and prudent thinking to have a plan rather than have hit and miss chaos for the next 20 years."

Corrections

A Jan. 27 Observer notice regarding a special education swimming program contained an error. The notice should have said the program, sponsored by parents of Ocean Beach special education students, needs money to operate for one weekly session this school year and money for the entire 1988-89 school year.

Through the program, high school special education students have the opportunity to swim each Friday. The program costs $35 each week.

Contributions may be made to Beverly Bu[illegible], Rt. 1, Box 48E, Long Beach 9865[illegible] or more information, telephone Mrs. Burger at 642-2254.

In the Feb. 3 Observer, a page 3 story incorrectly listed the name of Susan Overstreet Henry, an author who graduated from Ilwaco High School and who recently dedicated a book to three of her Ilwaco teachers.

The Observer staff wants to make sure all information in the newspaper is factually correct. Readers who find mistakes that seriously alter the meaning of any information should contact the Observer at 642-8181. A correction will be run as soon as possible.

Human body part found on beach

A Peninsula man found a human leg Feb. 1 on the ocean beach just north of the Cranberry Road approach, and local authorities believe the leg was that of a Portland man who drowned Oct. 3 in the Pacific Ocean.

According to Pacific County Sheriff's Deputy Dale Staudenraus, Hugh Wood of Long Beach found the left leg while beachcombing in the afternoon.

While no official determiniation has been made, Staudenraus said he and other officials are "99 percent sure" the leg was that of Mark Raz, who was a 31-year-old Portland landscaper.

Raz drowned after he apparently jumped into the ocean just south of North Head on Oct. 3 in an attempt to rescue a married couple, who either fell or were swept by waves into the ocean.

The couple, Na and Nong Neou of Hillsboro, Ore., had apparently been fishing in the area about 200 feet south of North Head. It is assumed both the husband and wife drowned.

Staudenraus said Raz was reportedly wearing size 10½ Nike sneakers that were blue and white. The left leg found Feb. 1 had such a shoe on it, he said.

Coroner believes death a suicide

Although no official determination has been made, officials at the Pacific County Coroner's Office believe a 22-year-old Ocean Park man died as the result of suicide by hanging.

Sheriff's Deputy Dale Stuadenraus said a neighbor found the body of Monty P[illegible]ppel Jr. hanging from a tree in a[illegible]ded area just southeast of Pacific Pines State Park. The discovery was made shortly before noon on Feb. 2.

Coroner Mike Sullivan said Kappel apprarently hung himself with an electrical cord. Authorities have found no note from Kappel and they do not know for sure when the death occurred. They speculate the incident happened two or three days before the body was discovered.

ELECTI
Ocean Beac

PRECINCT
Chinook
Ilwaco
Long Beach
Nahcotta
Ocean Park
Oysterville
Pioneer
Seaview
Naselle
Absentees
TOTALS

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SHORELANDS [illegible]
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'88 JAN 27 A10:52

Dune Management Committee

Agenda February 16 preliminary meeting

1. Introductions and purpose
2. Best/Worst activity
3. Discussion of tentative timeline
4. Roles of committee, facilitator, resource people — definition?
5. Discuss format for meetings- Phase I and Phase II
6. Review agenda for Feb. 18 meeting
7. Hand out briefing materials
   (Battelle study; issues identified by regional group, etc.)
8. Review issues briefly; discuss prioritizing of issues to deal with in time frame
9. Other items

we won't prioritize here but perhaps later. Even into second meeting? or later

Combined time line w/ description of Phase 1 & 2 Perhaps these should be separate What do you think

TENTATIVE TIME LINE

DUNES MANAGEMENT COMMITTEE

Tuesday, February 16 Preliminary meeting of committee

PHASE I: Public Education meetings

(The first phase of this Dunes project will include a series of public education meetings on various topics of dune management. Each meeting will include speakers and a chance for the public to ask questions. Following the public meetings, the dunes management committee will hold business meetings. Speakers will be asked to provide written materials the committee may use for study between meetings.)

Thursday, February 18	**Overview of Dune management** **Purpose for Developing a Plan** **Private rights/public trust** David Owen, North Carolina
Tuesday, March 1	**Physical** Biological **processes of dunes** Al Wiedemann, Evergreen State College Mary Burg, Dept. of Ecology
Wednesday, March 16	**Coastal accretion & erosion** James Phipps, Grays Harbor College
Tuesday, March 29	**Jursidiction & Regulations** Panel of agency people
Tuesday, April 12	**Groundwater and Wetlands** Al Wald, Dept. of Ecology

PHASE II: Public Comment/ Committee Meetings

(The second phase of the dunes management project will be the actual working of the citizen committee. Agendas will be published in the newspaper. The public will be invited to make comments at the beginning of each meeting.
The citizen committee will generally follow a pattern as follows:

- Talk about an issue
- Reach consensus on the issue
- Resource people will write up ideas in a paper
- Committee will review the paper

The final plan elements may include:
- Existing situation
- Future potential (demand & regulations)
- Alternatives and implications
- Tentative adoption of alternatives
- Policy recommendations to County Commissioners

This is where I questioned including this?

Meeting dates:

April 26
May 12
May 24
June 7
Submit recommendations to County Commissioners in June

do we need to include anything other than just the dates?

P.S. I have a copy of Word Perfect now so am trying to learn it fast!

PHASE II: PUBLIC COMMENT/ COMMITTEE MEETINGS

(The second phase of the dunes management project will be the work of the citizen committee. Agendas will be published in the newspaper. The public will be invited to make comments at the beginning of each meeting. The citizen committee will generally follow a pattern as follows:

Talk about the issue
Reach consensus on the issue
Ideas will be written down
Committee will review the written ideas

Meeting dates:

Tuesday, April 26
Thursday, May 12
Tuesday, May 24

Submit recommendations to County Commissioners in June.

TENTATIVE TIME LINE

DUNES MANAGEMENT COMMITTEE

Tuesday, February 16 Preliminary meeting of committee
The Breakers

PHASE I: PUBLIC EDUCATION MEETINGS

(The first phase of the Dunes project will include a series of public education meetings on various topics of dune management. Each meeting will include speakers and a chance for the public to ask questions. Following the public meetings, the dunes management committee will meet briefly with the speakers for further questions and then hold a brief discussion relative to the next public meeting. Speakers will be asked to provide written materials about their topic.)

Chuck Mickel, Pac. Co. Engin.

Thursday, February 18 7:00 pm **Chataquah Lodge**	**Overview of Dune Management and Planning/ Private Rights Versus Public Trust,** David W. Owen, Director North Carolina Coastal Zone Project
Tuesday, March 1 7:00 pm	**Coastal Accretion and Erosion,** James Phipps, Grays Harbor College
Wednesday, March 16 7:00 pm	**The Physical Processes of Dunes,** Al Wiedemann, Evergreen State College, Mary Burg, Dept. of Ecology
Tuesday, March 29	**Jurisdiction and Regulations of Dunes,** Panel of agency people & development interests
Tuesday, April 12	**Groundwater and Wetlands** Al Wald, Dept. of Ecology

Limit of Vegetation = Shoreline Setback

Economics?

PUBLIC EDUCATION MEETING

FEBRUARY 18, 1988

7:00 pm

Introduction of the Dune Management Project — Dan'l Markham, Commissioner
- Why we're forming citizen committee
- Funding from DOE
- Introduce Dunes Committee

7:15 Speaker: David W. Owen, Director, North Carolina Coastal Zone Project
"Overview of Dune Management/ Private Rights versus Public Trust"

8:00 Questions from audience

8:45 Break

8:50 Brief meeting of the Dune Committee

Summary Minutes of Dunes Committee Mtg.
Feb. 16, 1988

Present were: Joel Anderson, Kathleen Boyle, John Campiche, Jim Hilderman, Norm Grier, Lucille Pierce, Pat Welling, Dick Hendrickson, Norma Walker, Bob Andrew, Clay Balch, Mike Parker, Bob Schmidt

Staff present: Mark Carey, Doug Canning, Len Nelson, Ardell McPhail

Absent: Elizabeth Fenner, Dorothy Huggins

1. Dunes committee members introduced themselves and described their interests in being on the committee.

2. Members were asked to write down what they think would be the **BEST** thing to come out of this committee at the end of our work and also what do they think would be the **WORST** thing to happen. The following information was shared by the group:

BEST

Produce a document that provides specific environmental protection guidelines and allows development within those guidelines.

Policies to eliminate fire hazards in the dunes.

A full understanding of existing laws and a knowledge base followed by implementation of existing and new laws preserving the integrity of the dunes and compatible uses.

Achieve a balance between the use of land and the percent of groups using the land. Something for everyone.

A clear definition of development policies with designated areas for development and a focus on design.

General public awareness of dunes and their functions--a draft plan protecting dunes from destructive activities and correcting past acts.

Preserve the beach for public use. An orderly plan for development in the accretions considering transportation, utilities and water levels.

An orderly plan for developing part of the accreted land keeping the dune area in tack. Local (County) control over the area.

A plan that incorporates the facts and has teeth.

Preserve the dunes as they are now with emphasis on recreation and natural wonders. Building and development would occur in an orderly line depending upon the availablity of sewage and water.

A plan that assures enforcement of the laws.

A better understanding of what a development is. What are people's personal feelings about the dunes?

A balanced plan which allows for uniform interpretation (simple) and takes into account the economic future of the Peninsula and protects private ownership rights.

WORST

Do nothing. No development of land. Outside control.

Lose public rights to beach use. No control over accretion land development.

Uncontrolled development with no policies.

Do nothing- a gridlock.

Special interests swaying others and taking control away from people on the Peninsula.

Buildoze the dunes.

Development without policies-- uncontrolled utilization.

One-sided either way- Development or non-development

No controls over hunting.

Too general a document with no teeth.

3. Next the group discussed a tentative timeline with two phases of involvement. Doug described the speakers and programs that were set up based upon information from a regional meeting held here in December. These include a) Coastal Accretion and Erosion b)The Physical & Biological Processes of Dunes, and c)Groundwater and Wetlands. Other topics planned are: d)Jurisdiction and Regulations of Dunes, e)Issues involving FEMA, flooding, tsunami,etc. f) Economics of the Peninsula and where dunes fit in.

The group generally agreed with the topics discussed. Norm said that Charlie Mikkola, Public Works, is interested in being involved in the accretion program or have a chance to speak to the group. He has done considerable surveying of the area.

The group was asked to suggest other topics they would like more information about. Mike said he would like to see someone show good developments in coastal areas to illustrate what "could be". Doug said David Owen will show slides and will address this Thursday night to some extent. Pat said she would like to see a map of ownerships along the dunes. (This is being developed.) Kathleen requested that a tour of the dune area similar to that given to the regional group in December be set up for this group. A Saturday was suggested. (Arrangements will be made for this as soon as possible.) It was emphasized that the group continue to think about what other information they would like and let Doug or Ardell know.

Roles of the committee were discussed. The committee is encouraged to share our progress with others in the community and get input to bring back to the committee. Committee members should feel free to voice their opinions and to listen to the other members. We will operate on the basis of consensus (see handout) when possible. If we become stalemated, we may resort to a vote. The committee was asked to determine what percentage of the group a prevailing vote would require. Ardell will act as facilitator of the group, to assure that everyone has a chance to talk and listen. Doug Canning and Len Nelson will be technical resource persons from DOE and State Parks respectively. Mark Carey will be involved from the County Planning Dept. Other resource people may be involved later.

Ardell explained the two phases of the project. The first will include resource speakers at public education meeting with a brief business meeting for the committee afterward. The second phase will be our working phase, with public allowed a specific part of each meeting for comment-(ie. the first 15 minutes.) Concern was expressed about these meetings being open to the public and our work being disrupted. The group decided to try it. Group agreements about no smoking, meeting length and where to meet were made. It was decided that it would be good to move the meetings around so not everyone had to do all the driving. Notices of each meeting will be mailed with the minutes. It was also discussed that if members miss more than three meetings, they should no longer be on the committee. The group would miss their input and they would not have the benefit of those discussions they missed. It was suggested that all meetings be taped.

Notebooks and handouts were passed to members. The group was asked to review the issues handout for Thursday evening to see if there were issues not listed that this committee should discuss.

Meeting adjourned.

CONSENSUS

Consensus Means That:

- All participants contribute. Everyone's opinions are used and encouraged. Differences are viewed as helpful rather than hindering.
- Everyone can paraphrase the issue.
- Everyone has a chance to express feelings about the issue.
- Those members who continue to disagree indicate that they are willing to experiment for a prescribed period of time.
- All members share in the final decision.

Consensus Does Not Mean That:

- A vote is unanimous.
- The result is everyone's first choice.
- Everyone agrees (only that there is enough support for the decision to be carried out).
- Conflict or resistance will be overcome immediately.

Not all decisions should be made by consensus. The most important point is that everyone agrees on how decisions are to be made.

Feb. 19, 1988

To: Dune Management Committee

From: Ardell

The next meeting is scheduled for Tues. **March 1, 1988 at 7:00 pm** at the **Peninsula Church Center, Seaview.** The speaker will be James Phipps from Grays Harbor College. His topic will be "Coastal Accretion and Erosion". Please encourage people you know to attend.

We will hold a brief meeting after the speaker. We will move into the Memorial Room for this which should help cut down on the noise.

I am enclosing minutes from our Feb. 16 meeting and a handout on consensus. I can see that it may get frustrating not having much time to discuss after the speakers. We may wish to have the first three speakers and then schedule a working meeting prior to scheduling the next three. We'll talk about this next time. See you on March 1!

Summary Minutes

Dunes Management Committee
March 1, 1988

Present: Joel Anderson, Kathleen Boyle, John Campiche, Jim Hilderman, Norm Grier, Lucille Pierce, Pat Welling, Dick Hendrickson, Norma Walker, Clay Balch, Mike Parker, Elizabeth Fenner, Bob Schmidt

Absent: Bob Andrew, Dorothy Huggins

Staff: Doug Canning, Mark Carey, Len Nelson, Ardell McPhail

The public education meeting speaker was Dr. James Phipps from Grays Harbor College. Dr. Phipps joined the group for a few extra questions after his presentation.

Scheduling dunes tour: It was agreed that we meet **Saturday, March 26 at 8:00 am** at the Pacific Transit bus garage south of Seaview. Chuck Mikkola will be asked to join the tour and present his information as well. The tour will last approximately 2 hours.

Format for future meetings: The group was asked if they want to continue with the speakers as planned and then meet as a committee or have a break in the speakers and meet as a committee in the between times. It was decided that we continue the educational programs as planned and then begin the committee work.

Next meeting: The Physical Processes of Dunes, Al Wiedemann, Ocean Park Community Hall, 7:00 pm. The Community Hall is across from the library.

March 18, 1988

To: Dunes Management Committee

From: Ardell McPhail

Re: Upcoming tour and meetings

The dunes tour is scheduled for **Saturday, March 26, at 8:00 am** sharp. We will plan to meet at the County Blg. parking lot on N.E. 2nd in Long Beach, just east of the water tower. We have a 40 passenger bus scheduled so please feel free to bring a friend. Dress warmly and be prepared to do some walking.

Ken Kimura, former planning director for Pacific County, will be available to explain some of the activities that have occurred along the dunes such as dune restoration efforts, dune breaks, dune modifications within the laws limits, setback issues, etc. Chuck Mikkola has information to share about the surveying done along the dunes and other pertinent information from an engineer's point of view.

I have also scheduled meeting places for the upcoming meetings as follows:

Tuesday, March 29	Groundwater and Wetlands Peninsula Church Center, 7:00 pm.
Tuesday, April 12	Flood insurance, FEMA Surfside Inn, 7:00 pm
Tuesday, April 19	Committee work session Ilwaco High School Library, 7:00 pm

Looking forward to seeing all of you on Saturday for the tour!

Summary Minutes, March 16, 1988

Dunes Committee

Members Present: Norma Walker, Norm Grier, Dick Hendrickson, Bob Schmidt, John Campiche, Dorothy Huggins, Elizabeth Fenner, Pat Welling, Lucille Pierce, Mike Parker, Jim Hilderman, Clay Balch, Kathleen Boyle.

Absent: Bob Andrews, Joel Anderson
Staff: Doug Canning, Ardell McPhail

1. The speaker for the public meeting was Dr. Al Wiedemann, Evergreen State College. He spoke about Dune Processes and Dune Ecology. Mary Burg, DOE, was also available to answer questions.

2. The committee met briefly with the speaker to ask further questions.

3. Committee discussion centered around a brief evaluation of the process so far, what the group thought about the speakers and how to proceed. Comments were as follows: (paraphrased)

Clay: Feeling frustrated that meetings every two weeks weren't enough.

Liz: Wondering if we'll hear anything good about living here on the beach.

Kathleen: Please to see that we had an adequate audience tonight besides just the committee. Concerned about people not understanding what we're learning. Need to make people more aware of the meetings and their content. Need better news coverage. Learning a lot in the sessions; anxious to discuss the hodgepodge of info we are accumulating.

Jim: We're getting lots of theory. We need to get the facts and come up with a plan.

Bob: The information meetings need to be closer together. Would like to get together to start discussing.

Dick: Agree we need to meet once a week. Getting lots of input. Appreciated tonight's speaker because he was unbiased. Others seemed to be preaching "doomsday". Don't worry about Mother Nature. Let's develop a plan we can all live by.

Norm: Impressed with speakers. Doesn't think they were biased at all. Both sides of potential problems have been addressed. Some may have heard more doomsday than others.

John: Studying dunes is like studying to be a doctor- the more you know the more difficult it is to say anything definite. We have strong forces working here- the need to invest money and develop, and the need to conserve and preserve.

Pat: Same concern as Kathleen- we talk to people and they disagree with things the speakers have said. The speakers have spent large part of their lives studying these things, they should know.

Lucille: Doesn't feel alarmed by the speaker's information. Impressed with the information and speakers. Could meet once a week.

Dorothy: Need to knuckle down and get as much information and work done as possible.

Mike: The more we find out about the processes the more logical things seem. A direction is hard to find. Need to discuss issues.

4. The group agreed that beginning some work sessions would be helpful between speakers. The group was reminded that issues will come from the group, priorities will be set by the group and hopefully consensus reached on the direction and recommendations the group wishes to make to the Commissioners. Members were encouraged to write down comments or ideas they'd like to see discussed and included in the plan. After each meeting, the ideas from the group will be summarized on paper and brought back to the group to rediscuss and be sure it says what the group wants to say. The final product will be the ideas and recommendations of this committee, not a rubber stamp of something someone else has done or written. Staff will be available to help facilitate discussions, write down the group's ideas, make the written ideas available to the committee to re-discuss, and prepare drafts of optional language for discussion purposes.

5. Requests for work sessions:
   Request all definitions of dunes or duneland.
   Request a room with large tables to spread work out on.
   Alternate north and south for meeting places.
   Agendas ahead for the work sessions. (Group decision)
   Coffee or refreshments. Individuals may volunteer this.

6. Doug asked for input on future meetings. It was decided that the meeting on regulatory information be a panel of speakers all in one evening.

Dates to note on your calendar:

Sat. March 26	Tour of dunes	8:00 am
Tues. March 29	Ground Water & Wetlands	7:00 pm
Tues. April 12	Flood insurance regs., FEMA	7:00 pm
Tues. April 19	Committee work session	7:00 pm

DUNES TOUR ROUTE

MARCH 25, 1988

1. Meet at County Blg. parking lot, Long Beach

2. Ocean Butte Condominiums- note accretion, Chuck surveys

3. 43rd st. Hiatt short plat: open space values, historic blg. line, wetland character, utility extension, amount of fill, flood plain condition

4. 10th street approach- blg. setbacks: Mitchell house on old setback line, new line 200 feet out

5. 197th street: French case, historic blg. setback versus plat covenants setback

6. 263 & Park: Fred Bailey's dune cut, blowing sand damage behind secondary dune

7. Selig & Colman: standard dune modification within limits of law

8. Illias/Fouch dune cut: state parks dune restoration, damage to surrounding property

9. Fred Kindermann/Barbee: restoration order in 100 ft. protective strip

10. Bailey's condo: setback, view blockage, etc.

Other stops if time permits:
-Bolstad Ave: restroom: vandalism
-Cranberry approach: new house to north, character of environment, beginning of shortening of deflation plain
-Bungalow 247th to Schlects Plat-typical modification after one year- within law
-Driveway north of 171st Caswell: fill road impact on existing views

PROCESS FOR DEVELOPING A DUNE MANAGEMENT PLAN

Auditing :

What's happening on the Peninsula now?
What do we like?
What have the speakers been telling us?
What information- data- are we gathering? (ongoing)

Analysis: (SWOT- strengths, weaknesses, opportunities, threats

Internal	What are the internal strengths of the Peninsula area, community, etc.? What are the weaknesses?
External	What are the outside opportunities for the Peninsula? What are the outside threats?

What are the **implications** of these internal and external forces for the area and future planning?

Innovation: (goal setting)

What do we want the area to be like in the future?
Formation of Goals: expression of conditions as they ought to be.
Goals become the overall criteria by which we can resolve the issues.

Issue Resolution/ Problem Solving (connect issues to the Goals)

What are the barriers to reaching our Goals? (issues or problems)
What are the "how tos" for reaching the Goals? (planning strategies, alternative solutions, develop policies, etc.)

Summary, April 12, 1988 meeting

Dunes Management Committee

Members present: Dick Hendrickson, Joel Anderson, Bob Schmidt, Mike Parker, Clay Balch, Dorothy Huggins, Pat Welling, John Campiche, Jim Hilderman, Sam Pierce for Lucille, Elizabeth Fenner, Norm Grier

Staff: Doug Canning, Mark Carey, Len Nelson, Ardell McPhail

Members absent: Norma Walker, Bob Andrew

The public education program was about Flood Insurance regulations from the federal and state level. Carl Cook and Larry Basich from FEMA, and Tim D'acci from Dept. of Ecology presented an overview of the regulations and the requirements for counties involved in the flood insurance program.

The speakers later met with the dunes committee for further clarification and to answer specific questions.

Doug announced that the next public meeting will be **April 26 at the Peninsula Church Center in Seaview.** The topics will be "Accreted Lands Ownership", Dave McKim and David Heiser; and "The Pacific County Shorelines Master Program", Mark Carey, Pacific Co. Planner. That meeting will begin at 7:00 pm.

Ardell handed out a description of the process we will be using in the work sessions. On **Tuesday, April 19 the Dunes Committee will hold a work session** to begin work on goals for the dunes area. That meeting will be for the committee only and will be held at the **Ilwaco High School library at 7:00 pm.** An agenda of the April 19 meeting was also presented to the group to review.

Summary Dunes Management Committee
April 26, 1988

Present: Joel Anderson, Bob Schmidt, Dick Hendrickson, Norma Walker, Pat Welling, Liz Fenner, Mike Parker, Jim Hilderman, Norm Grier, John Campiche, Dorothy Huggins

Absent: Kathleen Boyle, Lucille Pierce, Clay Balch

Staff: Doug Canning, Mark Carey, Len Nelson, Rick Erickson, Ardell McPhail

The public education meeting topics included Accreted Lands Ownership, with Dave McKim, retired State Parks, and Dave Heiser, Chief Environmental Coordinator State Parks as presenters. Doug Canning presented an overview of the Washington State Shoreline Management Act of 1971. Mark Carey, Pacific Co. Planning Director and Rick Erickson, Pacific Co. Associate Planner presented the Pacific County Shorelines Master Program and described the many surveyed lines that effect development.

In his presentation, Mark Carey identified some key issues that the Dunes Committee may wish to address that would affect the Shoreline Master Program. These issues are:

What should be done with the accreted lands?
Public access (improve planned access, parking, corridors)
Commercial policies
Residential policies
Filling
How should we calculate the building setbacks?

The group met briefly after the speakers to receive handouts of last week's minutes and description of the Shorelines Management Act. It was decided that the group should schedule two work sessions Tues. May 3 and Tues. May 17. These will be held at the Ocean Park Community Hall at 7:00 pm.

Summary Minutes
Dunes Management Committee Mtg.
April 19, 1988

Present: Joel Anderson, Bob Schmidt, Dick Hendrickson, Norma Walker, Pat Welling, Liz Fenner, Kathleen Boyle, Lucille Pierce, Mike Parker, Jim Hilderman, Norm Grier

Absent: Dorothy Huggins, John Campiche, Clay Balch Bob Andrews resigned from the committee because of time problems.

Staff: Doug Canning, Len Nelson, Ardell McPhail

A brief discussion of last week's flood insurance meeting was held and handouts of the RCW for flood management and the first page of the Shorelines management act were distributed.

The group next broke into four groups to analyze the strengths, weaknesses, opportunities and threats for the Peninsula dunes area. Two groups discussed the **internal** strengths and weaknesses and two groups discussed **external** opportunities and threats. Combined reports were as follows:

Internal

Strengths	Weaknesses
Liveability, natural environment	Low socio-economic element
Community involvement of people	Depressed economy
Element of higher education	Provincial attitudes-isolated
Low rental rates-low prop. value	Lack of planning support
Diverse physical characteristics vaired community identity	Limited tax base
Attraction for tourists	Attraction for undesireable element-dune destroyers- ATV
Small community	Poor man's beach
No major through highway	No way to make a living
Schools	Poorly enforced zoning
Retired people	Poor(or no) police protection
History unique	No major sewage disposal plant
Location	Poor (no)solid waste disposal
Large marina & port	Not enough commercial & industrial zoned areas
Cape Disappointment	
Coast Guard station & school	
Clean air	
Moderate weather	
Ocean	
Willapa Bay	
Columbia River	
Not enough commercial & industrial zoned areas	

External

Opportunities	Threats
Absentee ownership	South Bend influence
Tourism	(we have poor representation at county level, zoning restrictions)
Coast Guard	Olympia & Seattle influence
We could invite:	(outside policy development)
light industry	(low return on tax dollars)
medically related services	(poor return on road tax dollars
aquaculture businesses	High unemployment
County Government w/ sensible zoning & reg.	Population Pressure, Too fast growth-schools, water, sewage
Tourism: high quality, demands little destruction of environment & services	Legalized Gambling
Improvement of hwy. system	County, State & Fed. Gov. overregulation, unclear regs.
Bridge to mainland (coast hwy) more accessible	Bridge to mainland heavy traffic
Attractive environment	Failure to attract industry
Clean air & water	Drugs- because of isolation & lack of law enforcement
Attract small low impact industry non-polluting	Practices that pollute or destroy streams that support fishing & aquaculture (logging & others)
Foreign tourism	

Next the group began working on their overall goals for the dunes. Three groups reported preliminary goals: **(Note: these have been categorized into groups that the committee will need to review later -my editing is in regular type, groups statements are bolded)**

GENERAL-OVERALL

1. **Make a plan that is workable for all factions if possible.**

2. Ensure an up-to-date plan
   Every 5-10 years review dune management plan to allow for economic (or other) **changes.**

3. Ensure **adequate enforcement of adopted regulations.**

SAFETY- Ensure that the dunes area is a safe place.

1. Allow no hunting in dunes.
2. No hunting, no firecrackers
3. Eliminate fire hazards in the dunes.

ENVIRONMENT- Protect dunes from destructive activities.

1. Areas should be set aside or identified to be used in a non-destructive way (ie no fires, no wood cutting)

2. No disturbance of the primary dune, except as necessary for stabilization.

3. Maintain a clean, beautiful Peninsula as it is.

4. Open space (for everyone including county, state, etc.

RECREATION

1. Areas should be set aside or identified for recreational activities (including motor vehicles)

2. Ensure adequate public access to the beach.

3. No ATVs in the dunes (This could fit under environment or safety also)

DEVELOPMENT

1. Provide for orderly development of the accreted lands.

2. Maintain the aesthetics of the deflation plain through design review process

3. Provide planned development in specified areas which compliments each other, utilizes our strengths and preserves the environment.

4. Ensure local control over property on the Peninsula without the taking of private property rights.

The group next expressed how they felt the session went tonight. They were reminded that more work is needed on the goals. The goals form the basis on which to resolve the issues. Agreement is needed on what goals to focus on in the plan.

Next meeting is April 26 at the Peninsula Church Center. Subsequent public meetings will be May 12 and May 24. Both have been scheduled at the church center as well.

ENVIRONMENT GOALS:

Protect dunes from destructive activities.

Maintain a clean, beautiful Peninsula.

Preserve some areas of open space along the dunes.

1. Areas should be set aside or identified to be used in a non-destructive way.

2. No disturbance of the primary dune shall be allowed, except as necessary for stabilization. (The group agreed that this was the crux of why our group is meeting. This brings up several issues that will need to be dealt with including vertical growth of the dune, property rights, environmental concerns, etc. This policy will overlap in the Development category also.)

There was some discussion here about options for how to leave open space. John said he'd like to see Seaview accreted area left as is. Dick pointed out that there are several options such as public trusts, buying development rights, etc. for accomplishing this besides being in a management plan. Joel pointed out that the accreted land west of Seaview is 17 ft. and according to the flood insurance program, can't be built upon anyway. More discussion on this will follow as we look at issues such as filling, setbacks, etc.

RECREATION GOALS:

Areas should be set aside or identified for recreational activities (including motor vehicles.)

Ensure adequate public access to the beach.

The above were the agreed upon goals and policies to date. The group will deal specifically with the Development goals stated in small groups and clarify or add others at our next work session. The group was asked to look at these carefully to be sure there are broad goals dealing with development and policies about how to reach the goals. At this point the goals are most important.

Summary Minutes, May 3, 1988

Dunes Management Committee

Members Present: Norma Walker, Dick Hendrickson, Bob Schmidt, Mike Parker, Joel Anderson, Dorothy Huggins, Lucille Pierce, Jim Hilderman, John Campiche, Pat Welling, Liz Fenner

Absent: Norm Grier, Kathleen Boyle, Clay Balch

Staff: Len Nelson, Ardell McPhail

1. Discussion about putting a news article in the paper with our goals stated in order to get public input. The group decided that it was too early in our discussion to do this yet, since we are still working on the goals.

2. There was discussion about members missing meetings and what should be done. It was decided that the individuals should make up the meetings by viewing the videos of speakers. Individuals missing work sessions should decide for themselves whether or not to resign from the committee if they don't have the time to devote. (It is critical for the work sessions that members be present if at all possible.)

3. Discussion about when to begin receiving public comments and input. The group decided that we should allow an hour at the beginning of our May 17 meeting for the public to make comments. We will have cards available for the public to write down specific questions but the group as a whole would not respond directly to questions that we are still deliberating about. The main purpose will be to give the public a chance to give input on what they think is important to include in the dune management plan. The remainder of the May 17 meeting will be for the committee only to continue their discussion of goals-specifically for Development.

4. Ardell reviewed the definitions as follows:

Goal: A broad general statement of the desired future.

Policy: Statements about "how to" reach the goal- defines the goal, clarifies.

Objective: Action statement describing how to implement the policy.

The group was then asked to review the goals they came up with in small groups at the April 19 session. The purpose was to get group agreement on the goals of the small groups. The categories were acceptable at this time, keeping in mind that some policies may later cross over into several categories at once. Jim asked about the dunes issues from the December

meeting. These issues will be brought out under the various goals we agree on. It is important first to get agreement on goals before specifically addressing the issues involved.

GENERAL OVERALL GOALS:

(These were not rediscussed- it is assumed there is agreement on them. If not, we'll clarify on May 17.)

Make a plan that is workable for all factions if possible.

Ensure an up-to-date plan
1. Every 5-10 years review dune managment plan to allow for economic or other changes.

Ensure adequate enforcement of adopted regulations.

SAFETY GOALS:

Ensure that the dunes area is a safe place.

Policies:

1. No hunting shall be allowed west of Hwy 101, 103, and K street in Surfside. (This will need to be defined more specifically; Dick volunteered to do this.)

2. Fires and/or fireworks shall be allowed 100 feet west of the grassline <u>only</u>.

3. No vehicular traffic shall be allowed on the foredune or 100 foot protective strip. (This is already a law, but group wanted to reaffirm it.)

4. No vehicles or ATV's shall be allowed to operate <u>off</u> of any highway or road west of Hwy. 103, K street etc. (same area as 1 above) (There are legal questions as to whether this can apply to private property. The group will ask this question at the May 24 meeting.)

5. Fire and emergency vehicles shall be exempt from the law prohibiting driving on the primary dune and 100 foot protective strip.

6. Recommend that the fire departments release safety information about what homeowners can do to avoid dune fires damaging their property.

Summary of May 12, 1988 meeting
Dunes Management Committee

Members Present: Elizabeth Fenner, Norman Grier, Clay Balch, Mike Parker, Bob Schmidt, Dick Hendrickson, Kathleen Boyle, Joel Anderson, Jim Hilderman, Dorothy Huggins, Lucille Pierce, Pat Welling, John Campiche

Absent: Norma Walker

Staff: Ardell McPhail, Len Nelson, Doug Canning

The program on Economic Development was presented by Art Yoshioka, Executive Director of the Pacific Co. Economic Development Council.

After the presentation, the committee gathered to receive handouts and discuss what further information they would like to have.

Doug handed out copies of the Shorelines Master Plan for Pacific County. He will be mailing information dealing with land trusts prior to the Land Use Law presentation scheduled for May 24 in Seaview.

When asked what further information they want, the following was requested:

How many acres of land is owned by State Parks on the Peninsula and specifically in the dunes area?. Can we get maps showing where this ownership is and what the use designations are for these areas? It would be helpful to know what land is owned by the state and federal government.

Also, how much of the accreted lands could be developed presently? (considering all other regulations, wetlands, flood plain, etc.)

Are there population figures about how much increase has taken place in the north end of the Peninsula in the past five or ten years. (from Klipsan north)

Discussion about declaring the state parks owned land open space or whatever the most restrictive designation is. Len explained that the most restrictive designation State Parks uses is "natural". He will try to get the information requested on what land is owned by State Parks and how they are designated and what the designations mean. (We'll look for the other information at the county level.)

Dick shared the description of where we agreed to designate the no hunting area. Policy # 1 should read: **No hunting shall**

be allowed west of the following: Willows Road to 30th, north to junction of Hwy. 101 and 103, continuing north on Hwy. 103 to 290th, west to K Street, K Street north to the south boundary of Surfside Estates, then continuing north to J Place to the north boundary of Surfside Estates, then continuing north on high ridge to south boundary of Leadbetter Point State Park.

Policy # 4 under the Safety goals should read: No vehicles or ATV's shall be allowed to operate off of any highway or road west of the following: Willows Road to 30th, north to junction of Hwy. 101 and 103, continuing north on Hwy. 103 to 290th, west to K Street, K Street north to the south boundary of Surfside Estates, then continuing north to J Place to the north boundary of Surfside Estates, then continuing north on high ridge to south boundary of Leadbetter Point State Park.

Dick suggested that we should not make recommendations that will cost the county money since they may not be implemented. Doug suggested that the group should prioritize the recommendations and not refrain from making recommendations. Ardell pointed out that often recommendations from a citizen group such as this gives the county needed impetus for requesting grants for specific projects, etc. Money should not be a factor here in planning.
Joel was concerned that the planning commission might refuse to adopt our plan once completed. The Planning Commission will hold hearings on the plan and may ask for clarification or other input prior to sending to the Commissioners, but it is very doubtful that a diverse citizen effort such as this will be ignored!

The next meeting will be May 17 at 7:00 pm at the Ocean Park Community Building. The first hour will be set aside for public input to the committee. The work session will focus on a review of and agreement on the development goals proposed April 19.

May 25, 1988

Summary Minutes, May 24, 1988
Dunes Management Committee

Members Present: Clay Balch, Bob Schmidt, Dick Hendrickson, Elizabeth Fenner, Dorothy Huggins, Pat Welling, Lucille Pierce, Mike Parker, Kathleen Boyle, Joel Anderson, Norm Grier, Norma Walker

Absent: John Campiche, Jim Hilderman
Staff: Ardell McPhail, Doug Canning

The speaker for the public education meeting was Mr. Richard Settle, Prof. of Law at University of Puget Sound and Of Counsel to Foster, Pepper, and Shefelman, Seattle. The topic was Land Use Law. Settle covered general issues and explained two Constitutional limitations involving land use: **taking:** "nor shall private property be taken for public use without just compensation" and **substantive due process:** ..can't be deprived of life, liberty or property without due process of law".
(The presentation is on video tape and may be borrowed upon request.)

After the public meeting, Settle met briefly with the Dunes Committee to answer further questions. Questions included: **Is the State subject to policies we make in the dunes area?** (They are subject to the Shorelines Master Program)
What about private rights of property owners to do maintenance efforts on the dunes to retain view versus public risk? (SEPA requires that we look before we leap. Get environmental information, then make decisions about tradeoffs. A solution might be to make a policy that would not be a decision for all time, but could be continually reviewed, reassessed and adjusted. May be appropriate to do some modest no-risk experiments in dune maintenance that can be monitored, etc.) **Has there ever been provisions for providing individuals with counsel for land use questions as is done with criminal cases?** (There has never been a Constitutional basis to have access to the courts to assert environmental issues. Generally one must rely on conservation groups, or pro bono work from lawyers to help pay the costs of litigation. There are also some provisions for recovering attorneys' fees under the Shorelines Management Act if you win. This is at the discretion of the court.)

Doug reported that there are still funds for bringing someone from Oregon to speak about the dune maintenance efforts there. The group would like to have that session soon. Doug will call and get the consultant scheduled at his earliest date after June 7th.

The group agreed to meet **weekly on Tuesdays.** The next meeting will be strictly a work session without public comment on **Tuesday, June 7 at 7:00 pm at the Ocean Park Community Building.**

Subsequent meetings have been scheduled through June at the same place. (Perhaps we can meet in Seaview someplace for the July meetings to even up the travel burden a little.) It is recognized that with weekly meetings in the summer, not everyone will be available to attend every meeting. Members are encouraged to make as many meetings as possible. The sessions will be taped on cassettes for those missing to "make up" a meeting.

The schedule for June follows:

All June meetings: 7:00 pm, Ocean Park Community Building

June 7
June 14
June 21
June 28

The tentative agenda for the June 7 meeting is:

1. Reach consensus on **Development** general goals
2. Prioritize issues to concentrate on in future sessions and set new timeline.
3. Discuss options for developing policies: a. whole group discussions on everything; b. sub-group develop policies to bring to whole group; c. two groups concentrating on different issues, then bring to total group; other options? **Regardless of how we develop the policies, the whole group will ultimately review them and attempt to reach consensus.** It is also important to continue to look back at our overall goals as we proceed through this process.

Dunes Management Committee

Summary Minutes, June 14, 1988

Present: Mike Parker, Kathleen Boyle, Joel Anderson, John Campiche, Liz Fenner, Dick Hendrickson, Bob Schmidt, Jim Hilderman, Clay Balch, Dorothy Huggins, Pat Welling

Absent: Lucille Pierce, Norma Walker, Norm Grier

Staff: Doug Canning, Ardell McPhail

It was agreed that we would not meet on July 5. The speaker form the dune management program in Oregon, Cortwright, will be here on Tuesday, July 19.

Handouts included a draft paper from Clay Balch dealing with Goal #2, Ensure an up-to-date plan. The group was asked to review it. Also, copies of letters read last week were distributed.

Individuals were asked to comment on how they were feeling about our progress and our direction. Comments included:
" I've learned alot, not sure how it all applies."

" Concerned about goal #1 - the phrase "if possible". (The group agreed to delete the negative "if possible" from that goal. It now reads: Make a plan that is workable for all factions.) "Suggest we consider calling the dunal area "dunelands". Concern about reason for breaking the Peninsula into sections. Want to avoid the idea that "you do your thing in Seaview and we'll do ours in Surfside". (Most of the group did not interpret the sectioning in that manner, but rather as a means of addressing some issues that are different for different areas, even though they have many in common.)

"I divided the Peninsula into seven sections. Two things we need to resolve: a. height of the dune in front to protect views, and b. flood plain elevations."

"I see some major issues to look at. one is- filling for elevation for building. Would like to accomplish something in the next few months. Glad to be having work meetings now."

"Concerned about ambiguous laws, such as those for filling. Would like more input on laws so we know where we stand. We don't want to recommend contrary to state law." (We can if we make a good case.)

"We're slowly becoming acquainted with the rules that are hemming us in and fixing our freedom to move in a narrow set of latitudes. Much is already defined."

"Frustrated. Need to see things laid out. It would be helpful to take issues areas and have something written up about what exists now." (It was suggested that individuals may wish to take issues and research them and write something.)

"Confusion. Need simplification. Can we combine some of the information?"

"Lots of regulation, much is contradictory. Think about 'How should it be? What would it take to make it that way?'"

Doug shared some notes he took last week while we were viewing the slides. Some issues identified included:

Covering land with pavement and buildings- prevents groundwater recharge.
Low taxes paid by mobile homes
Design standards - pros and cons
Ragged setback line
Public access- aesthetics
Elimination of dune vegetation at primary dune

Next the group agreed on the sections of the Peninsula that will be used. Some policies will be the same for the whole dunal area and others may apply to only one or two sections. These sections are as follows:

Section 1- Cape Disappointment- river to Beard's Hollow
Section 2- Beard's Hollow to south city limits of Long Beach
Section 3 Long Beach city limits
Section 4 North limit of Long Beach to 201st.
Section 5 201st to Bay Avenue
Section 6 Bay Avenue to Joe John's Rd. (290th)
Section 7 290th to north limits of Surfside
Section 8 North limits of Surfside to Leadbetter Point

The group was asked to prioritize the major issues they would like to work on and make management policies for. They are as follows:

1 Areas of Development in the dunelands

a. Setback lines
b. Densities
c. Height restrictions (view issues and others)
d. Structural restrictions
e. Sewage disposal and water supply

f. Allowable uses of dunes property
g. Pavement
h. Filling
i. Proposed highway

2. Dune preservation/ alteration

a. View obstruction by dunes
b. Erosion/ accretion issues
c. Management options

3. Open Space

a. State Parks land classifications
b. Beach access: parking, aesthetics, design
c. Walking paths (define and locate)

4. Enforcement

a. Adequacy of sheriff and police
b. Land use consistency and enforcement

5. Economics of dunelands

a. Tax revenues
b. Tourism

6. Design Review

a. How will it work?
b. To what will it apply?
c. Design standards

7. Safety

a. Fire protection
b. Hunting

The group asked to have Mark Carey come talk about the present allowable uses of dunes property, the residential categories for building, zoning maps and other related items. (Mark will be unable to attend on the 21st or 28th. Rick Erickson has agreed to attend our June 21 meeting in Ocean Park.)

It was agreed that we discuss the issue of **Setbacks** at the next meeting. (Please review Section 23-Dunes and Map A in the Pacific County Shoreline Master Program for this discussion.)

Dunes Management Committee

Summary Minutes, June 21, 1988

Present: Lucille Pierce, Mike Parker, Kathleen Boyle, Norm Grier, Dick Hendrickson, Bob Schmidt, Clay Balch, Joel Anderson, John Campiche, Dorothy Huggins, Norma Walker, Pat Welling, Jim Hilderman, Liz Fenner

Staff: Ardell McPhail, Rick Erickson

Ardell read correspondence from Richard Garlichs supporting the group's efforts and expressing concern about dune modification in Surfside. He would like to see some type of management plan that would protect views.

Handouts included information from Rick about the various lines in the dunelands and how they affect building setbacks, a copy of the zoning ordinance for RR, R-1, R-2, and R-3 relative to setbacks,and sample maps that show these zone districts along the dunes. Also, John Campiche wrote up some comments on topics we will be discussing the next few sessions.

Since the discussion topic for the evening was Setbacks, Ardell asked Rick to attend to help explain the existing situation and answer specific questions. Norm drew a sketch showing the lines and possible building locations in different areas.

It was suggested that it would simplify things if the westerly setback along the dunes property be a common number rather than 5', 10' and 15' as it is now. After much discussion, the group agreed to make the following recommendation:

Where the westerly ownership is to the Western Boundary of Upland Ownership line (WBUO), the westerly setback shall be 10 feet. (Intent: The intent is to promote some uniformity in the setback regulation. Also, even though the State may own from the WBUO west, the setback would act as a buffer for building maintenance without being on state land, and if there were a change in ownership in the future, the 10 feet would buffer for fire protection access. Variances could be considered for decks if appropriate.)

The group discussed some of John's proposals about setbacks. The issue dealing with several lines that regulate building setback was discussed at length. The group agreed to the following:

Recommend that the next survey in the dunelands be done as a joint effort of Dept. of Ecology, State Parks, and Pacific County in order to merge the timing of the survey and share costs, resulting in a single line from which setbacks can be determined.

Other points of discussion included: State Park land remain recreational without permanent structures; time of resurveying; allowance for accretion and erosion; enforcement of setbacks; proposal to leave the area west of Seaview as a greenbelt- allowing building one row at a time; and confine multiple dwellings and commercial structures to Long Beach. Issues were raised about tax base, value of the area as open space versus values as building sites.

No other specific recommendations were made regarding these topics. Each of these issues will require lengthy discussion before reaching consensus. The group agreed to continue work on the **setback issue** and perhaps begin a discussion of **densities** next time.

The group was asked to give comments about how the meeting went. Most indicated that it is good we are wrestling with issues and struggling with our differences. It is difficult to stick to the issues since they are so interconnected.

Rick was asked to submit questions to the group concerning activities or policies the planning dept. wrestles with that we might discuss and make recommendations. One example he gave was "How do you feel about horse rentals along the beach approaches?"

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The next work session is scheduled for June 28 at the Ocean Park Community Hall, 7:00 pm. Ardell will not be able to attend, but Doug Canning will lead the discussion. Rick was asked to attend also.

The subsequent meeting will be held Thursday, July 14 instead of July 12. This will also be at the Ocean Park Community Hall, 7:00 pm.

A public meeting is scheduled for Tuesday, July 19 at the Ocean Park Community Hall at 7:00 pm. The speaker will be Cortwright from Oregon to discuss the dune management program in Tillamook Co.

June 8, 1988

Dunes Management Committee
Summary Minutes, June 7, 1988

Present: Mike Parker, John Campiche, Joel Anderson, Jim Hilderman, Clay Balch, Bob Schmidt, Dick Hendrickson, Lucille Pierce, Pat Welling, Kathleen Boyle, Norma Walker, Norm Grier

Absent: Liz Fenner, Dorothy Huggins

Staff: Doug Canning, Ardell McPhail

Ardell read letters of correspondence to the committee. These included: **Joel Pennoyer** with ideas to consider when writing ordinances; **Nabiel Shawa** with information about water supplies; **Floyd Rank** concerning the plan for Seaview sewage expansion; and **Jack McDonald** concerning fire safety. Doug will have all these letters copied for the committee. Also, **Hew Harrision**, Planning Commission member, wanted the group to be aware that Hunting is prohibited in all of Surfside, not just the area we specified in our policy. Ardell also shared a video tape from the **Dept. of Natural Resources** about "How to protect your home from wild fires". Doug will have this tape copied for circulation among the committee and use in the meetings. Individuals from the Fire District and DNR have offered to speak to the group when the fire safety issue is discussed.

Committee members Bob Schmidt and Norm Grier presented papers with information for the committee. Bob's paper deals with sea swell along the Peninsula and includes a dune modification proposal. Norm's paper gives information about regulations and policy that now exist in the Seaview accretion area and presents three scenarios for how land may be divided. The group asked a few brief questions about these papers and will refer to them at a later date.

Mike Parker presented a series of slides of aerials he has taken along the Peninsula. The purpose was to present the dunal area visually and raise some questions and ideas that the group may wish to consider. The group should also be thinking about how these slides might be used in future presentations once a plan has been proposed.

Next the overall development goals were discussed. The following were agreed upon by the group:

1. Ensure that any development in the dunal areas shall be in an orderly fashion, and such developments complement each other, and utilize and preserve our unique environment.

2. Maintain the aesthetics of the dunal area through a design review process.

3. Ensure local input into land use issues.

Mike was asked to explain how a design review process would operate. He will bring sample guidelines from other areas and a written statement about what it does and how it works. Concern was expressed that it would add another layer of paperwork to an already slow process.

Now that the general overall goals have been agreed upon, the group discussed how they wished to proceed. It was decided that we divide the Peninsula into sections and discuss one section at a time, since there are some very different concerns in some areas. (The group may wish to refer to June Griffis' letter presented at the public input meeting May 17.)

The group had asked to have a speaker from Oregon come to the group to discuss the experimental dune management program at Nedona Beach. Doug has contacted Bob Cortwright who is in charge of the overall management program. He is not available until July. Doug will try to set a time with him for July 12 or 19 if possible.

The group agreed that policy recommendations previously discussed by the committee concerning **hunting** be sent to the County Commissioners so they can begin to take action prior to the actual hunting season. This issue can easily be separated from the rest of the dune management considerations. Most of the other issues we will discuss are inter-related and should be kept in one complete plan and submitted at the end of our deliberations. (Fire safety recommendations may be a possible exception although this is also related to some of the dune maintenance issues on the north end.)

The group also agreed to continue to discuss the issues as a total group, rather than have several subgroups. We will continue to meet weekly on Tuesday evenings. It was agreed that we need to have several work sessions to begin to formulate policies before holding another public input meeting.

Next week's agenda will include dividing the dunal area into subsections and begin discussion on one or more of these areas.

Next meeting is Tuesday, June 13 at 7:00 pm at the Ocean Park Community Hall.

DUNES MANAGEMENT COMMITTEE

OVERALL GOALS

1. Make a plan that is workable for all factions, if possible.

2. Ensure an up-to-date plan.

3. Ensure enforcement of adopted regulations.

4. Ensure that the dunes area is a safe place.

5. Protect the dunes from destructive activities.

6. Maintain a clean, beautiful Peninsula.

7. Preserve some areas of open space along the dunes.

8. Set aside areas for recreational activities.

9. Ensure adequate public access to the beach.

10. Ensure that any development in the dunal areas shall be in an orderly fashion, and such developments complement each other, and utilize and preserve our unique environment.

11. Maintain the aesthetics of the dunal area through a design review process.

12. Ensure local input into land use issues.

Dunes Management Committee

Summary Minutes, June 28, 1988

JUL 1988

Present: Joel Anderson, Clay Balch, Liz Fenner, Dick Hendrickson, Dorothy Huggins, Norman Grier, Jim Hilderman, Mike Parker, Lucille Pierce, Bob Schmidt, Norma Walker, and Pat Welling.

Absent: Kathleen Boyle and John Campiche.

Staff: Doug Canning

Guests: Eric Erickson

Doug announced that the Shorelands Program of the Department of Ecology is contracting with Dr. Jim Phipps for an update of his 1978 report on coastal accretion and erosion in southwest Washington. Phipps plans on completing his field work by September, submitting a draft report by October, and his final report by December.

Discussion: The discussion at this meeting was a continuation of June 21st discussion of density and setbacks. Mike Parker suggested that setbacks should be influenced by density, and that density is influenced by sewage disposal, water supply, and aesthetics.

Rick Erickson distributed two sample Planning Department staff reports on Shoreline Substantial Development Permit applications illustrating differences between the locations of the Seashore Conservation Line and the Pacific County Building Setback Line, and the Western Boundary of Upland Ownership and the 1889 Meander Line in Seaview and Ocean Park. Eric also distributed copies of orthophotocontour maps of these areas, further illustrating the disparity between the controlling survey lines.

Discussion of John Campiche's recommendations (distributed to the Committee on June 21st) was put over until the next meeting when Dr. Campiche would be present.

Discussion of the danger of erosion to building construction and the alternatives for an Erosion Setback was tabled on the rationale that existing setbacks are adequate for the present, and that should the existing accretion switch to erosion, that there would be adequate time to enact an emergency ordinance and Erosion Setback.

Following a discussion of zoning, density, and planned unit developments with clustered development and open space, Mike Parker volunteered to make a slide presentation illustrating the PUD - open space concept at the next meeting.

Consensus: *(Italicized material indicates the rationale for the proposed planning goal.)*

1. The formula which determines an easterly setback from the Grass Line is understandable and is working; there is no need to change the formula. *Any problems which have arisen with respect to this setback have been with the surveyed Grass Line, not the setback formula.*

2. The setback westerly from the Western Boundary of Upland Ownership should be standardized at ten feet. *Verification of a consensus decision from last meeting.*

3. There should be a joint survey of a common Seashore Conservation Line - County Grass Line in 1989 by the Parks and Recreation Commission, the Department of Ecology, and Pacific County. This standardized line should be resurveyed every five years or as necessary. *The Pacific County Shoreline Master Program authorized the mapping of the Grass Line, but never required a periodic resurvey. Also, there should be a single line for purposes of the Seashore Conservation Act and the Pacific County Shoreline Master Program.*

4. There should be an on-going (standing) Dunes Study Group to monitor dunes issues and make recommendations to the County; membership on the committee should be staggered. *The purpose of the Dunes Study Group is to maintain a community awareness of dunes issues and to provide a means for the community to send a message to the County Commissioners and the County government. The terms of membership should be staggered for continuity and to avoid a loss of committee memory with a complete turnover in membership.*

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canning\dunes1\minutes1.doc

July 18,1988

Dunes Management Committee
Summary Minutes, July 14, 1988

Present: Lucille Pierce, Joel Anderson, John Campiche, Kathleen Boyle, Dorothy Huggins, Dick Hendrickson, Liz Fenner, Bob Schmidt, Clay Balch, Mike Parker, Norm Grier, Pat Welling

Absent: Jim Hilderman, Norma Walker

Staff: Ardell McPhail

Correspondence: Greg Schirato, Washington State Dept. of Wildlife, letter concerning saving habitat for the Oregon Silverspot Butterfly; Connie Fenwick, Rainier, Oregon, letter concerning value of Surfside property being diminished by dunes.

Announcements: Long Beach Peninsula Comprehensive Plan completed and submitted to Planning Commission for hearing Thursday, August 25 at 7:30 pm at the Seaview Peninsula Church Center.

Handouts: Clay Balch- Saving the Dunes II, Joel Anderson- discussion about need for north-south road in Seaview

Scheduling: The next several meetings were scheduled as follows:

Tues. July 19- Speaker, Robert Cortwright, Oregon-Dune Management Program 7:00 pm Ocean Park Community Hall

Tues. July 26 Work Session - **Seaview Fire Hall 7:00 pm** (Discussion topic: dune maintenance- dune preservation - proposals from Schmidt and Balch)

Tues. Aug. 2 Work Session - **Seaview Fire Hall 7:00 pm**

Thurs. Aug. 11 Work Session- **Ocean Park Fire Hall 7:00 pm**

Tues. Aug. 16 Work Session- **Ocean Park Community Hall 7:00 pm**

Discussion:

Discussion centered around the philosophical question about whether to allow development in the dunelands or not. There was initial general agreement about protecting the frontal dune (primary dune) from development west of the 1889 line, but later questions arose about controlled maintenance of the dunes on the north end and concerns about using the 1889 line for the whole peninsula. Individuals expressed their philosophy about these questions.

Comments included:
Concern about irretrievable damage if we allow development.
Freeze the setback line in the deflation plain. Evaluate in 5 years.
We have an obligation to save open space for future generations.
Allow some development but ensure design review for quality development.
Allow no building on the foredune.
Concerns about "takings" of property if moratorium on building.
Allow fire access roads in the dunes.
Rezone dunelands Conservation District, and create a National Seashore.
There seemed to be a difference of opinion about the "value" of property - in terms of potential building sites versus pristine environment.

Discussion next centered on the Seaview area. Questions were raised as to how many people own property west of the 1889 line only and the potential for a "taking" if no development were allowed in that area. Norm agreed to look this up at the Assessor's office for the next meeting.
Joel's written comments were discussed and his meaning clarified.

No consensus was reached on the philosophical issue to develop or protect the dunelands west of the 1889 line. Discussion will continue at the July 26 meeting.

ABSTRACT #4

TITLE:	Additional clerical support position for Shorelines Management
AUTHOR:	Pacific County Planning Department
SUBJECT:	Amended contract for employment position
DATE:	June 20, 1988 to June 30, 1988
PARTICIPANTS:	Vivian Bleecker
PROJECT NUMBER:	Amendment #2 to Grant Number G0088027
SERIES NUMBER:	

SUMMARY: A contract amendment was requested to hire a part-time clerical staff member to provide support in Shoreline Administration and Willapa Bay Water Quality Coordinating Committee. Immediate funding was needed to hire an individual by the end of May. Coastal Zone Management monies were used to supplement County funding of the position. The additional position was needed to assist the existing full-time administrative assistant in the extra work load brought on by the Willapa bay Committee and adoption of the Long Beach Comprehensive Plan.

On June 20th, Mrs. Vivian Bleecker was hired. To date, Mrs. Bleecker has added measurably to the Planning Department's ability to process routing shoreline documentation within the legal requirements. The position will be extended into 1989. It is hoped by the addition of this position Pacific County will improve overall administration of the Shoreline Management Act and the Pacific County Shoreline Master Program.

Exhibit #4

- Amended contract agreement
- Letter of offer

AMENDMENT NO. 2

TO GRANT NO. G0088027

STATE OF WASHINGTON DEPARTMENT OF ECOLOGY

AND

PACIFIC COUNTY

WHEREAS, Pacific County has requested expenditure approval for $750 of their Coastal Zone Management grant monies to pay for additional clerical support for shoreline management and a new initiative to establish a Willapa Bay Water Quality Coordinating Committee; and

WHEREAS, Pacific County is also requesting expenditure approval for $600 of their Coastal Zone Management grant monies to retain the services of Mr. Arnold Shotwell to serve as advisor to the Willapa Bay Water Quality Committee; and

WHEREAS, support for the aforementioned activities is consistent with the goals of Washington State's Coastal Zone Management Program; and

WHEREAS, approval of Pacific County's budget request would be in the interest of the State of Washington;

THEREFORE, BE IT AGREED that the grant contract be amended such that the Department of Ecology hereby approves the expenditure of existing unspent Pacific County Coastal Zone Management grant funds as described in the aforementioned.

IN WITNESS WHEREOF, the parties hereby execute the amendment to the Grant.

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

D Rmack 5/31/88
D. Rodney Mack Date
Program Manager
Shorelands & Coastal Zone
Management Program

Approved as to form this 13th day of May, 1988.

A.T. Miller Jr.
Assistant Attorney General

PACIFIC COUNTY

Mark R. Carey 5-25-88
Signature Official Date
of Grantee Authorized
to Make Agreement

MARK R. CAREY
Print Name of
Authorized Official

PLANNING DIRECTOR
Title of Authorized
Official

County of Pacific
Department of Planning
P.O. Box 68
South Bend, Washington 98586
Courthouse
Extension 373
South Bend 875-6541 Long Beach 642-4475 Naselle 484-7136

June 9, 1988

Mrs. Vivian Bleecker
Post Office Box 913
402 Pacific Street
South Bend, Washington 98586

Dear Mrs. Bleecker,

I am happy to offer you the part-time clerical support position with the Pacific County Department of Planning. The position offered to you is an entry level seven (7) administrative clerk with a starting wage of $6.90 per hour to a maximum of $8.62 per hour. The position has been budgeted for a maximum of twenty (20) per week. You must work at least twenty (20) a week to qualify for the County's insurance plan. Vacation and sick leave are given under a percentage of the number of hours worked per week.

Since Kathy Noren is still on vacation, I would like for you to start on Monday, June 20, 1988. On Monday we can discuss your desired work schedule. Once again let me welcome you to the Planning Department. I am sure you will make a valued contribution to the team. See you on Monday.

Sincerely,

Mark R. Carey
Planning Director

mrc

cc: Board of County Commissioners
Veryl Hill
File

ABSTRACT #5

TITLE:	Willapa Bay: Actions and Programs Required to Insure its Continued Value as a Major Resource
AUTHOR:	Dr. J. Arnold Shotwell
SUBJECT:	Literary review and Needs Assessment of Willapa Bay
DATE:	July 1988
PARTICIPANTS:	Dr. Shotwell, Pacific County Planning Department and Board of County Commissioners
PROJECT NUMBER:	Amendment #2 to Grant Number G0088027
SERIES NUMBER:	

SUMMARY: Contract amendment #2 allowed Pacific County to retain the services of Dr. J. Shotwell to serve as advisor to the proposed Willapa Bay Water Quality Committee. Dr. Shotwell's specific responsibility was to perform a complete literary search of all relevant data concerning the water quality of Willapa Bay, review the existing estuary management plans for timeliness, and to provide a tertiary Needs Assessment of the water quality situation. A formal personnel contract was executed between Dr. Shotwell and the Planning Director (contract holder) on June 7, 1988 to perform said services.

On July 5th, Dr. Shotwell submitted a 16-page report which analyzed the existing studies and recommended specific actions be pursued. In summary, the report identified actions needed by the County, desired grant components, long-term monitoring alternatives, and the need for an overseer group. The report was short, concise and to the point. It will provide a valuable basis for the Water Quality Committee to formulate initial strategies during the project process.

Exhibit #5

- Personnel contract with Arnold Shotwell
- Grant Amendment
- Document: Willapa Bay; Actions and Programs Required to Insure its Continued Value as a Major Resource.

PERSONAL SERVICES CONTRACT

THIS AGREEMENT, made and entered into the 7th day of June, 1988, by and between the County of Pacific, a political subdivision of the State of Washington, hereinafter referred to as "County," and Arnold Shotwell, hereinafter referred to as "Consultant."

(1) TERMS: The County shall retain the Consultant to serve as a technical advisor to the Willapa Bay Water Quality Committee. The Consultant will review the existing estuary management plans for timeliness and adequacy. Also, the consultant will prepare a water quality needs assessment of Willapa Bay, addressing the current and future needs of the Bay related to water quality.

(2) DUTIES: The Consultant shall well and faithfully serve the County and complete the specific tasks and work products included in Amendment No. 2 of Grant No. G0088027 between the State of Washington Department of Ecology and Pacific County attached hereto and hereby included as if it were herein repeated.

(3) CONTRACT HOURS: The services shall be performed pursuant to this contract on a temporary, part-time basis only. The Consultant will be retained as long as needed to complete the project.

(4) COMPENSATION: The County shall pay the Consultant for services rendered pursuant to this contract the sum of twenty dollars ($20.00) per hour, said sum to be paid regularly upon receipt of a proper statement of work progress and compensation due for such work and in the same manner as payment is provided other regular County vendors.

(5) REIMBURSABLE EXPENSES: The County agrees to reimburse the Consultant for documented use of a private vehicle by the Consultant in performance of these services at the current County mileage reimbursement rate ($.20 per mile) with a monthly maximum reimbursement of one hundred fifteen dollars ($115.00).

Additionally, the County agrees to reimburse the Consultant for the documented actual costs of other expenses incurred in performing these services; including printing, photocopying, communications (telephone, answering machine and postage), and out of County travel.

(6) TERMINATION: This contract may be terminated by either party upon two (two) weeks' written notice to the other party.

(7) AMENDMENT/EXTENSION: This contract may be amended or extended on agreement of both parties.

CONSULTANT:

Arnold Shotwell

PLANNING DIRECTOR:

Mark R. Carey

WILLAPA BAY

Actions and Programs Required to Insure Its Continued Value as a Major Resource

A Report prepared for the Pacific County Commission
Financed through grant G0088027, Coastal
Zone Management Act, through the
Washington State Department of Ecology

J.Arnold Shotwell

July 1988

WILLAPA BAY
Actions and Programs Required to Insure its Continued Value as a Major Resource

A report prepared for the Pacific County Commission
by
J.Arnold Shotwell

INTRODUCTION

On June 7, 1988 a member of the Pacific County Commission and the director of the Planning Department met with me and requested that I prepare a report assessing the "water quality" needs and actions for Pacific County. This report was to be prepared by July 1, 1988.

There is no sound body of data on the water quality of Willapa Bay. Sampling has been conducted in the course of preparation of various studies and in response to concerns .However no regular program of sampling has been carried out. Never the less, the data available indicate a number of potential and real water quality problems . Actions and needs to access and cure problems have been identified in these studies. I will review the salient aspects of these studies particularly to provide a beginning point for a better understanding of the water quality characteristics of the bay and its watershed.

BACKGROUND

In 1972-1974 a WQMP (Water Quality Management Plan) was prepared under the aegis of the Pacific County Regional Planning Council. They in turn formed the River Basin Coordinating Committee to supervise the development of the plan. This group included two citizens, myself and Richard Claunch of Weyerhaeuser Company. The other nine members were representatives of various governmental entities, local, state and federal.

I was chairman of the committee. The actual work was done by Keith Christian of the Planning Department of Pacific County under the guidance of Ken Kimura who was Planning Director. Except for a consultant who provided the wastewater engineering information the work was in house. The plan was funded by DOE and Pacific County

Summary 1974 WQMP

This plan was concerned largely with pollution sources. It identified problem areas created by community, individual and industrial discharges. The document is nearly 500 pages long and includes a tremendous amount of information. It describes ground water supplies and their quality, characteristics of surface waters, distribution of population, economy of the area and its resources, land use and ownership patterns, development trends, and includes a section on proposed sanitary wastewater systems. This information is summarized in 38 maps and 90 tables.

The effects of pollution on Willapa Bay were a minor consideration of the WQMP. The bay is only mentioned in passing.

Problem areas were segregated into Institutional, Sewage water pollution and other areas. (comments in parenthesis indicate status of implementation of reccomended solutions of problems)

Institutional problems recognized were;

Lack of a permanent citizen advisory group to oversee the implementation of the WQMP, Solid Waste Management plan, Shorelines Master Program and other water quality plans.
(not implemented)

Lack of staff for implementation
(not corrected)

Sewage Water Pollution problems included;

Inadequate or non-existent sewage collection and treatment facilities
(Raymond-South Bend systems upgraded)
Need for control limiting use of on-site disposal systems
(Lot size limit in Health Department regulations)
Need for acceptable method of disposing of treatment plant effluent on the Peninsula
(not corrected)
Inadequate sewage treatment plant operating records
(don't know if this has been corrected)

Other Water Pollution problems were:

Investigate effects of logging practices on the quality of both fresh and estuarine waters
(Addressed by legislature in Forest Practices Act, enforced by DNR)

Log storage and handling in public waters
(not a practice anymore)

Assist farmers to carry out environmentally protective practices in handling of agricultural wastes
(don't know if REAP program was revived)

Investigate character and water quality effects of existing chemical usage on forest lands
(not addressed beyond Forest Practices Act)

Continue research on the side effects of the use of Sevin on oyster beds and on non-chemical or biological means for controlling ghost shrimp.
(New partial investigation-does not include research on non-chemical solution)

Stop routine herbicide spraying on portions of right-of-way along streams and estuarine waters
(not implemented)

Apply conditions protective to water quality for dredge spoils
(Army Engineers ceased dredging with decline of traffic)

Increase sampling frequency and number of locations sampled for water quality in streams and estuarine waters.
(not implemented)

The wastewater and solid waste portions have been redone a number of times since then. DOE put the plan in their format and called it a 303(e). WQMP.

At about the same time it was necessary to update portions of the Shorelines Master Program which was under a moratorium. There was also recognized a need for a Willapa Bay Estuary Management Plan. To develop this plan I prepared a volume of background studies of the estuary as a resource to provide a base of information for the plan. The Willapa Estuary Management Plan was the resultant document.

Summary "The Willapa Estuary, Background Studies for the Preparation of a Management Plan

The background studies compiled available data from many sources and analyzed the information . The document was 230 pages long in three

parts. The first part analyzed fish.crab.clam and shrimp harvested in the bay or processed in Willapa Bay plants. The changes in production were compared with events affecting the bay. The second part was a study of the Oyster industry after the introduction of the Japanese Oyster. Land ownership patterns were described. Changes in the character and productivity of the oyster lands were illustrated. The third part dealt with various activities of man. Reduction of wetlands was documented as well as other misuses of the Bay.

The purpose of the background studies was to provide an information source on the Willapa Estuary. It was an attempt to educate those concerned about the future of the bay as a productive system. Unfortunately very few copies , about 150, were produced. It was thus unavailable to many who wished to make use of it. However many later "studies" drew heavily on the material presented. The study was prepared using Costal Zone Management funds. The Oyster section was overseen by a TAC committee made up of those familiar or involved in the industry. A similar TAC committee served for the section on Fish and Crab. The members of the committees are listed in the later management plan.document.

There have been objections to the historical nature of the study. However it is not possible to obtain an understanding of the problems of the estuary without the perspective of time. There have been many changes in the industries dependent on Willapa Bay and the resource itself since 1977 when the document was published. In fact there has been an entire new kind of bait fishery developed. It should be updated and reproduced in a more readable format to provide an educational tool for future planning and for those with a more casual interest in Willapa Bay.

Summary "Willapa Estuary Management Plan"

The management plan was prepared for the Pacific County Planning Commission. The committee was drawn from members of the TAC committees established for the preparation of the background studies document plus additional interested citizens. The Willapa Estuary Management Plan was presented and discussed in public meetings throughout the county. The plan was prepared with funds from Coastal Zone Management administered through DOE.

Problems documented in the background studies were listed and the degradation of the resource was described particularly; salt marsh reduction, stream habitat damage and water quality changes. Conflicting uses of the estuary were also discussed.

Included in the plan were programs for salt marsh enhancement, monitoring of water quality of the bay and tributaries and stream flow on a regular basis. Protection of some undisturbed salt marsh through public acquisition or purchase of development rights, development of recreation, public education, viewing access, and development of an experiment station.
(None of these programs was implemented)

A Willapa Estuary Management group to promote the policies and programs of the plan was recommended to be established by ordinance.
(This was not done)

One of the purposes of the management plan was to produce ammendments to the Shorelines Master Plan. Some of these were adopted to remove the moratorium on diking and filling. Those ammendments prohibiting right of way spraying of herbicides along state and county roads were not implemented. A list of particularly sensitive roads or parts of roads was provided.

The three documents, (1974 WQMP, Background Studies, and Estuary Management Plan) combined to provide a basis for controlling the future use of Willapa Bay and protection of the water quality of the streams which form the drainage to the bay.

Fish and Wildlife Service Study

About the time these documents were completed the Office of Biological Services of the Fish and Wildlife Service proposed an ambitous study of Willapa Bay as a system. This study would include the hydraulics and ecological dynamics of the bay. No part of this study was funded.

1980 DOE WQMP

In 1980 DOE proposed a new WQMP for the Willapa Bay watershed. This was a two phase plan. Phase I was a monitoring study to document cause and effect relationships between pollution sources and water quality in areas capable of oyster production, study of circulation patterns in the bay and a sanitary survey. This first phase was completed by CH2M and a report produced in 1981.

Phase II was to be the preparation of another WQMP by DOE with the input of technical resource committees. I don't know if this phase was ever completed.

Phase I emphasised the effect of tributary water quality on Willapa Bay and in particular water quality on oyster beds. It included a sanitary survey updating this aspect of the 1974 WQMP. Thirty long term stations were established in the bay and tributaries for sampling. Many of these stations were sampled twice a week for one year.

The Bacteriological study produced the following conclusions;

" Water quality in the bay was found to be good, with no threat to the oyster industry or other water-related uses. Based on the available data collected during the 1960's and 1970's, water quality in the bay appears to have improved. Elimination or reduction of pollution sources in the lower Willapa Basin would probably bring the entire estuary into compliance with Class "A" water quality standards."

1987 Long Beach Peninsula Nonpoint Source Bacteria Pollution Analysis

A water quality and sanitation survey was conducted by CH2M in 1987. It was directed toward the effect of Peninsula sanitary problems on the adjacent oyster beds. This study simply extended the earlier work only focussed on the west side of the bay. It was prepared for Pacific County through a "Shellfish Protection Grant".Samples were taken from the same stations as the 1981 study but only 3 times and only in the summer.

This later study concluded in part;

"Since the 1980-1981 sanitary and water quality study, Long Beach Peninsula has continued to be developed. There is concern that continued growth could result in substantial nonpoint bacterial loading to the immediate area's oyster production areas"

Both of these studies found high fecal bacteria counts in such places as Bear River, Stackpole, South and Middle Nemah and the North Palix, areas where there is little or no population. The conclusions were, in part;

"-The main point of interest in these data (Table 16) is the persistent occurence of apparent fecal bacteria in the water from unpopulated watersheds, the South and

Middle Nemah rivers (stations 3 and 3A). We cannot presently explain those results."

Bacteria, as a group of organisms, form a major element in the food chains of estuaries such as Willapa Bay. The behavior of fecal bacteria introduced into this complex system from human activity is poorly understood. This lack of knowledge makes it very difficult to access the actual risk of contamination to seafoods marketed from Willapa Bay. It should be noted that the fecal bacteria themselves are not necessarily harmful. They simply indicate that pathogens of human origin may be present.The results of these studies have not been discussed with DSHS, the agency which actually certifies oysterlands.

These plans and studies all contain actions that should be taken to limit degradation of the water quality or to recognize changes in water quality.

Other Documents

A number of other documents have been produced which bear indirectly on water quality of Willapa Bay. Several studies of water resources of the Peninsula have been prepared. A number of sanitary wastewater plans have been produced. There are also solid waste reports and a number of EIS drafts for various projects. All of these have some information useful in a study of the bay but would add little to a discussion of planning needs.

NEEDS AND ACTIONS

Existing Controls

The Shorelines Master Program ,Zoning Ordinances, Health Department and DSHS regulations, Forest Practices Act, Hydraulic Permit Program, Subdivision Ordinances, Olympic Air Pollution Control, Building Codes, etc. all include laws, regulations and ordinances which limit various activities in the Willapa Bay watershed. This body of enforcement tools can go a long way in limiting present problems and preventing future ones. Enforcement must be fair and proper with some good judgement mixed in or public support will be lost.

These laws regulations and ordinances are enforced locally by the Planning Department, Building Inspector, and Health Department.

For long periods the Planning Department had no transportation and the staff was continually threatened with reductions. Building inspection is less than half what it was only a few years ago. There have been long periods when there was almost no Health Department. The County Commissioners waived the right to review Hydraulic Permits. Currently enforcement is largely in response to complaints. Many of these complaints are malicious.arising out of personal, property or business disputes. As a result the appearance is one of unequal enforcement to the point of harassment at one extreme and virtually no enforcement at the other.

In order to retain local control the departments with enforcement responsibilities must be adequately staffed with people that can and are willing to recognize problem situations and provide alternate solutions where such is possible rather than an unconditional rejection. The conditions of Pacific County are too varied to assume that our laws and regulations are perfect for every situation. Judgement is required here since the problems vary from those of the perplexed home owner to the overzealous land speculator.

It is pointless to suggest new laws and regulations when enforcement of existing ones is so lax primarily because of staff limitations.

Monitoring

In order to recognize significant changes in water quality it is necessary to regularly examine the source, flow, and characteristics of the waters of the bay and the tributaries which input fresh water into the system. The characteristics ordinarily include temperature, pH, dissolved chemicals, sediment load, turbidity, and biological (including bacteria) entities. With this information it is possible to recognize sources of undesireable elements and to coorelate events towards an understanding of the system. The difficulty is that no two years are the same although after some time it may be possible to group years that exhibit similar patterns of rainfall, temperature etc. so that some predicatability can be established when these patterns are superimposed on an understanding of the hydrology of the bay. We are a long way from this at the present.

The amount of monitoring varies with the type of information required. Some monitoring, such as stream flow, must be continuous while other types may only be necessary weekly , biweekly or even more occasionally. The major requirement is that it be regular and have the continuity of a long term commitment.

Stream Flow

The U.S. Geological Survey Surface Water Division carries on a large network of gaging stations over the U.S. which not only have the capacity to record the daily flow of a stream at a given point in its drainage but can also periodically provide temperature, pH, chemical, biological, sediment, and microbiological information. These gaging stations are ordinarily maintained as a cooperative program with other agencies such as the U.S.Corps of Engineers, Washington Department of Fisheries, and other agencies including counties. This is an effecient relatively inexpensive program which has the advantage of continuity and expertise.

Until the early 1970's there were eleven long term gaging stations in the Willapa Bay Drainage area. In addition to these stations there were thirteen others which were used for special purposes of shorter term. Many of these long term stations were cooperative stations with the Washington Department of Fisheries. We learned in the course of the development of the Willapa Management Plan that all but two of these stations were to be closed down in the near future. We inquired of the USGS office in Tacoma and found that most of them had already been discontinued and in most cases the instruments and support equipment removed. Negotiation with the USGS and with Pacific County acting as the cooperating agency four and hopefully five of these stations were reestablished

By 1977 these stations were in operation and information was recorded for 460 square miles of the drainage area of Willapa Bay. This was considered an absolute minimum to provide a useful picture of streamflow characteristics. The 1977 Management Plan (p.16) urged that this program be continued.It is necessary to know streamflow from individual basins in order to predict their effects on the bay.

In 1980 none of the reestablished stations were funded by Pacific County and since then the remaining two stations supported by other agencies (Willapa River at Willapa and Naselle River) have supplied information for only 185 square miles of the Willapa Bay drainage. A relatively inexpensive but very important program which was already in operation was dropped.

Willapa Bay Waters

Currently many State agencies and a number of private entities monitor the waters of the bay for bacteria, plankton characteristics, productivity estimates, temperature, pH, stratification, salinity, hydrological

dynamics .tide characteristics etc.. The purposes of these efforts include health protection, fisheries production, oyster farm management, navigation, flood warnings etc.. These individual efforts are in response to very practical needs.

Shellfish Pathogens

The greatest economic losses to areas dependent on shellfish culture have come from diseases of the shellfish themselves. These diseases greatly reduce shellfish viability or prevent their growth. The east coast has suffered from such problems for a number of years. Early recognition of the occurence of such pathogens can only come about through a monitoring program. This requires testing and examination of shellfish themselves.

Bottom sediments

The flora and fauna as well as particle size of bottom sediments are fundamental elements of the workings of the bay as a system. Oystermen are well aware of this and have developed a variety of farming practices to maintain conditions which promote healthy growth. A basic understanding of the principles involved requires monitoring .

Some toxic elements accumulate in bottom sediments.

Program Elements

Few of those involved in sampling programs are aware of the activities of others in this heterogenous monitoring and most of the results are not readily available .

A Willapa Bay monitoring program should be established to meet the needs already recognized by those currently involved in such activities. However this program should be regularized and the results made available as soon as practical in order to make them useful. In some areas such programs produce a bulletin or newsletter to distribute the information promptly. As an example the WDF lab at Nahcotta distributed a letter to oystermen, for many years, indicating the level of natural oyster set expected on a weekly basis during the summer months. Information from a program of this type would have considerable scientific value as well as the practical value already recognized.

Monitoring Willapa Bay would be an expensive program. It involves considerable equipment, technical staff, analytical costs and facilities.

However some of these are already involved and considerable expenditures are already being made for results of limited value. This type of program should have major user support in funding, facilities and personel as well as monies. It should sample those characteristic listed above as well as toxic chemicals and radioactive products which are not currently monitored.

Enhancement

To this point actions or programs have been described which serve to protect the existing condition of the bay. Enhancement is used here as a process of repairing or improving the situation.

As an example the following proposal was made in the estuary management plan.(p.15)." Over five hundred acres of salt marsh removed from the estuary system has never been put to any other use. Much of this is area trapped behind highway grades or are areas confined behind low dikes or failing dikes. A significant amount of this former salt marsh could be returned to productivity by the development of good tidal exchange."

A great deal can be done along these lines. Much of the ground work has already been established in California and along the southeastern coast of the U.S.

Another example in the same document was described as follows" Stream habitat damage may be repaired by removal of debris and recreation of the vegetation and stream bottom characteristics necessary for them to function again." A number of such programs have been successfully pursued in this area by WDF . Part I,pp 54-59 of the background studies describes efforts of WDF in stream enhancement. in Pacific County.

These habitat enhancement programs are directly related to water quality improvement and increased productive capacity of the bay and thus have a very practical value. They are long term efforts.

Direction

In the past, once a plan or study was completed the committee, council or whatever formed to prepare the document was disbanded. There remained no recognized body to oversee the implementation of the goals of the plan or to identify new problems or problem solutions which did not work. The need for a body of some type to avoid this was identified by several documents in the past.

A group should be formed to keep abrest of all activities relative to Willapa Bay . It should report to the County Commission periodicaly on the success or omissions of all the programs concerned with water quality of the bay and its watershed with the objective of noting such things as lack of implementation, lack of enforcement, basic errors in program, improvements in conditions or new problems evident through the monitoring program or other information sources.

An important product of this group would be continuity in the effort to preserve and improve the water quality of the bay and more exactly the value of Willapa Bay as a major resource. It would avoid the wasteful process of starting all over every few years.

New Knowledge

Precious little is known about this large estuary. It is located too far from most educational institutions to be attractive as a source of study for scientists interested in specific aspects of the bay or as a short term training area. There is very little in the way of available facilities for studies which must be done on the site. Some work has been conducted here but is limited and sporatic in nature. The type of studies I refer to are those carried out by a scientist with an interest in some particular facet of a field which can be pursued in the Willapa Estuary.

The short term studies made by consultants usually only abstract existing information in relation to knowledge from some other area and contain little if any new information. By their nature and the type of people involved no new knowledge can result from their work.

Some type of facility is required, possibly the same one used in the monitoring program, to meet the needs of scientists.

It must be recognized that this is another long term effort.

Initially some effort will have to be made to persuade individual scientists that Willapa Bay provides an attractive area for their interests. Once several workers realize the unique possiblilities for study here in a very large and diverse estuary and spread the word there will be a continuous stream of scientists to the area..

We won't really know and understand the Willapa Estuary until this happens.

Shellfish Sanitation

The fate of human pathogenic organisms in estuarine environments is poorly understood. Present means of certifing shellfish produced in Willapa Bay provide little real assurance to the producer that he is indeed marketing seafood that is safe. There have been few if any incidents of tainted seafood from this area. However with increase in the production of seafoods for raw consumption the risk becomes considerably greater. This is compounded by increased harvesting of oysters in the summer months when red tides may occur.

There is no inspection of black market sales or the products of illegal processors and no real attempt to inspect or curtail their operations. The danger is that a health problem arising from black market products or those from illegal processors is just as harmful in the marketplace as if the seafood came from legal regularly inspected companies. The only answer is to be as sure as possible that we do not have growing conditions which may produce harmful seafood and to enforce existing licensing and inspection laws.

The present system of certification is largely guesswork and does not address the problem. Many producers and processors carry on their own product quality testing to insure the condition of their seafood and to identify potential problems.

Research is required to provide the means of recognizing dangerous conditions. This requires monitoring as will the application of the results.

Political Environment

Seafood producers are the only producers of food who are approached by government in a totally negative. way. Nearly all their contacts are either regulatory or threatening. There are no experiment stations devoted to a positive approach of government to the industry. They are not subsidised as are their competitors in other countries. The SeaGrant program had the potential of reversing this image. The only successful positive agency was the former BCM , now the National Marine Fisheries Service which has been cut back to where their assistance is minimal.

Amazingly in a county where seafood production is a major industry it has been almost completely ignored. County government has no element which keeps them appraised of the role of this industry in the local economy. Nor does it have any means of recognizing the conditions necessary for the continued existence of this industry. As an example when I began the

background studies for the management plan I could find no copies of the Annual WDF report which was produced and distributed for nearly fifty years or any other documents summarizing this local industry. It is not suprising then that seafood producers attend public meetings with the attitude of "What are they going to do to us now".

Toxic Chemicals

Toxic chemicals in the drainage basin of Willapa Bay are primarily pesticides and herbicides. Other toxic substances recorded in the bay such as radioactive byproducts and pulp liquor have their origin outside the basin

Agricultural and Forest Uses

The use of toxic chemicals in agriculture and forest management are regulated. It is necessary to insure that the limitations of regulation are adhered to and that practices are adopted which limit the effect of the sprays to the area in which they are applied.

Right of Way Application

This is probably the practice of most concern. In many areas State and County roads are adjacent to the bay. Power transmission lines cross sections of the bay and its marshes. These areas are heavily sprayed with herbicides with no regard for the damage done. In 1987 Pacific County spent $30,000 on herbicide spray.

Previous studies have all recommended that this practice cease. This is visible evidence of the concern for water quality felt by these agencies .

SUMMARY

Obviously there is a wide variety of actions to be taken. The means of implementation are almost as diverse. Some actions require only a resolution by the County Commission. While others need short term intensive study and still others indicate a long term commitment by a local organized group.The following is an outline of actions and programs grouped by type of implementation :

Actions by County Commission

Adequate staffing of departments involved in the enforcement of water quality related laws, regulations and ordinances.

Support USGS stream flow monitoring
Establish oversee body
Cease right-of -way spraying in sensitive areas and encourage DOT and BPA to follow suit.

These all have budgetary implications all can and should be immediate actions both to reflect committment and derive benefits as soon as possible.

Grants

Grants should be limited to short term intensive studies by competent people with interest and experience in a particular problem area. These studies would be aimed at the development of new knowledge or new approaches. Consulting firms cannot meet these requirements.

Examples are:

- Individual studies concerning Biological, Geological and Hydrologic aspects of Willapa Bay.
- More effective means of measuring water quality as related to shellfish sanitation
- Development of effective on-site waste disposal systems where soil or location discourages typical septic systems.

Grants may also be logical sources of funding of first costs in long term programs.

- Initial costs of a facility for the analysis of monitoring samples and laboratory space for visiting scientists.
- Beginning costs of enhancement projects

Long Term Programs

Monitoring

An effective monitoring system is the keystone of this entire effort to insure the continued value of the Willapa Estuary as a major resource.It will keep us informed of existing conditions and allow us to see the relationships between the data from various sources. It will provide base line information for scientists concerned with individual aspects of the system and encourage them to carry on their research here. It will warn agencies and growers of potential dangers .There is no substitute for effective monitoring and promt distribution of the information produced. Preventive steps are impossible without monitoring.

This can be a relatively independent program. User groups will include local, state and federal agencies, such as DSHS, DOE, WDF, County Health department, NMFS, NOA and others. Oyster and Clam growers as well as other aquaculture elements will find the information indispensable. Strong user group support should be available.

Enhancement

Enhancement programs whether they involve habitat improvement or waste disposal are long term in nature although some aspects of them involve short term intensive projects.

Overseer Group

To insure and maintain continuity in this effort an overseer group is necessary. They should report to the County Commission. Their role would be to:

Act as a clearinghouse for grants in cooperation with Regional Planning.
Recognize new problems identified through the results of monitoring or the work of enforcement agencies.
Maintain records and data as an accumulating background of information
Initiate new programs in response to monitoring information, public input or new laws and regulations.

This group may evolve from the planning committee or council now under consideration for the development of a program.

No matter what type of structure is chosen a major effort will have to be made to bring the group up to date on problems and needs. Some basic knowledge of the estuary and its uses will have to proceed any discussion of goals etc. Otherwise the group will be severely limited in their ability to contribute to solutions.

The above report is not intended to be a program or plan in itself . It is intended as a perspective in the development of means of reaching the goals of understanding and action necessary to preserve and benefit from the resource we know as the Willapa Estuary.

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