

PACIFIC COUNTY PROPERTY INVENTORY

Pacific County Economic
Development Council

In partnership with the
University of Washington

PCEDC PROJECT LEADS

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COURSE: CEP 460

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EXECUTIVE SUMMARY

In this project, a team of 10 University of Washington students worked with clients from Pacific County, Washington, to develop a property database which will assist the county and other stakeholders to propose, purchase, and develop housing. This will help to create more dwellings in the area as the county faces a shortage of affordable and workforce housing. A lack of housing impacts the community and economy because the county isn't able to attract and retain professionals such as healthcare workers and teachers, nor to properly house populations such as seniors and people experiencing homelessness. Ultimately, our team created a database on Excel that includes various information about each property, including its use, price, size, zoning, utility and broadband access, and more. The data is then visualized on a map that is hosted on an ArcGIS StoryMap for easy use and understanding. For the benefit of future contributors, a handoff document was prepared that includes summarized context and strategies of this project. From our research, we included recommendations about how to continue this project in Pacific County.



Downtown Ilwaco, Washington. PHOTO BY IAN SANE



INTRODUCTION

Currently, Pacific County is challenged with a lack of housing to meet the demands of residents and people who would like to move to the county ¹. Finding affordable places to live is a challenge for both members of the workforce and at-risk populations including seniors, low-income individuals, and people experiencing homelessness ². The county is searching for potentially viable housing locations in all four municipalities and in unincorporated county areas. For this project, Pacific County tasked our team with building an inventory of properties that are abandoned, foreclosed, in need of repair or rehabilitation, or only used seasonally, and as well as ideally having access to municipal utilities. Properties with ideal characteristics can be included in grant proposals to secure funding for the development of new housing. Ultimately, Pacific County would refurbish, replace, or repurpose these properties to be ready to house people. This task led our team to creating a GIS property map and associated database, as well as thorough hand-off materials for future project contributors.

PURPOSE AND SCOPE

As previously mentioned, Pacific County is in need of additional housing developments to meet the demands of the current residents and people who would like to move to the county.

Pacific County, and more specifically our direct clients, asked us to assist in their efforts to obtain funding for various types of housing developments by creating a comprehensive and scalable property inventory database. This database consists of vacant, abandoned, foreclosed, and/or underutilized properties that are viable options for housing development within Pacific County. In addition to their requested deliverable, our team has created an interactive GIS map and StoryMap to accompany the property database and assist with the interpretation and continuation of the research and data collection we have started.

For the mid-term report on Week 6 (October 29 – November 4), we shared our background research on Pacific County and the four municipalities within it, as well as our initial property database and GIS map. In addition, we presented our overall goals, timeline, and methodology for the project followed by questions and client feedback. We then applied the information, resources, and feedback we received to our finalized project.

Our final deliverables for this project include a presentation and detailed report with background information and discussion of the methods used to complete the maps and database; a property database (spreadsheets) identifying parcels with assessment of physical characteristics, valuation, and condition; an interactive map showing the locations of the top properties for redevelopment; a StoryMap web page that consists of Pacific County history and context as well as the GIS map; and lastly, a hand-off document that will aid others who utilize and continue this work to understand our methodology for research and database creation/continuation. All of this will be ready to turn over to the Pacific County clients at the end of the quarter on Week Eleven (December 3 – December 9).

AUDIENCE AND CLIENT

The client for this project was Pacific County at large, the Economic Development Council (EDC), and more specifically community members and leaders in the area. Specific members and the primary contacts for this

project were Susan (Sue) Yirku, Director of EDC, Kelly Rupp, County Planning Commissioner, and Darian Johnson of Pacific County Health and Human Services (PCHHS). While these were the primary contacts and those directly connected with Livable City Year, the UW organization responsible for setting up this project, there were a variety of community members and organizations involved in this project. The nature of this project is highlighted in the diverse backgrounds of the stakeholders, who share the goal of bettering Pacific County for its residents. In this regard the audience of this project is the community members of Pacific County, as they are the primary stakeholders in the development of affordable housing. Moving forward, the general public should be the primary audience in any and all projects aiming to alter the social and environmental landscape in this way.



Raymond on the Willapa. PHOTO BY LAURA GILMORE



METHODS AND FINDINGS

The first part of our project was background research. This included the divisions within the county and its history³, the zoning in the area to better understand what and where developments can be built⁴, the sewer and electrical connections, and the environmental analysis of factors that would impact buildings, such as soil quality and floodplains^{5,6}. We read and learned about Pacific County from the Comprehensive Plan 2020–2040. This information allowed us to get a better sense for the greater context of housing in Pacific County. Along with that, our team scheduled a site visit to Pacific County and were able to engage with various stakeholders and community members about what issues they were facing and how they saw the information from this project being used.

PROPERTY INVENTORY

After conducting the research, we began to gather information about properties that were vacant, foreclosed, and/or in need of rehabilitation. Sources included property sale websites such as the Pacific Northwest Realty Group and Redfin, Foreclosure Certificate of Delinquency documents⁷, and the Pacific County TaxSifter⁸ and MapSifter tools. Our team was primarily searching for locations that have access to sewer, water, and broadband, as well as have an existing building foundation, although a wide variety of properties were inventoried based on what was available.

Our property database was adapted from a spreadsheet given to the team by Pacific County with a small initial list of properties that might be useful. Initial categories included property type, parcel, address, owner type, price, zoning, sewer/septic, well/public water, acreage, and notes.

Throughout the inventory process our team added categories on land use and broadband, as well as created a zoning tab for each municipality that describes regulations and permissions for each zone. We then formatted and cleaned the data by color coding each inventory, with green representing “good fit” properties and red representing information that we were unable to find. The property database in its current state can be utilized by the county in the future as well as future student contributors to the project.

PROPERTY MAPPING

Our next step was to map all inventoried properties in an easy-to-comprehend format that stakeholders can use to inform future purchases. To create these maps, we geocoded the addresses from the properties and plotted them on a GIS layer. The maps not only include street address but also all inventoried data pertaining to each property including parcel number, price, size, zoning, utility access, etc. The GIS map visualizes where the properties exist in context to different resources. This resource can help inform future affordable housing initiatives and support community members who are trying to develop equitably in Pacific County.

For the final deliverables, we created a StoryMap webpage that allows one to use the GIS map on an internet browser and learn more about the context of the project and location. Additionally, for the progression of this project, we created a hand-off document that will allow others to understand and build on our methodology, including in-depth context acquired from our research and site visit, instructions on how we geocoded the database, and how to use the Pacific County TaxSifter to obtain more information on a property.



FINDINGS

The results of this project come in the form of the property database, GIS StoryMap, and handoff document. In the property database, each municipality has 25-50 properties inventoried with “good fit” properties marked in green. There is no one resource that holds all the information desired about each property, so some fields remain incomplete and are marked with red. We provide detailed zoning codes for each municipality within the database for easy access and understanding. We hope that future contributors to this project will be able to use our inventory as a framework to explore both properties we have found and ones that may not yet be listed or are undiscovered. The properties we have inventoried can be easily visualized through our GIS maps and GIS StoryMap website. The StoryMap is an interactive map complete with a description of the issue, demographic data, history, and a short analysis of the economy. Users will be able to click on each property to see the individual specifics and where it lies within Pacific County.

Along with property inventory and mapping, a key portion of this project was further contextualizing the problem. Particularly through our site visit, we learned that the context surrounding affordable housing in Pacific County goes far beyond access to properties, and includes considerations of environmental impact, transportation, and other lacking resources in the county. After discussions with community members, we summarized our newfound understandings in a handoff document which includes a thorough history, context from residents, instructions on how to read and add to our database, and recommendations for continued strategies and focuses. Our hope is that this document will provide future contributors with a better understanding of the full scope of the problem at the start of their work. Additionally, we hope to reduce challenges in future groups’ search for properties by providing instructions on how to best utilize property search tools like TaxSifter. Through the creation of the property database, GIS maps, and handoff materials, we hope to assist Pacific County stakeholders with finding potential lots to refurbish, replace, or repurpose into housing and improve affordable living opportunities for residents.



Oyster Barges on Willapa Bay, Oysterville, Wash. PHOTO BY A. DAVEY



RECOMMENDATIONS

Upon handing the project back to Pacific County, we can make several recommendations about how to proceed. The products of our team can be summed up into three key results: the property database, the GIS mapping of properties and zones, and a large historical context that incorporates geographic and economic factors. Each of these is a tangible piece that can be used to the advantage of the client for information on continued research, proposals to Pacific County or other organizations, shedding light on current issues in the county, and more. We recommend that future contributors use our materials as a foundation when seeking out potential properties.

Beyond finding affordable housing locations, our team was made aware of the need for increased resources across the county in various sectors. We have included our findings and recommendations for study in this report because we believe it is valuable context to steer the direction of the project at large. The most prominent concerns that we noticed include a lack of resources for homelessness and domestic violence, poor transportation infrastructure, inadequate utility access, low wages, high amounts of under-regulated second homes, and increased need for environmental planning.

The creation of new shelters, food pantries, or other resource centers for Pacific County residents should be considered in the long-term planning of affordable housing. Pertaining to transportation, it would be valuable to address infrastructure issues by developing some sort of ferry or other water system that can help pedestrians and non-car commuters access areas with ease. Bus lines and hours should also be expanded. Investment in non-vehicle infrastructure such as bike lanes and sidewalks could be a notable step towards a more sustainable development plan for the county. The county should also look at urban growth boundaries and investigate if there are possibilities to expand them. In doing this, Pacific County could access more development-ready land that can utilize city sewage utilities, while also maintaining the integrity of wetlands and other ecological areas through regulation. Expanded urban growth boundaries could also help bring more suitable transportation to the area with continued road development.

Another recommendation is to keep close watch of natural disaster preparedness. Given its proximity to a major fault line as well as the ocean, Pacific County is at risk in the event of a major storm or other weather-related event. Developing tsunami-safe upland areas, storm-watching facilities, and general directives for weather-safe building are all crucial steps to prepare the county for what may come. Finally, regarding monetary recommendations, a push towards a vacancy tax would be valuable for housing development. With the number of properties that are under-utilized, long distance commuters would largely benefit from the ability to stay in Pacific County for portions of the year, especially given that many properties are left unhoused for large parts of the year. A push to raise wages in the county would also strongly benefit locals and give them the desire to develop their properties and land for the benefit of all.

Every recommendation made here is in the long-term interest of Pacific County residents and commuters, and many of these are not achievable in the near future. However, movements towards sustainable, economically vibrant areas require small pushes to get the ball rolling, and each of these recommendations can begin somewhere. Pacific County has the wherewithal to grow sustainably, and it is our hope that these recommendations are of value to the team in achieving these goals.



REFERENCES

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APPENDICES

APPENDIX 1: DATABASE INSTRUCTIONS

Excel files: There is one database on an Excel file titled “Pacific County Property Inventory Database.” There are 12 general tabs in this Excel file:

- **Funding Sources:** documents the funding options for extremely low-income, very low-income, and low-income housing initiatives. Each of these sections notes the fund source, the target population of these funds, eligible activities and applicants, and application deadlines.

Pacific County Property Inventory Database			
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C17			
A	B	C	D
Funding Options - Extremely Low-Income 0-30% of A			
Name	Fund Source	Target Population	Eligible Activities
2022 Rapid Capital Housing Acquisition Funding (Open)	Dept. Commerce	with extremely low incomes and those experiencing sheltered or unsheltered	Enhanced emergency shelters Permanent supportive housing
2022 Multifamily Rental (Traditional HTF) Funding (Open)	Dept. Commerce	include (in no particular priority order): <input type="checkbox"/> People with an intellectual	low-income housing units; (b) Rent subsidies; (c) Δ for social services directly related to providing hou
2022 Community Housing/Cottage Communities Funding (Open)	Dept. Commerce	individuals and/or households who are Homeless at Entry	individual housing units in the same location. These must include: <input type="checkbox"/> insulation, <input type="checkbox"/> electricity, <input type="checkbox"/> overhea
2022 HOME & NHTF Funding (Open)	Dept. Commerce		projects that meet the requirements as defined unde - NHTF is an affordable housing program to incre
Special NOFO to Address Unsheltered and Rural	HUD	Individuals and Families Experiencing Homelessness with Severe Service	components: permanent housing (including rapid r permanent supportive housing); transitional housin
Land Acquisition Program (LAP)	State Housing Finance	Serves residents up to 80% of Area Median Income	helps developers purchase land and preserve it for development of affordable housing (rental or hom
Housing Preservation Program	Dept. Commerce	existing Housing Trust Fund (HTF) multi-family rental projects.	preservation, and system replacements necessary fo Housing Trust Fund (HTF) multi-family rental pro
Community Development Block Grants (CDBG)	HUD	and moderate-income persons. Low- and moderate-income is defined as 80	Community facilities• Housing rehabilitation, infrastru support of affordable housing• Sewer, water, street
Single Family Housing Repair Loans & Grants in Washington	USDA	house - Be unable to obtain affordable credit elsewhere - Have a household	remove health and safety hazards - Grants must be health and safety hazards
Veterans Housing Rehabilitation and Modification Pilot Program	HUD	veterans who are low-income and have disabilities	Funds used to modify or rehabilitate eligible vetera residences
Housing Preservation Grants	USDA	low- and very-low-income (1) homeowners	rehabilitate housing for low- and very-low-income homeowners
Funding Options - Very Low-Income >30-50% of AN			
Name	Fund Source	Target Population	Eligible Activities
2022 Multifamily Rental (Traditional HTF) Funding (Open)	Dept. Commerce	Populations of particular concern include (in no particular priority	(a) New construction, rehabilitation, or acquisition low-income housing units; (b) Rent subsidies; (c) Δ
Community Development Block Grants (CDBG)	HUD	Activities must principally benefit low- and moderate-income persons. Low-	The CDBG program can fund a wide range of activi Community facilities• Housing rehabilitation, infrastru



PACIFIC COUNTY PROPERTY INVENTORY

- Long Beach:** This tab documents all for sale properties in Long Beach with specific information such as the property type (for sale, foreclosed, derelict, surplus, tax delinquent), land use, parcel, address, owner type, price, zoning, broadband, septic/sewer, wee/public water, and acreage of these properties. The tab color codes the properties with good fits for affordable housing projects.

Long Beach Property Inventory

Property Type	Land Use	Parcel	Address	Owner type	Price	Zoning	Broadband	Sewer/Septic	Well/Public Water	Acreage
For Sale	Carport canopy and 5	74088006002	13701 PACIFIC WAY	Private	\$210,000.00	R1	Cable, DSL, Satellite	Septic	Well	0.2296
Surplus	Government owned crisis	10111631133	318 2ND ST NE	County	NA	UGA	Cable, DSL, Fiber, Satellite	NA	NA	1.92
For Sale	single story office building	10110932112	211 PIONEER RD W	Private	\$3,500,000.00	R3R	Cable, DSL, Satellite			1.97
For Sale	Undeveloped		11112 Pacific Way	Private	\$399,000.00	R3	Cable, DSL, Fiber, Satellite	Not available	Public Water	5.09
For Sale	Undeveloped		2 XX 6th St NW Long Beach	Private	\$175,000.00	S1	Avail.	Sewer	Public Water	0.33
For Sale	Undeveloped. 3 bedroom	11113492071	12202 Sandridge Rd	Private	\$215,000.00	AG	Cable, DSL, Satellite	Septic	Well	3
For Sale	Undeveloped		18100 Mill Ln	Private	\$199,000.00	Rural Residential (RR)?	Cable, DSL, Satellite	Not available	Well needed	10
For Sale	Undeveloped		219 NW 19th St	Private	\$160,000.00	S1		Available, in street	Public Water	0.21
For Sale	Undeveloped	10111544092	6350 Teal Ln	Private	\$165,000.00	Residential Land?	Cable, DSL, Satellite	Not available	Well needed	4.8
For Sale	Undeveloped	10110929412	1811 Pioneer Rd	Private	\$120,000.00	Agricultural (AG)?	Cable, DSL, Satellite	Not Available	Public Water	1.84
For Sale	Undeveloped		0 X Pacific Way	Private	\$47,000.00			Not Available	Public Water	0.23
For Sale	Undeveloped		10401 Pearl Ln	Private	\$125,000.00	Agricultural (AG)		Not Available	On property, well needed	6.06
For Sale	Undeveloped		10203 Pearl Ln	Private	\$175,000.00	Rural Residential (RR)?		Not Available	On property, well needed	5.53
For Sale	Undeveloped		10303 Pearl Ln	Private	\$125,000.00	Agricultural (AG)?		Not available	on property, well needed	9.16

- South Bend:** Similarly, this tab outlines properties in South Bend with specific information such as the property type (for sale, foreclosed, derelict, surplus, tax delinquent), land use, parcel, address, owner type, price, zoning, broadband, septic/sewer, wee/public water, and acreage of these properties. The tab color codes the properties with good fits for affordable housing projects.
- Ilwaco:** Additionally, this tab outlines properties in Ilwaco with specific information such as the property type (for sale, foreclosed, derelict, surplus, tax delinquent), land use, parcel, address, owner type, price, zoning, broadband, septic/sewer, wee/public water, and acreage of these properties. The tab color codes the properties with good fits for affordable housing projects.
- Raymond:** this tab outlines properties in South Bend with specific information such as the property type (for sale, foreclosed, derelict, surplus, tax delinquent), land use, parcel, address, owner type, price, zoning, broadband, septic/sewer, wee/public water, and acreage of these properties. The tab color codes the properties with good fits for affordable housing projects.



- **Pacific County:** general properties with no connection to a specific municipality detailing the property type (for sale, foreclosed, derelict, surplus, tax delinquent), land use, parcel, address, owner type, price, zoning, broadband, septic/sewer, wee/public water, and acreage of these properties. The tab color codes the properties with good fits for affordable housing projects.
- **PC Zoning:** titled 'Pacific County Zoning Sheet' with permitted, accessory, special, conditional, and prohibited uses of zonings and their abbreviations and intents.

Pacific County Zoning Sheet								
Name	Abbreviation	Intent	Permitted Uses	Accessory Uses	Special Uses	Conditional Uses	Prohibited Uses	Minimum Development
Commercial Forestry District	FC	Encourage the long-term productivity, protect resource based land, especially those	1. The cultivation, harvest, and	1. Buildings, structures, or uses incidental to	1. Bio-solid waste application provided	1. Construction and operation of water	All other uses not listed as permitted,	1. The minimum allowable density for all
Transitional Forest	F-T	1. Maintenance of wildlife preserves.	1. The cultivation, harvest, and	1. Buildings, structures, or uses incidental to	1. Cottage industries that meet the	1. Construction and operation of water	**	1. The minimum allowable density for all
Conservation	CD	1. Maintenance of wildlife preserves.	1. Maintenance of wildlife preserves.	1. Piers and docks.	1. Public and private roads and bridges.	1. Construction and operation of water	**	1. The minimum allowable density for all
Agricultural	AG	Promote the economic viability of	1. All agricultural uses, including animal	1. Uses incidental to the primary permitted	1. Commercial horse arenas, riding farms.	1. Private and public airports.	**	1. The minimum allowable density for all
Remote Rural	RR-1	Protect the rural aspects of the	1. One single-family residential dwelling per	1. Uses incidental to a primary permitted	1. Cottage industries that meet the	1. Construction and operation of water	**	1. The minimum allowable density for all
Rural Residential	RR-1	promote and protect low density	1. One single-family residential dwelling per	1. Uses incidental to a primary permitted	1. All commercial agricultural uses.	1. Cottage industries that meet the	**	1. The minimum allowable density for all
Rural Lands	RL	promote and protect the County's existing	1. One single-family residential dwelling per	1. Uses incidental to a primary permitted	1. Commercial horse arenas, riding farms	1. Operation of recreational facilities	**	1. The minimum allowable density for all
Restricted Residential	R-1	promote and protect the single-family	1. One single-family residential dwelling per	1. Uses incidental to a primary permitted	NA	1. Churches, community centers.	**	1. The minimum allowable density for all
General Residential	R-2	provide a diversity of residential living	1. One single-family residential dwelling per	1. Uses incidental to a primary permitted	1. Churches, community centers.	1. Retirement, boarding homes and	**	1. The minimum allowable density for all
Resort	R-3	to promote recreation and tourism, a multiple	1. One single-family residential dwelling per	1. Uses incidental to a primary permitted	1. Normal public services, facilities and	1. Multi-family dwellings containing over sixteen	**	1. The minimum allowable density for all
Mixed Use	MU	provide for a broad range of	1. One single-family residential dwelling per	1. Uses incidental to a primary permitted	1. Commercial horse arenas, riding farms	1. Private and public airports, landing strips,	**	1. The minimum allowable density for all
Community Commercial	CC	provide for a broad range of commercial	1. Eating and drinking establishments,	1. Uses incidental to the primary permitted	Any use listed below requires a Special Use	Any use listed below is required to obtain a	**	1. The minimum allowable density for all
Industrial	I	group light industrial and	1. Research and development	1. Uses incidental to the primary permitted	1. Service, retail, eating and drinking	1. Concrete plants, rock crushing facilities;	**	1. The minimum allowable density for all
Incorporated	N/A							
Mixed Use	Tokeland	provide for a broad range of residential,	*1. One single-family residential dwelling per	1. Uses incidental to a primary permitted	1. Commercial horse arenas, riding farms	1. Private and public airports, landing strips,	**	1. The minimum allowable density for all
Shoalwater Tribe	N/A							



- **Ilwaco Zoning:** This includes a reference sheet for zoning abbreviations, intent and minimum development standards. There is also a Land use table for areas in the municipality.

Pacific County Property Inventory Database

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Ilwaco Zoning Reference Sheet							
Name	Abbreviation	Intent	Minimum Development Standards				
Single-Family Residential	R-1	The intent of the R-1 district is to provide for a low-density, single-family residential type of	Lot area requirements. A. When new lots are created				
Multifamily Residential	R-2	The intent of the R-2 district is to provide for duplexes and multifamily dwellings, in addition to	Lot Area Requirements A. For duplexes, minimum lot size				
Resort Residential	R-3	The intent of the R-3 district is to provide for a combination of resort and residential district to	Lot area requirements. A. For single-family residences,				
Recreation Residential	R-4	The intent of the R-4 district is to be primarily residential, with recreation and commercial uses that	Lot area requirements. A. For duplexes, minimum lot size				
Recreation district	R-5	The intent of the R-5 district is to provide for temporary housing of recreational vehicles, campers,	Lot area requirements. Minimum lot area is five acres.				
Core Commercial	C-1	The core commercial district is intended to maintain the existing compact commercial core and promote	Yard requirements. There are no minimum yard				
Low-Density Commercial	C-2	The intent of the C-2 district is to provide for less dense commercial development than that in the C-1	Yard requirements. Minimum yard requirements in the				
Light Industrial	M-1	The light industrial district provides areas for light industrial uses and services requiring outdoor yards	Yard requirements. Minimum yard requirements in the				
Park	P	The park district is intended to create and protect natural and landscaped open space that is set aside					

Land Use Table							
A = Allowed	Empty = Prohibited						
Land Use	R-1	R-2	R-3	R-4	R-5	C-1	C-2
Amusement							
Bowling alley			A	A			A
Firing range (indoor) Game, card rooms, video games			A	A	A		A
Gyms, exercise facilities, spas, health clubs			A	A	A		A
Golf course			A	A			
Land Use	R-1	R-2	R-3	R-4	R-5	C-1	C-2
Community Services							
Bus stop shelter	A	A	A	A	A	A	A
Churches, temples, synagogues		A	A	A	A		A
Community arts center			A				A
Community center, meeting hall, fraternal organization,			A		A		A
Conference/meeting facilities			A	A	A		A



- **Raymond Zoning:** similar to the Ilwaco zoning tab, there is a zoning reference sheet and land use table with restricted, permitted, or conditional types of zoning.

Pacific County Property Inventory Database

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A1

Raymond Zoning Reference Sheet						
Name	Abbreviation	Intent	Accessory Uses	Special Uses	Minimum Development Standards	
General Commercial	GC	wholesale and retail sales and services			Yard requirements. A. GC lots with side line not adjacent	
Heavy Industrial	M-2	industrial development that should be isolated			Yard requirements. A. M-2 lots with side line not adjacent	
Light Industrial	M-1	light industrial uses and services requiring outdoor			Yard requirements. A. M-1 lots with side line not adjacent	
Residential	RS-7		Parking of small cargo trailers and		Density and lot area requirements. A. Densities in the RS district must be	
Conservation	W	Generally wetlands, protect and manage these				
Retail Core	RC	Concentrated area for retail stores, offices, and services			Yard requirements. A. RC lots with side line not adjacent	
Waterfront Commercial	WFC	Areas along the South Fork of Willapa River suitable for			Yard requirements. A. WFC lots with side line not	

Land Use Table						
x = restricted	p = permitted	c = conditional				
Land Use	RS	RC	GC	WFC	M-1	M-2
Amusement						
Bowling alley	X	X	P	X	C	C
Game, card rooms, video games	X	C	P	X	X	X
Gyms, exercise facilities, spas, h	X	C	P	X	C	C
Sexually oriented business (see	X	X	X	X	X	C
Community Services						
Bus stop shelter	P	P	P	P	P	P
Churches, temples, synagogues	P	C	P	X	X	X
Community center, fraternal org	C	C	P	C	C	X
Convalescent or nursing home	C	C	C	X	X	X
Pre-school facilities	C	C	P	X	X	X
Fire station	X	C	P	X	C	C
Libraries	X	P	P	X	X	X
Museums, art galleries	C	P	P	P	X	X
Parks	P	P	P	P	C	C

- **South Bend Zoning:** This includes a zoning reference sheet specific to South Bend, a land use Key for the corresponding table of zoning. There is also a table of density and dimensional requirements.

South Bend Zoning Reference Sheet			Land Use Table			Table of density and dimensional requirements		
Name	Abbreviation	Intent	Land Use	Zoning Districts			Requirement	Neighborhood District
				Neighborhood District	Downtown and Commercial	Environmental Protection		
Neighborhood District	N	The purpose of the neighborhood district is to continue the existing pattern of single-family						
Downtown and Commercial	DC	The purpose of the downtown and commercial district is to accommodate a blend of commercial,	Accessory building	P	P	P	Maximum density (dwelling units per gross acre)	
Environmental Protection	EP	The environmental protection district consists of lands that have extensive critical areas	Accessory dwelling unit	A	A	A	• Single-family and designated residential	5
			Adult family home	P		P	• Duplex	7.5
			Agricultural stand		P	P	• Multiple-family and townhouse	18
			Agriculture	P		P	• Condominiums	18
			Automobile heavy maintenance and repair		C		Minimum lot area (square feet)	
			Automobile service station		P		• Single-family and designated residential	8,700
			Bar, tavern, or cocktail lounge		P		• Duplex	11,600
			Bed and breakfast inn	C	P		• Multiple-family and townhouse	20,000
			Caretaker's residence		P	C	• Condominiums	20,000
			Cemetery	C			Minimum lot width at building line	50
			Cluster development	P	P		Yard requirements (linear feet)	
			Commercial recreation areas and facilities	C	P	C	• Front yard	20
			Condominium	C	C		• Side yard located along an interior lot line	5
			Contractor yard		C		• Side yard located adjacent to rear lot line	10
			Day care center	C	P		• Rear yard	10
			Dwelling, duplex	P		P	Maximum building height (linear feet)	35
			Dwelling, multiple-family	C	C1		Maximum lot coverage	
			Dwelling, single-family	P	P	P	• Single-family and manufactured housing	40%
			Family day care provider	P	P		• Multiple-family and townhouse	65%
			Food and beverage establishments		P		• Condominiums	65%
			Forestry	P		P		

- **Long Beach Zoning:** This includes a zoning reference sheet for Long Beach Specific zoning—examples include single-family residential district, commercial district, shoreline conservancy district, etc.

Name	Abbreviation	Intent	Permitted Uses	Accessory Uses	Special Uses	Conditional Uses	Prohibited Uses	Minimum Developme
Single-family residential district	R1	The intent of the R1 Single-Family Residential District is to provide for low	Adult family home, six (6) or	Family daycare home, six (6) or		Churches. Cooperative		A. Lots: 1. Lot
Single-family residential restricted district	R1R	The intent of the R1R Single-Family Residential Restricted District is to provide for	Adult family home, six (6) or	Family daycare home, six (6) or		Churches. Cooperative		A. Lots: 1. Lot
Two-family residential district	R2	The intent of the R2 Two-Family Residential District is to provide for two-family and single-	Adult family home, six (6) or	Family daycare home, six (6) or		Bed and breakfast,		A. Lots: 1. Lot
Two-family residential restricted district	R2R	The intent of the R2R Two-Family Residential Restricted District is to provide for	Adult family home, six (6) or	Family daycare home, six (6) or		Bed and breakfast,		A. Lots: 1. Lot
Multi-family residential district	R3	The intent of the R3 Multi-Family Residential District is to provide for multi-family dwellings	Adult family home, six (6) or	Family daycare home, six (6) or		Affordable housing,		A. Lots: 1. Lot
Multi-family residential restricted district	R3R	The intent of the R3R Multi-Family Residential Restricted District is to provide for	Adult family home, six (6) or	Family daycare home, six (6) or		Affordable housing,		A. Lots: 1. Lot
Old town district	OT	The intent of the OT Old Town District is to provide a compact retail core that will	Amusements conducted	Enclosed storage of		A. Uses: Community centers.		A. Lots: 1. Lot
Old town west district	OTW	The intent of the OTW Old Town West District is to provide a compact retail core	Arts and crafts galleries.	Enclosed storage of		Community centers.		A. Lots: 1. Lot
Residential commercial district	RC	The intent of the RC Residential Commercial Zone District is to provide for a mix of	Adult family home, six (6) or	Enclosed storage of		Auto repair shops and car		A. Lots: 1. Lot
Accommodations district	AC	The intent of the AC accommodations district is to provide for tourist lodging and	Bed and breakfast,	Clubhouses, Eating and/or		Governmental or municipal		A. Lots: 1. Lot
Commercial district	C1	The intent of the C1 Commercial District is to provide for more intensive commercial uses	Arts and crafts galleries.	Enclosed storage of		Adult family home, six (6) or		A. Lots: 1. Lot
Commercial retail warehouse district	C2	The intent of the C2 commercial retail warehouse district is to provide for uses that	Building supply sales,	Enclosed storage of		Any business related activity		A. Lot: 1. Lot
Light industrial district	L1	The intent of the L1 light industrial district is to provide for uses that require larger	Building supply sales,	Enclosed storage of		Auto wrecking, Commercial		A. Lots: 1. Lot
Shoreline single-family residential district	S1	The intent of the S1 Shoreline Single-Family Residential District is to provide for a low	Adult family home, six (6) or	Family daycare home, six (6) or		Bed and breakfast, not		A. Lots: 1. Lot

- **Setbacks and Notes:** details on septic requirements, like how properties have to be 10ft from drain fields and 5ft from septic tanks. Describes ordinances and plats.

Add information on new properties that you find into these Excel tabs.



APPENDIX 2: GIS MAP PROCESS AND INFORMATION

All GIS work was conducted in ArcGIS Pro, with the final products being a series of maps (in pdf format), an ArcGIS StoryMap for presentation purposes, as well as all data that we have worked on. The primary goal of utilizing GIS tools in this project was to visualize the properties available, all of which are in the spreadsheet above.

Aside from the compiled spreadsheet, data primarily came from Pacific County’s GIS portal, and the county outline, as well as the city & CDP areas were from Census 2022 TIGER shapefiles.

The properties were geocoded utilizing the Census’ Geocoding tool (Instructions for use are on the page!) and exported from the aforementioned database, as long as there’s a street address available. A unique numerical identifier was added to the list of properties for the geocoding process.

1	13701 PAC	Long Beac	WA
2	318 2ND S	Long Beac	WA
3	211 PIONE	Long Beac	WA
4	11112 Pac	Long Beac	WA

Here’s an example of the formatting for input into the Census geocoder, utilizing the “batch geocoding” function. The first column is the unique identifier assigned to each property, which is later joined with the existing spreadsheet within ArcGIS Pro to show other info.

For Sale	Carport ca	7.41E+10	13701 PAC Private	#####	General R	Cable, DSL	Septic	Well	0.2296	Long Beac	WA	1
Surplus	Governme	1.01E+10	318 2ND S County	NA	Industrial (Cable, DSL	NA	NA	1.92	Long Beac	WA	2
For Sale	single stor	1.01E+10	211 PIONE Private	#####	General R	Cable, DSL,	Satellite		1.97	Long Beac	WA	3
For Sale	Undeveloped		11112 Pacific Way	#####	R-3		Not availa	Public Wat	5.09	Long Beac	WA	4

The results were lat/long coordinates, which was separated into separate columns using the delimiter function on excel, which was then plotted onto the ArcGIS basemap utilizing the XY table to point geoprocessing tool.

1	RECORD ID	INPUT ADDRESS	TIGER ADDRESS	TIGER MATCH	TIGER OUTLINE	INTERPOL	LATITUDE	TIGERLINE	TIGERLINE ID	SIDE
2	88	6811 Ortel	Match	Exact	6811 ORTE	-124.008	46.31872	1.76E+08	R	
3	89	6819 ORTE	Match	Exact	6819 ORTE	-124.008	46.31881	1.76E+08	R	
4	110	703 Durye	Match	Exact	703 DURYI	-123.728	46.68661	1.76E+08	R	
5	111	247 First S	Match	Exact	247 1ST ST	-123.736	46.68521	1.76E+08	R	



Please note that we were unable to add properties identified that did not have a street address, all of which are undeveloped land. We did not think that it was necessary to manually add these properties in, given our Pacific County partners wanted to prioritize priorities that have existing dwellings, these will be marked on the spreadsheet. County-wide land use is also mapped for reference purposes, which is retrieved from Pacific County's GIS portal.

Also please note that this was a manual process, and the data from the database for our deliverables needs to be formatted (mainly to contain the city and state of each property), before being geocoded and mapped using the XY table to point tool.