

4a
12/20/11

Ordinance 880

An ordinance adding a new section under Chapter 33.17 CCC, Industrial Zones, to create an Urban Reserve Industrial – Port Angeles Urban Growth Area (URI – PAUGA) zone and amending Title 31, Comprehensive Plan Map, and Title 33, Zoning Map, of the Clallam County Code (Application REZ2010-00004)

THE BOARD OF CLALLAM COUNTY COMMISSIONERS finds as follows:

Incorporation of testimony.

The Board adopts and incorporates herein the recitals made by staff, and public testimony and documents received at the public hearing.

Incorporation of specific findings made at hearing.

(1) The Board of County Commissioners received a recommendation from the Clallam County Planning Commission related to Comprehensive Plan and Zoning Map amendment application REZ2010-00004, as modified.

(2) The Board incorporates the Clallam County Planning Commission findings and conclusions by reference for modified application REZ2010-00004 except as follows:

(a) The 3.8-acre parcel at the northwest intersection of US 101 and S. Fey Road originally considered by the Planning Commission to be zoned Industrial but recommended to be URI – PAUGA is amended to Industrial (M) in order to achieve consistent land use and zoning designations along the US 101 corridor between S. Reddick and S. Airport Road; and

(b) Timber harvesting is an allowed use.

(3) The provisions of RCW 36.70A.130 allows Clallam County to update its Comprehensive Plan no more frequently than once every year.

(4) The County’s annual Comprehensive Plan updates reflected by this Ordinance and Ordinance 877 become effective on December 31, 2011.

(5) The amendments meet the required showing of approval contained in Section 33.35.090 of the Clallam County Code and Section 31.08.370 of the Clallam County Comprehensive Plan.

Amendment.

All language and provisions of Title 31, Comprehensive Plan, and Title 33, Zoning, except as repealed, amended or added to below, shall remain in full force and effect. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid at law, such decision shall not affect the validity of the remaining portions of this Ordinance.

Effective Date.

This ordinance shall become effective on December 31, 2011.

BE IT ORDAINED, THE BOARD OF CLALLAM COUNTY COMMISSIONERS hereby adopts the following amendments to the County Code as more specifically set forth in the below-inscribed sections:

Section 1: Chapter 33.17 CCC, Industrial Zones, is added to, as follows:

33.17.XXX Urban Reserve Industrial – Port Angeles Urban Growth Area (URI-PAUGA).

The purpose of the Urban Reserve Industrial zoning district is to create and reserve areas for limited industrial uses and other compatible uses that are largely devoid of exterior nuisances, such as noise, glare, air and water pollution, and fire and safety hazards on adjacent non-industrial property, and do not have an exceptional demand on public facilities within the Port Angeles urban growth area. Permitted uses that have minimal demand for urban services and utilities are allowed at lower than urban intensities, while reserving opportunities for more intensive use in the future when urban services and utilities are available. More intensive development than that allowed under the Urban Reserve Industrial zone will require annexation or require approval of a conditional use permit (CUP) pursuant to Chapter 33.27 CCC.

(1) Allowed Land Uses. The following land uses should be allowed in the Urban Reserve Industrial zoning district subject to the standards of this section:

- (a) Accessory housing
- (b) Agricultural activities
- (c) Art studios, galleries, and classrooms
- (d) Business parks
- (e) Commercial greenhouses
- (f) Commercial storage
- (g) Limited industrial uses
- (h) Medical service facilities
- (i) Professional offices
- (j) Research facilities
- (k) Small-scale public buildings (5,000 square feet or less)
- (l) Small-scale wood and other small-scale manufacturing
- (m) Timber harvesting
- (n) Vehicular repair
- (o) Veterinarian clinics and kennels
- (p) Wholesale commercial use
- (q) Utility buildings and structures

(2) Conditional Land Uses. The following land uses should be permitted in the Urban Reserve Industrial zoning district through a special permitting process with public input and a determination that the proposed use is consistent with applicable land use regulations and the character of the neighborhood and the provision of adequate urban services and utilities:

- (a) Mixed-use development
- (b) Outside storage facility
- (c) Restaurants
- (d) Retail use

(3) Prohibited Land Uses. All other uses not listed under subsections (2) and (3) of this section are prohibited unless authorized as a similar use pursuant to CCC 33.40.050.

(4) Minimum Lot Size. 5 acres or 1/128th of a section; provided that, for land divisions and/or development served by and connected to city sewer and water utilities the minimum lot size is 7,000 square feet.

(5) Maximum Width to Depth Ratio. 1:5 (0.20).

(6) Setbacks.

(a) Front yard – 45 feet from a local access street, 50 feet from an arterial street, 60 feet from a highway.

(b) Side yard – 10 feet, except 50 feet where abutting a residentially zoned property.

(c) Rear yard – 15 feet, except 50 feet where abutting a residentially zoned property.

(7) Maximum Size Limits. The total gross floor area of primary and accessory uses shall not exceed 5,000 square feet of new construction per parcel. More intensive development will require annexation or require approval of a conditional use permit (CUP) pursuant to Chapter 33.27 CCC.

(8) Maximum Lot Coverage. 50%

(9) Maximum Height. 35 feet.

(10) Infrastructure Standards.

(a) Water Supply. The property owner shall obtain a certificate of water availability. Fire Protection and Flow requirements shall be as specified in Title 21 CCC, Building Code, and Clallam County Fire Protection Policy.

(b) Maximum Wastewater Output. The proposed use or expansion shall generate wastewater output no greater than that generated by an equivalent single-family residential unit (ERU). For the purposes of this Subsection, an ERU is defined as a structure or facility that does not exceed 20 fixture units under the Uniform Plumbing Code as adopted by Clallam County. The County shall not permit a nonresidential development in this zone that exceeds 20 fixture units, unless the proposed use is connected at the time of occupancy to city sewer. The Administrator may waive this requirement where the property owner or applicant submits a determination from the city that adequate provision has been made for sewer service to the project. “Adequate provision for sewer service” shall include either an agreement for concurrent extension of sewer service to the property as a condition of approval or an agreement between the city and the property owner for extension of and connection to sewer, both at a date certain in the future and prior to final occupancy, for any proposed use or expansion that will generate wastewater that exceeds 20 fixture units, as defined above.

(c) Environmental Review. Nothing in this Section shall preclude Clallam County from requiring that additional infrastructure be provided as a condition of a specific development on a case-by-case basis, pursuant to the State Environmental Policy Act (Chapter 43.21C RCW), special studies, or other requirements and standards, under the process for approval provided by Clallam County development regulations. Clallam County shall consider the capital facility plans of the City of Port Angeles and other applicable public service providers, together with all relevant facts, in establishing conditions of approval, as provided by County Code.

(d) Land divisions. Divisions of land subject to Title 29 CCC, Subdivisions, shall comply with all land division requirements set forth by the City of Port Angeles. This shall include provisions on the face of the final plat to accommodate future rights-of-way for urban transportation infrastructure and utilities that will be required when the property is further subdivided and/or developed at urban densities and land uses. The County shall consult with the city and base its determination of the appropriate location and width of these reserve areas on city development regulations and Urban Services Standards and Guidelines.

(11) Off-Street Parking. Commercial and industrial land uses shall provide for parking consistent with Chapter 33.55 CCC.

(12) Signage. Signs shall meet the requirements of commercial and industrial sign standards pursuant to Chapter 33.57 CCC.

(13) Lighting. All outside lighting shall be designed, installed, located and maintained to protect the view of night sky and prevent off-site, light trespass onto public rights-of-way and neighboring property. Outdoor lighting fixtures must be shielded and directed to ensure that the illumination is only pointed downward onto the ground surface, with no escaping direct light permitted to contribute to light pollution by shining upward into the sky.

(14) Design and Landscaping.

(a) All new industrial, commercial, mixed use, or non-residential uses must comply with the minimum landscaping requirements found in Chapter 33.53 CCC. The retention of existing vegetation, especially native vegetation and trees, within landscape areas is preferred and may be used in lieu of or in combination with new plantings to demonstrate substantial consistency with visual buffer and screening requirements of Chapter 33.53 CCC.

(b) Outside storage, including garbage, recycling and maintenance facilities, and loading dock areas shall be screened from view from public roads and neighboring properties.

(c) All parking areas shall include landscaping of at least one tree for each group of 6 or fewer parking spaces with a minimum of two trees, exclusive of any required perimeter landscaping. [Illustration – 11 parking spaces requires two trees; 12 spaces requires 2 trees; 13 spaces requires 3 trees.] The trees shall be of a type approved by the County, and be at least 2 inches caliper at time of planting, and placed in a minimum planting area of 100 square feet. Trees shall attain a minimum height of at 20 feet at maturity.

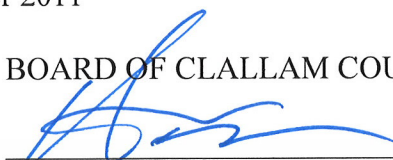
(d) Parking areas shall have interspersed landscaped islands and shall have no more than 8 consecutive parking spaces. Underground parking and parking included in a parking structure are excluded from this requirement.

Section 2: Amends Official Comprehensive Plan Land Use Map and Zoning Map, as follows:

Amends Title 31, Comprehensive Plan Land Use Map, and Title 33, Zoning Map, for approximately 53 acres located at and north of the S. Fey Road and US 101 intersection from Urban Very Low Density/Low Density Residential (VLD/LD) to Urban Reserve Industrial – Port Angeles Urban Growth Area (URI-PAUGA) as shown on map Exhibit A; and amends the Title 31, Comprehensive Plan Land Use Map, and Title 33, Zoning Map, for approximately 6.5 acres bordering the northeast intersection of US 101/S. Fey Rd from VLD/LD to Industrial (M) as shown on map Exhibit A.


ADOPTED this twentieth day of December 2011

BOARD OF CLALLAM COUNTY COMMISSIONERS


Howard V. Doherty, Jr., Chair


Stephen P. Tharinger

ATTEST:


Trish Holden, CMC, Clerk of the Board





Michael C. Chapman

Exhibit A

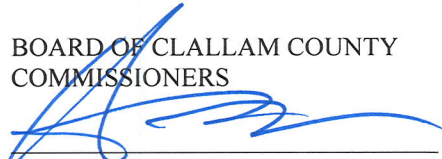
Amending Title 31, Comprehensive Plan Map, and Title 33, Zoning Map of the Clallam County Code (Application REZ2010-00004)

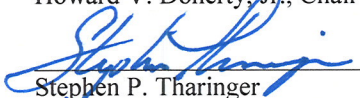
Pursuant to Ordinance 880, the property described below and shown on this map is hereby re-designated from Urban Very Low Density/Urban Low Density (VLD/LD) to Industrial (M) and to Urban Reserve Industrial Port Angeles Urban Growth Area (URI-PAUGA). The property is described as nine lots totaling approximately 59.5 acres located within the NW, SW, and SE ¼ of Section 07, T30N, R7W, W.M

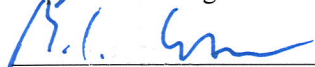
Legend:

	VLD/LD to M
	VLD/LD to URI-PAUGA
	Current Zoning Boundary

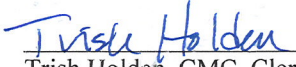
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