



Columbia County Planning Commission
114 South 2nd Street, Dayton, WA 99328
Meeting Agenda
Monday, July 8th, 2019 @ 5:30 PM

- 1) Call to Order
- 2) Roll Call and Establish Quorum
- 3) Approval of Meeting Minutes
 - a. June 10th, 2019
- 4) Public Hearings
 - a. None scheduled
- 5) New Business
 - a. None scheduled
- 6) Old Business
 - a. 2020 Comprehensive Plan Update
 - i. Current staff update
 - b. Chapter 18.86 – Communication Facilities
 - i. Continued review of proposed addition to CCC
 - c. Continued: public request for amendment of Light Industrial Zone
- 7) Commissioner Reports
- 8) Director Report
 - a. Update to City/County ILA's
- 9) Comments from the public and items not present on the agenda
- 10) Adjournment
 - a. Next meeting: Monday, August 12th, 2019 @ 5:30 pm



Columbia County Planning Commission
114 South 2nd Street, Dayton, WA 99328
Meeting Minutes
Monday, June 10th, 2019 @ 5:30 PM

- 1) Call to Order
 - a. Chair Jason Towery called to order the regular meeting of the Columbia County Planning Commission at 5:31 pm.
- 2) Roll Call and Establish Quorum
 - a. Commission members present: Jason Towery, Jay Ball, and Bryan Martin
Members absent: Chuck Reeves
Staff present: Meagan Bailey, Planning Director
Public: Marjorie Lowe, 101 Lower Hogeye Road, Dayton, Washington 99328
- 3) Approval of Meeting Minutes
 - a. May 13th, 2019
 - i. *Ball made a motion to approve the meeting minutes as presented; Martin seconded. None opposed; motion carries.*
- 4) Public Hearings
 - a. None scheduled
- 5) New Business
 - a. Public request for amendment of Light Industrial zone
 - i. Landowner/requestor Marjorie Lowe was present to offer background information regarding the request submitted to the Planning Commission. Generally, there is desire to expand and operate a full-service RV Park at the current facility (101 Lower Hogeye Road) – however, with no record of permits, there is little option for expansion and/or improvement. The landowner requests an amendment to the zoning ordinance to allow full-service RV parks in the Light Industrial zone.

- ii. Planning Commission members offered initial discussion regarding this request. The applicant has been requested to send a more detailed narrative of project plans/goals to staff for distribution to the Planning Commission.
- iii. Staff offered information on the required actions when the development regulations are amended, and requested that if any changes following this request were supported, they be included with other pending amendments the Planning Commission has been working on.
- iv. With no decision being made, the Planning Commission will continue discussion at the next regular meeting.

6) Old Business

a. 2020 Comprehensive Plan Update

- i. The final draft of the Comprehensive Plan was submitted to the State to initiate the 60 day review on May 28th. Comment will close July 27th, with a tentative adoption on September 19th following final review and public hearing.

7) Commissioner Reports

- a. No reports were offered.

8) Director Report

- a. No additional reports were offered.

9) Comments from the public and items not present on the agenda

10) Adjournment

- a. *Martin motioned to adjourn the regular meeting of the Columbia County Planning Commission at 6:50 pm; Ball seconded. Meeting adjourned.*

Approved July 8th, 2019

Jason Towery, Chair

Date

Attest

Meagan Bailey, Planning Director

Date

CHAPTER 18.86 - WIRELESS COMMUNICATIONS FACILITIES

18.86.010 - Purpose.

The purpose of this chapter is to provide placement, design and screening criteria for all wireless communication facilities (WCFs) in the county in order to protect the public health, safety, general welfare, and quality of life in the county while preserving the rights of wireless communication providers.

18.86.020 - Exemptions.

In the event an emergency or disaster is declared for the area, the director may exempt WCFs from the requirements of this chapter during the duration of such emergency or disaster.

18.86.030 - Location of wireless communication facilities.

- A. It is the policy of the county to locate WCFs in the county according to the following order of preference (highest to lowest preference):
 1. Attached on existing structure such as buildings (not residential structures), communication towers, and utility facilities. Preference is to the fascia of buildings or mechanical penthouses.
 2. Co-location (on one support structure) with other WCFs.
 3. In agricultural zones as permitted in the use matrix.
 4. In residential zones as permitted in the use matrix.
- B. WCFs shall be located where the existing topography, vegetation, buildings, or other structures provide the greatest amount of screening.
- C. WCFs shall not be located within one mile (measured from tower structure to tower structure) of any other WCF except when located on an existing building, structure or wireless facility (that is, without support structures). For the purposes of this section, all distances shall be measured in a straight line without regard to intervening structures, from the nearest point of the proposed wireless communication support structure to the nearest point of another wireless communication support structure.
- D. WCFs located in a right-of-way shall meet the requirements of the abutting or closest zone (as measured from the support structure or the attached facility).

18.86.040 - Design standards.

- A. Signs or advertising devices other than certification, warning, or other legally required seals or signs shall not be placed on or attached to WCFs.
- B. Accessory equipment shall meet the following standards:
 1. All accessory equipment associated with the operation of the WCF shall be located within a building, enclosure, or underground vault that complies with the development standards of the zoning district in which the accessory equipment is located.
 2. Accessory equipment enclosures shall be visually compatible with the surrounding buildings (such as, same construction material as primary building(s), same color, etc.) and include screening of the structure from view, and shall be subject to approval by the regional planning director.
 3. Accessory equipment enclosures shall be limited to the housing of radio, electronic and related power equipment, and shall not be used for any other purpose, including storage.
- C. All WCFs shall employ concealment technology in their design, construction, and maintenance in order to reduce the WCFs aesthetic impacts to the maximum extent possible. Such concealment technology shall include, at a minimum, the following:

1. All antenna support structures and antennas shall be painted a non-reflective color, subject to approval by the regional planning director, which blends into the nearby surroundings of the WCF to minimize the visual impact of the support structure or antennas.
 2. To the maximum extent reasonably practical, WCFs shall be designed to resemble an object other than a WCF that is already present in the local environment, such as a tree, a street light, utility pole or traffic signal. It may include the use of colors or materials to blend into the building materials from which a structure is constructed. Examples of concealment technology include, but are not limited to, the use of innovative site design techniques, existing or new vegetation and landscaping, paint and other surface treatments, alternative antenna configuration and/or selection, utilization of antenna support structures designed to resemble features in the natural environment, i.e., trees, and any other practice which screens the WCF from observation from roadways, residences, and other properties or otherwise has the effect of reducing the aesthetic impacts associated with the WCF.
- D. All screening for attached WCFs shall be compatible with the existing architecture, color, texture, and or materials of the building and when located on roofs shall avoid the "porcupine effect" through camouflage or other technique acceptable to the regional planning director.
- E. Foundations and structures upon which antenna are to be mounted shall be designed to accommodate at least two carriers' antenna.
- F. Fencing, if permitted or required, shall conform to the following:
1. No fence shall exceed the height permitted for the respective zone in which the facility is to be located. The fencing surrounding the WCF may be of a chain link material.
- G. Lighting for the WCF may be used for security reasons only and shall be shielded to prevent off site glare. All exterior lighting shall be subject to approval by the regional planning director. In no case except when specifically required by the Federal Aviation Administration (FAA) or the Federal Communications Commission (FCC) or other state or federal agency will the WCF support structure be lighted.

18.86.050 - Height standards.

- A. The height of the WCF support structure is inclusive of any attachments.
- B. The maximum height of any WCF shall be one hundred fifty feet. For any height greater than the maximum, a variance shall be required through hearing with the hearing examiner.

18.86.060 - Height related to existing utility poles.

- A. In the case of existing utility poles, light standards, etc., if the utility pole is unable to support the attachment (as verified by a structural engineer or other qualified professional) the existing utility pole may be replaced. In no case shall the height of the replacement utility pole be greater than one hundred five percent of the original height. The diameter of the new utility pole shall not exceed one hundred ten percent of the original utility pole diameter.

18.86.070 - Noise.

- A. Noise from stand by power generators shall have mufflers and or other attenuation devices to avoid becoming a nuisance to adjacent residences.

18.86.080 - Co-location.

- A. All applicants shall cooperate in good faith with existing WCF operators in co-locating additional antennas on support structures and/or on existing buildings provide the existing operator has received a permit for such use at said site from the county.

- B. All applicants shall exercise good faith in cooperating in co-locating with other providers and sharing the permitted site, provided such proposed shared use does not prevent or unreasonably interfere with the existing use (i.e., significant interference in broadcast or reception capabilities as opposed to competitive conflict or financial burden). Such good faith cooperation shall include sharing technical information necessary to evaluate the feasibility of co-location. In the event a dispute arises as to whether a provider has exercised good faith in accommodating other users, the county may require a third party technical study at the expense of either or both the applicant and the existing operator as to the feasibility of co-locating. Failure to comply with the co-location requirements of this chapter may result in the denial of a permit request or revocation of an existing permit.

18.86.090 - Discontinuation of use.

- A. Lawfully erected WCFs that are no longer being used shall be removed promptly from the premises, no later than six months after the discontinuation of use, except as otherwise provided by law. A WCF is considered abandoned if it ceases to provide wireless communication services that are substantially consistent with the application and/or purposes for which the WCF was constructed for six or more months (occasional use shall not affect the six-month period). Such removal shall be in accordance with property health and safety requirements and all ordinances, rules and regulations of the county. The wireless communication provider shall send to the county a copy of the discontinuation notice required by the FCC at the time the notice is sent to the regulatory agency.
- B. All facilities determined to be abandoned and not removed within the required six-month period from the date of notice shall be in violation of this chapter and operators of the facility and the owners of the property shall be subject to penalties for violations under the enforcement provisions of the zoning code. The county may remove all abandoned facilities following the six-month removal period at the operators' expense. Facilities removed by the county shall be stored for no less than thirty days and thereafter be disposed of by public auction, if deemed to be of value by the county, or otherwise as permitted by law.

18.86.100 - Permit submittal requirement.

- A. In addition to the information required by any other part of the county code, the following items shall be required for any application for land use, development or construction permit for a WCF:
 - 1. A statement providing the reasons for the location, design and height of the proposed tower or antennas.
 - 2. The contact name managing the facility. This will include the telephone number(s) and mailing address.
 - 3. A map showing any existing, and/or approved WCFs within the vicinity (approx. 2 miles) of the proposed new facilities site (not required of co-located facility).
 - 4. A current overall system plan for the county, showing facilities presently constructed or approved and propagation maps showing the before and after coverage with the new facility (not required of co-located facility).
 - 5. Evidence satisfactory to the regional planning director demonstrating that co-location is unfeasible on existing buildings and existing tower facility sites for reasons of structural support capabilities, safety, available space, or failing to meet service coverage area needs.
 - 6. If visible from offsite, a site/landscaping plan showing the specific placement of existing structures, trees, and other significant site features; and indicating type and location of plant materials proposed to be used to screen WCF components and the proposed color(s) for the communication facility.
 - 7. A statement that:
 - a. The applicant agrees to allow for the co-location of additional WCF equipment by other providers on the applicant's structure.

- b. That the applicant agrees to remove the facility within six months after the use of the site is discontinued.
8. Plans showing how connections to utilities will occur, the ownership of those utilities, and any proposed rights of way cuts or easements (not required for co-location facilities).
9. Documents demonstrating that any necessary easements or property rights have been obtained. At minimum the following should be provided:
 - a. Site plan indicating ownership adjacent to the subject site including full name, parcel number(s) and all parcel lines to a typical architectural or engineering scale.
 - b. The site plan shall include the access easement to a public right-of-way.

May 12, 2019

MEAGAN BAILEY
PLANNING DIRECTOR
COLUMBIA COUNTY
114 S. 2ND ST.
DAYTON, WA 99328
meagan_bailey@co.columbia.wa.us

I would like to petition the planning board to amend the matrix for 'Light Industrial Zone' to add Recreational Park & Camp Ground (on that property) to include; recreational areas, RV & Boat storage, tent camping, sleeping cabins, bathroom, shower & laundry facilities, food service and retail.

Sincerely,

MARJORIE L. LOWE
PO BOX 205
DAYTON, WA 99328
509-520-6721
northworldventures@yahoo.com

Chapter 18.45

COMMERCIAL AND INDUSTRIAL ZONES¹

Sections:

18.45.010 Purpose.

18.45.010 Purpose.

The purpose of this chapter providing for the establishment of commercial and industrial zones is as follows:

- A. To establish standards for the height and size of buildings, the areas and dimensions of yards and open spaces.
- B. To provide for facilities to minimize traffic congestion and hazards.
- C. To provide for facilities and the operation of both commercial and industrial uses to minimize noise, vibration, water, and air pollution and fire and safety hazards within those zones.
- D. To provide areas within Columbia County that would be compatible to commercial and industrial type uses.

Subject	Zone District			
	C-1	LI-1	HI-1	
Maximum building height	35 feet	60 feet, 35 feet adjacent to residential zone. May add 1 foot for each 2-foot increase in setback.	None	
Minimum parcel size	1/2 acre w/water and sewer	1 acre w/water and sewer	2 acres	
Setbacks				
Front				
	County road	25 feet + 1/2 ROW from centerline	20 feet	45 feet
	State highway	80 feet from ROW	20 feet	45 feet
	Private road	10 feet from ROW	20 feet	45 feet
Side		10 feet	20 feet (0 feet if no road frontage)	25 feet (30 feet on corner)
Rear		50 feet	20 feet (0 feet if no road frontage)	25 feet
Minimum road frontage or lot width		100 feet	200 feet	200 feet
Minimum lot depth		100 feet	200 feet	200 feet
Signage		1 freestanding monument sign, 1 square foot of signage for each 10 feet of road frontage.		
		1. Any external sign displayed shall pertain only to the use conducted within the building. 2. Artificially illuminated signs shall not be permitted if they face an abutting agricultural residential zone (AR-1). 3. All signs shall be mounted flat against the buildings. 4. Moving or intermittent flashing signs are prohibited.		

Notes:

1. C-1 zone:

- a. The minimum lot size of this zone shall be one-half acre when a public water supply and public sewer facility is used, except that motels, hotels, and planned area developments shall meet the following requirements: 9,200 square feet shall be required for three-dwelling-unit buildings. Each additional unit shall require an additional 1,000 square feet.

- b. When use of a private water supply and/or private sewage system is contemplated, the minimum lot size in this zone shall be as deemed appropriate by the Columbia County health department in accordance with Chapter 248-96 WAC or any other applicable regulation.
2. L-I zone:
- a. A use which creates a nuisance because of noise, smoke, odor, dust, gas, or water pollution is prohibited.
- b. Materials shall be stored and the ground shall be maintained in a manner which will not attract or aid the propagation of insects or rodents or otherwise create a health or fire hazard.
- c. Landscaping. There shall be a 10-foot landscaped buffer adjacent to public roads and 20 feet adjacent to residentially zoned property. Minimum five-foot-wide landscaped planters shall separate buildings and other structures from parking and driveways.
- d. Service, manufacturing, assembly, fabrication, processing and storage activities, except as permitted as an accessory use or by approval of a CUP or PUD, shall be wholly within an enclosed building or where permitted screened from view, except from abutting industrial property, by a permanently maintained sight-obscuring fence at least six feet high. Barbed or razor wire shall not be permitted where abutting residential or commercial zones and must be specifically approved for use where visible from a public right-of-way.
- e. Points of access from a public street to properties in an LI-I zone shall be so located as to minimize traffic hazards in areas of high traffic and be well lighted and defined by a landscaped planter.
- f. Building entrances or other openings adjacent to or across the street from an agricultural-residential zone shall be prohibited if they cause glare, excessive noise, or otherwise adversely affect land uses in the AR zone. All exterior lighting shall be designed to keep light and glare on site.
- g. A public water and waste water system shall be utilized where available and allowed, otherwise systems meeting state health and DOE requirements are required. In UGAs nonpublic systems shall be designed to allow future connection to public infrastructure.
- h. The site shall be designed to deliver stormwater to an approved public system or maintain all stormwater generated on site in conformance with state of Washington stormwater management standards.
- i. All access to public roads shall be provided with a paved apron a minimum 30 feet deep measured from the property line.
3. H-I zone:
- a. All buildings housing manufacturing processes or industrial uses shall be located at least 200 feet from the nearest zone classified other than industrial, and all other buildings or structures shall be at least 100 feet from a nonindustrial zone.
- b. All minimum setback requirements shall be increased one foot for each one foot that the building or structure exceeds 45 feet in height.

[Ord. 2017-03 (Exh. E); Ord. 2015-02 § 2; Ord. 95-01 § 13; Ord. 90-02 § 12.]

¹ Code reviser's note: CCC 18.45.020 through 18.45.050 were editorially removed at the request of the county.

Prior legislation: Ord. 2017-04.

Chapter 18.50

LIGHT INDUSTRIAL ZONE (LI-1)¹

Sections:

18.50.010 Purpose.

18.50.010 Purpose.

The purpose of this chapter, providing for the establishment of an LI-1 zone, is as follows:

- A. To provide locations for light manufacturing, warehousing, fabrication, assembly, direct service industry, and storage (including self-storage and outdoor storage such as equipment and vehicle storage), with limited direct on-site retail sales while protecting the general public and commercial or residential property located in the vicinity.
- B. To establish development standards for the height and size of buildings, the areas and dimensions of yards and open spaces, setbacks, buffers and landscaping in a manner that is compatible with surrounding existing and future land uses and which promotes attractive industrial neighborhoods that contribute to the overall image of the community and encourages investment.
- C. To provide for development that provides adequate on-site parking and circulation and limits negative impacts on public transportation routes.
- D. To provide performance standards for the operation of light industries in such a manner to minimize noise, vibration, air pollution, water pollution and fire and safety hazards in the light industrial zone and buffer and protect abutting commercial and residential zones.
- E. To provide areas in Columbia County that are compatible to light industrial type of uses including uses best suited for location outside of an urban growth area and compatible with rural and agricultural land uses. [Ord. 2015-02 § 2; Ord. 2011-01 § 2(C) (Exh. D); Ord. 95-01 § 14; Ord. 90-02 § 13.]

¹ Code reviser's note: CCC 18.50.020 through 18.50.070 were editorially removed at the request of the county.

Prior legislation: Ord. 93-09 and Res. 2000-19.