

- b. Martin had a previous conflict with the regularly scheduled October 14 meeting. Following a brief discussion, it was decided that Bailey will lead that meeting, pending consultant contract approval by the BOCC. Otherwise, the meeting will be rescheduled or canceled, depending on the agenda or lack thereof.

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

- a. Dickinson spoke again to reiterate how important the planning department is in determining the best location for businesses and residences which contribute to the tax base. She stressed the importance of appropriately funding the planning department in order to have good staff. She said the department keeps special interests from gaining a foothold and helps in balanced decision-making.

10) Adjournment

- a. *Ball motioned to adjourn the regular meeting of the Columbia County Planning Commission at 5:51 p.m.; Reeves seconded. Meeting adjourned.*

Approved November 12, 2019

Jason Towery, Chair

Date

Attest

Dena Martin, Planning Associate

Date

COLUMBIA COUNTY COMMISSIONERS
MEETING SIGN-IN SHEET

Planning
Commission

Meeting Date: Sept 9, 2019

Place/Room: Comm. Office

Please Print Name:	Time:
1 Jeyal Baker	5:30
2 Jennie Dickinson	5:30
3 KATHEYN WITHERINGTON	5:30
4 JOHN ANDREWS	5:30
5 SANDRA CONKLIN	5:30
6 Ryan Rundell	5:30
7 Michele Smith	5:30
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TOUCHET VALLEY STORAGE

10/3/2019

Columbia County Planning Commission,

I would like to request an amendment to the zoning ordinance to allow storage units in the C-1 zone. I would like the opportunity to discuss this at the October 14th, 2019 Planning meeting.

Thank you,

Curtis Allen

Touchet Valley Storage

509-520-6043

	A-1	A-2	A-3	AR-1	AR-2	C-1	LI-1	HI-1	R-1	W-1
Storage and distribution of farm fertilizers, chemicals, bulk fuel and related equipment	C						C	C		
Storage rental unit							C			
Storage, sales, distribution of hazardous materials							C	C		
Taxidermy	C	C	C			P				
Telecommunication towers	C	C	C	C						
Temporary uses and special events	P-3	P-3	P-3	P-3	P-3		P-3			
Terminal yard/trucking yard							C	C		
Theater, interior						P				
Theater, drive-in	C					C	C			
Tire shop						C	P	C		
Tractor/trailer sales						C	C			
Trail systems	C	C	C	C	C	C	C		P	
Transfer station/park and ride						C	C	C		
Upholstery shop	C	C	C			C	P			
Utility uses and structures	C	C	C			C	C	C		
Variety stores, secondhand and pawn shops						P				
Vehicle recycling facilities								C		
Vehicle repair and service shops						P	C			
Veterinary clinic	C	C	C			C				
Vocational/trade schools			C			C				
Warehouse						C	P	P		
Wastewater treatment facilities	C	C					C	C		

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-1 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.

Chapter 18.85

NONCONFORMING USES AND STRUCTURES

Sections:

- 18.85.010 General.
- 18.85.020 Alterations of nonconforming building or structure.
- 18.85.030 Relocation of nonconforming building or structure.
- 18.85.040 Conversions of nonconforming use.
- 18.85.050 Relocation and enlargement of nonconforming use.
- 18.85.060 Discontinuance of nonconforming signs.
- 18.85.070 Resumption of discontinued or abandoned nonconforming use.
- 18.85.080 Restoration.
- 18.85.090 Existing lots.

18.85.010 General.

To benefit from the protection herein provided, the nonconforming use, building or structure must have been legitimately and lawfully established prior to the effective date of the ordinance codified in this title. The mere presence of a building, structure, equipment or material shall not be deemed to constitute the continuance of a nonconforming use unless the building, structure, equipment or material is actually being occupied or employed in maintaining such use. [Ord. 95-01 § 24; Ord. 90-02 § 24.]

18.85.020 Alterations of nonconforming building or structure.

Any building or structure nonconforming only as to site coverage, yard, open space or density provisions of the zone in which it is located may be enlarged, remodeled, or added to if such alterations do not contribute to further nonconformity; provided, however, if the cost of such additions, alterations or repairs within any 12-month period exceeds 50 percent of the actual value of the building or structure, such building or structure shall be made to conform with the provisions of this title. [Ord. 95-01 § 24; Ord. 90-02 § 24.]

18.85.030 Relocation of nonconforming building or structure.

Nonconforming buildings or structures shall not be relocated on the same site unless the move results in bringing the building or structure into closer conformance with the provisions of this title. [Ord. 95-01 § 24; Ord. 90-02 § 24.]

18.85.040 Conversions of nonconforming use.

A nonconforming use may be changed to a permitted use at any time. [Ord. 95-01 § 24; Ord. 90-02 § 24.]

18.85.050 Relocation and enlargement of nonconforming use.

The area devoted to a nonconforming use shall not be relocated or enlarged. [Ord. 95-01 § 24; Ord. 90-02 § 24.]

18.85.060 Discontinuance of nonconforming signs.

Nonconforming signs shall not be changed, altered, or replaced after the effective date of the ordinance codified in this title. When it becomes necessary to change, alter, or replace a nonconforming sign, said sign shall be replaced with a conforming sign. [Ord. 95-01 § 24; Ord. 90-02 § 24.]

18.85.070 Resumption of discontinued or abandoned nonconforming use.

A nonconforming use, when abandoned or discontinued, shall not be resumed. Discontinuation or abandonment shall occur:

- A. When land used for a nonconforming use ceases to be used for that particular use for six months; or
- B. When a building designed or arranged for a nonconforming use ceases to be used for that particular use for 12 months; or
- C. When a building designed or arranged for a conforming use but used for a nonconforming use ceases to be used for a nonconforming use for six months. [Ord. 95-01 § 24; Ord. 90-02 § 24.]

18.85.080 Restoration.

In the event that a nonconforming structure or building, or portion of a building, containing a nonconforming use is less than 50 percent destroyed by fire, explosion, natural catastrophe or act of public enemy, nothing in this title shall prevent the restoration of the nonconforming structure, building or use, as long as restoration is completed within one year after the partial destruction. The determination of whether a building or structure is less than 50 percent destroyed shall be with the Columbia County building official. In the event that 50 percent or more of the structure, building or portion thereof is destroyed, then restoration shall not be permitted. [Ord. 95-01 § 24; Ord. 90-02 § 24.]

18.85.090 Existing lots.

A single-family unattached dwelling unit may be erected on any single lot of record existing at the effective date of the ordinance codified in this title, excluding minimum lot size provisions. [Ord. 95-01 § 24; Ord. 90-02 § 24.]



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
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www.commerce.wa.gov

September 30, 2019

The Honorable Michael A. Talbott, Chairman
Columbia County Board of Commissioners
311 E Main Street
Dayton, Washington 99328

Sent Via Electronic Mail

Re: Completion of GMA Periodic Update

Dear Chairman Talbott:

Thank you for sending Growth Management Services adopted Ordinance No.'s 2019-04, 05, 06 and 07. These ordinances represent completion of the comprehensive plan and development regulation update process required under RCW 36.70A.130. Congratulations!

Your community has reviewed its comprehensive plan and development regulations, including critical areas, to ensure the community is growing as envisioned and to bring your plan up to date with the latest laws and regulations. This update will also guide growth consistent with your community's vision of the future. We recognize the substantial investment of time, energy, and resources that these documents represent, and we congratulate you, your planning commission, staff, and involved citizens for the good work represented by your update.

If you have any questions or need technical assistance with any growth management issues, please feel free to contact Will Simpson at william.simpson@commerce.wa.gov or (509) 280-3602.

Sincerely,

A handwritten signature in black ink that reads "Dave Andersen".

Dave Andersen, AICP
Managing Director
Growth Management Services

DA:SK:lw

cc: Dena Martin, Associate Planner, Columbia County
Ike Nwankwo, Western Region Manager, Growth Management Services
Will Simpson, AICP, Growth Management Services