

Clark, Donella

Sent: Tuesday, August 31, 2021 2:00 PM
To: kathyh@sittshill.com; chad.young@wasteconnections.com
Subject: PSD2021-00003
Attachments: CUP_APP.doc

Provided is a summary of comments from various County departments (PSD2021-00003), with contact information if you have any follow-up questions.

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Building Department (contact George Bailey, gbailey@co.clallam.wa.us, 360-417-2308):

Separate building permits will be required for each building. It is unclear the type of construction materials of the buildings from the information provided. Elevations and floor plans will be necessary to confirm Fire Protection and ADA requirements. Also need to provide if hazardous drainage and collection is intended.

Environmental Health (contact Eli Owens, eowens@co.clallam.wa.us, 360-417-2358):

The Applicant will need to have a Solid Waste Permit to operate such a facility. No solid waste storage, treatment, processing, handling, recycling, or disposal facility may be maintained, established, substantially altered, expanded, or improved until the person operating or owning the site has obtained a permit from the jurisdictional health department. See **WAC 173-350-310** for details regarding transfer station and drop box permit requirements. Please visit the following link for Ecology's Solid Waste Permit Application:

<https://apps.ecology.wa.gov/publications/SummaryPages/ECY040152.html>

Development standards for the Carlsborg area are specified in CCC 33.20.060. The property will be required to connect to Carlsborg sewer and PUD water. There was no landscaping plan shown, and it appears there is limited areas to meet the code requirements as proposed, so additional information will be needed at the time of application of the CUP to show compliance with landscaping standards CCC 33.20.060(3). We would expect the facility to be very well screened from the public road, trail, and neighboring properties. It appears there is some relation of this property to the adjacent parcel to the north, so landscaping may not be required there if that relationship is better understood.

Additional information is needed in order to determine if the standards for site planning and services are met, CCC 33.20.060(7&8).

The Road Department has the following questions:

1. What is the expected daily number of trucks entering the proposed facility originating from the North along Carlsborg Rd? From the South?
2. What is the expected daily number of trucks entering and leaving the proposed facility AND the attached lot to the north?
3. What is the expected daily number of cars entering and leaving the proposed facility?
4. What is the expected daily number of trucks traveling between the proposed facility and the attached lot to the north?

Planning will need the following questions answered to provide better recommendation during the CUP process:

1. What is the relationship of this property to the property to the North?
2. Will the facility be open to the public?

Roads and Public Works (contact Jesse Goodman, jgoodman@co.clallam.wa.us, 360-417-2530):
Sewer-

A sewer permit will be required and will be contingent on the proposed discharge meeting the City of Sequim pre-treatment requirements.

Stormwater -

An engineered drainage and storm water control plan will be required for the project. A new Stormwater Ordinance may be in effect which will require compliance with the Department of Ecology's 2019 Western Washington Stormwater Manual.

Approach -

Road approach permits will be required for all approaches abutting county roads.

Sidewalks –

In accordance with 33.20.060 (5), sidewalks must be constructed as required by the Clallam County Sidewalk and Trail Plan for Carlsborg.

Planning (contact Donella Clark, dclark@co.clallam.wa.us, 360-417-2594):

The property is zoned Carlsborg Industrial (CI), CCC 33.20. The proposed use as a transfer station is not clearly defined per Clallam County Code. The use is similar to the definition of Industrial Use (CCC 33.03.010), which is noted as an allowed use in the CI zone. Per CCC 33.05.010, unclassified uses may be allowed through issuance of a Conditional Use Permit. A CUP application is attached and will be required.

(47) "Industrial use" means any premises devoted primarily to the manufacturing of finished or semi-finished products, and the processing of materials. This definition includes accessory facilities such as but not limited to storage facilities, transfer facilities, warehousing, heavy vehicular storage and repair, log storage milling and sorting.

33.20.060 Development standards – Purpose and intent

- (3)
 - (a) Landscaped areas between public roads and parking shall be provided;
 - (b) Outside storage, garbage, recycling and maintenance facilities, and loading dock areas shall be screened from view from public roads and neighboring properties;
 - (c) Commercial/industrial development abutting residential areas shall include a landscape plan that describes tree/shrub species, size of plant materials, and the use of fencing, berms, or solid walls so that noise, light, and aesthetic impacts to residential properties are adequately minimized and/or mitigated.
- (7) Site Planning. Commercial, industrial, mixed use, duplex, and multifamily developments shall provide:
 - (a) Compliance with CCC [31.03.350](#), Carlsborg UGA, and the Carlsborg CFP;
 - (b) Safe ingress and egress, and pedestrian and vehicular circulation;
 - (c) Adequate stacking or vehicle queuing room at driveways and street intersections, which shall be based on engineered traffic studies and calculations as required by the County Engineer (or his/her designee);
 - (d) Shared access and circulation to minimize road approaches, where practicable;

(e) Off-site traffic controls, devices, or improvements, including traffic signals, intersection improvements, and/or turning lanes as required by the County Engineer, consistent with the Comprehensive Plan;

(f) Separation of service vehicle access and parking from customer circulation and parking;

(g) Limited use of on-site circulation and parking areas as “cut-throughs”;

(8) Services. Commercial, industrial, mixed use, duplex, and multifamily developments shall at a minimum include mailboxes, garbage and recycling pickup, pedestrian walkways and parking area lighting. In addition, the following performance standards shall be met:

(a) Adequate safe pedestrian walkways shall be established within the project, which shall be designed to be in conformance with ADA (Americans with Disabilities Act) regulations.

(b) Street lighting shall be provided along walkways adjacent to and within the development. Lighting shall not create glare, and shall be downward facing and/or shielded and directed away from neighboring properties.

(c) Security lighting shall be provided in parking and designated outdoor recreation areas. Security lighting shall minimize glare, shall be downward facing and/or shielded, and shall be directed away from neighboring properties.

(d) Garbage, maintenance and recycling facilities shall be screened.

(e) Pedestrian connections to adjacent development shall be provided, where practicable, in public rights-of-way, or along designated trail corridors.