



CITY OF OTHELLO PLANNING COMMISSION

**Regular Meeting
500 E. Main St.
March 18, 2019
6:00 PM**

1. Call to Order- Roll Call
2. February 19, 2019 Minutes Approval
3. Municipal Code Update – Industrial Zones – Request for Direction
4. Accessory Dwelling Unit Public Hearing scheduled for April 8 City Council meeting
5. Short Course on Local Planning scheduled for April 23

****Next Regular Meeting is Monday, April 15, 2019 at 6:00 P.M. at Othello City Hall****

**City Hall is accessible for persons with disabilities.
Please let us know if you will need any special accommodations to attend the meeting.**



City of Othello
Planning Commission
February 19, 2019
Jackee Carlson

CALL TO ORDER

Chair Roger Enszt called the meeting to order at 6:02 pm.

ROLL CALL

Commissioners Present: Chair Roger Enszt, Chris Dorow, Brian Gentry

Absent: Tari Perez, Kevin Gilbert

Staff: Community Development Director Anne Henning

Attendees: Bob Carlson, Vaughn & Doug Pegram

Quorum Established.

APPROVAL OF January 22, 2019 PLANNING COMMISSION MEETING MINUTES

Commission Action: The Commissioners voted to accept the minutes from January 22, 2019 M/S Chris Dorow/Roger Enszt.

MUNICIPAL CODE UPDATE – ACCESSORY DWELLING UNITS– REQUEST FOR DIRECTION

The Commission discussed the Accessory Dwelling Unit (ADU) draft and presenting it to the City Council to move forward with the process of legalizing existing and new ADUs. Currently the only requirements to bring an existing ADU up to code is that they must meet life safety codes such as having egress windows and smoke detectors. Existing ADUs are not required parking spaces, sidewalks, or separate water meter, since there is nothing in the code to support these additional requirements. Chair Roger Enszt would like to present a new draft to the City Council which would include the same standards to legalize existing ADUs as to establish new ones. The Commission agreed. With a new ordinance in place, existing ADUs would need to be brought up to code as described in that ordinance.

Mr. Dorow discussed different approaches on what should be presented to the City Council. He suggested that they take the draft that was presented to them before and alter it based on the feedback the Council gave. He also mentioned that the City Council's biggest concern is to address current illegal ADUs.

Commission Chair Enszt stated he had previously spoken to the Mayor and discussed:

- Allowing ADUs in zones R-3 and R-4 with the regulations as proposed and allowing them in R-2 with owner on premises for at least 2 years.
- Changing some R-2 to R-3 zones.
- Updating the whole lot to city standards.
- Having good emergency signage.

Mr. Dorow stated he likes the proposed changes; however, he is concerned about the R-2 zone and citizens not agreeing with it, and it being allowed in their zone. He mentioned the need for it and the way the Commission has outlined it, addressed it in a thoughtful manner. The owner occupancy provides a little more control in the R-2 zones.

Commission Chair Enszt brought up the scenario of an ADU in a R-2 zone that is not being occupied by the owner and what should be done about it. Ms. Henning mentioned that in cities that require it, usually the owner occupancy requirement is forever. The Commission decided to remove the proposed 2-year limit for the owner occupancy. Commissioner Dorow brought up the question of what to do with the existing ones that are brought up to code but the owners no longer reside there or the home is sold. Ms. Henning suggested having a limited non-conforming provision where existing ADUs, as of the date the ordinance was adopted, that currently are not occupied by the owner, would be required to meet all the requirements except the owner occupancy. The Commission was in favor.

The Commission discussed the enforcement of owner occupancy in R-2. Ms. Henning mentioned that some cities require that the owner send in a form which would verify them being the owner of the property yearly and the city would maintain a database. Other cities require a covenant to be recorded. The restriction would show up on the property title. The Commission like the idea of requiring a covenant on the property, so any new buyers would be aware of the owner occupancy requirement, and a bank wouldn't finance it if it wasn't owner occupied.

There was a discussion about snow removal in the alleys and how it would affect ADUs. The Commission determined that the draft took care of the issue by allowing the possibility of collecting payment for alley maintenance.

Action: Mr. Gentry moved to recommend the draft be submitted to City Council for review with the changes as discussed. Seconded by Mr. Dorow. Passed unanimously.

MUNICIPAL CODE UPDATE – RESIDENTIAL ZONES- REQUEST FOR DIRECTION

Ms. Henning asked the Commission to review the Residential draft which incorporated changes that were previously discussed. The following items were discussed:

- 17.20.010(c), (d), and (e) – The Commission discussed adding accessory dwelling units to the purpose statements in the future, if ADUs are approved by the Council, but determined they can just be added to the use table, since the purpose statements are intended to be general.
- 17.20.030 Uses - Table 1: Mr. Enszt questioned whether a tri-plex or fourplex should be allowed in the S-1 Zone. The Commission decided they should not be allowed, since S-1 should be similar to R-1 but with bigger lots and livestock allowed. Based on this, Table 1 was changed to prohibit duplexes and accessory apartments in S-1 also.
- Mr. Gentry asked if the code should allow attached dwelling units, like the duplex units on separate lots in the Larsen area north of Moses Lake. Ms. Henning explained that the Othello code currently has had a provision that would allow that type of development (zero lot line) but it has never been used. The Moses Lake example is a reaction to specific development that occurred: Duplexes were placed, then later lots were split along the duplex line to create separate ownerships. In previous discussions on the Residential zones, the Commission's direction had been to remove this zero lot line provision in order to simplify the code, with the

idea that if someone wanted to build this type of development, they could request that the regulations be changed back to allow it.

- Table 1 - Commercial – Boarding House, bed & breakfast, bunk house, hostel, dormitory, resort... - These uses should not be allowed in any Residential zone as incompatible, except that Bed & Breakfast should be separated out and allowed in all Residential zones.
- Table 1 - Bed & Breakfast – allowed in every Residential zone, with conditions requiring parking spaces for the guests and a 2-week maximum stay.
- Table 1 – Several types of child care in a home are listed as allowed. For clarity, child care not in a home should be listed as prohibited.
- Table 1 - The Commission accepted the addition of municipal facilities, such as wells or lift stations, as allowed uses in all Residential Zones.
- At staff's request, the Commission discussed again whether parks should be a conditional or allowed use in Residential. The Commission felt that the public needed to be notified of potential parks, so kept the conditional use permit requirement for parks.
- Table 1 Notes (p.4): Note 2(d) - Previously, the Commission had discussed whether some amount of signage should be allowed for child care in a home but larger than the 12-child maximum for Family Child Care Home. Ms. Henning has determined that there are no businesses like this currently licensed in Othello. The Commission decided any use like this in the future should follow the same signage regulations as the Family Child Care Homes.
- Table 1 Note 3 - The Commission agreed that the notification provisions should not be carried over from the existing code, since the City could not deny a Family Day Care license even if a neighbor objected.
- 17.20.050(g) Accessory Uses – The Commission agreed that it was not necessary to carry over the existing standards from 17.70 that had been proposed to be added in here (size, roof pitch, siding and roofing materials).
- 17.20.060 Table 2 - Development Standards - The Commission felt that if minimum lot size in R-2 was being increased for single family dwellings, it should be increased for duplexes as well.
- Table 2 - The Commission felt that the Maximum Dwelling Units Per Lot line on the table was clear, and reduced the maximum in S-1 to one unit, which matches the maximum in R-1.

MUNICIPAL CODE UPDATE – INDUSTRIAL ZONES- REQUEST FOR DIRECTION

Due to the meeting already having lasted more than two hours, the Commission agreed to defer discussion on this topic to a future meeting.

SHORT COURSE ON LOCAL PLANNING – TRAINING OPPORTUNITY

This training has been scheduled for the evening of April 23 and should be a great opportunity. All three presenters have ties to Othello. Ken Harper is an attorney who has worked with the city on the "Washington Trust House." Nicole Stickney of AHBL is the planner who was contracted for assistance on Othello's critical area ordinances. Ben Serr is our local Dept of Commerce representative. Before he worked at Commerce, Ben worked at Dept of Health Drinking Water Division and is very familiar with water issues in our area.

OTHER BUSINESS:

Items to be discussed at the next meeting:

- Industrial Zone update

ADJOURNMENT

Having no other business, the meeting was adjourned at 8:15pm. Next scheduled meeting is Monday, March 18, 2019.

Kevin Gilbert, Vice Chair

Date: _____

Jackee Carlson, Planning Secretary

Date: _____

TO: Planning Commission

FROM: Anne Henning, Community Development Director

MEETING: March 18, 2019

SUBJECT: Municipal Code Update - Industrial Zones – Request for Direction

As part of the revision of the Zoning Code, the Industrial Zones need to be reviewed. Similar to the changes made to the Commercial and Residential Zones, staff has created a draft that addresses both Industrial Zones in one chapter, with tables showing the different standards in different zones, to reduce duplication and make the code easier to use.

Staff Comments

1. The existing Industrial chapters, OMC 17.41 and 17.42, are pretty minimal while having some quirks. Existing standards for setbacks and height have been carried over into the draft and should be discussed. Other changes that should be discussed are:
 - a. Purpose statements were added. The Commission should review the draft purpose statements in 17.40.010 to determine if they match the Commission's intent with these zones.
 - b. Uses (17.40.030/Table 1). Staff would recommend that uses be limited to those that need an industrial location, rather than permitting all C-2 uses in the I-1 Zone as currently allowed in OMC 17.41, or the confusing statements in OMC 17.42 that all uses are allowed except C-1 or C-2 uses, nuisances, obnoxious uses, residential uses, and that the Commission may grant special conditional and revocable permits. The Commission should review the proposed list of uses. As with the other zones, we are trying to create general categories of uses rather than trying to list every possible use. Where direction was clear in the existing I-1 Zone, that use has been carried over to the draft. The rest have been left blank for the Commission to fill in.
 - c. If there are additional uses that should be specifically prohibited, those can be added to 17.40.040.
 - d. Table 2, Development Standards, should be reviewed to determine if the numerical standards brought over from the existing code are still appropriate, and which other standards should be included.
 - e. Performance Standards (air quality, electromagnetic interference, etc.) were added. These should be discussed to see if they are suitable as written. Noise standards are taken from the WAC. Most of the other standards are relatively simple, however odor is one standard that definitely warrants specific discussion. Note also that there is an existing chapter, 17.57 Performance Standards. This chapter should either be deleted or modified with the adoption of zone-specific performance standards. The Commission should discuss

whether it is preferable to have one chapter or address it in each zone's chapter. The Performance Standards as written are very similar between the Commercial and Industrial chapters. The differences are the Industrial chapter includes standards for Hazardous Materials and Industrial Wastes, as well as slight differences in noise standards.

- f. 17.40.040, Containment Within a Building, was taken from another code. The Commission should discuss whether this is a good idea for Othello.
- g. 17.40.080, Storage Areas, was also taken from another code and may not be applicable in Othello.
- h. 17.40.090, Construction Code Requirements, is probably not needed, since the State Building Code (which includes the International Fire Code, Mechanical Code, Plumbing Code, Energy Code, etc.) is already adopted for the whole city in OMC 14.04.
- i. There are currently no regulations for fencing in Industrial (or Commercial) Zones. Therefore, section 17.40.100 was added. This is the same language as was included in the Commercial Zone draft the Commission has been working on.
- j. Stormwater should also be addressed. The proposed language from the Commercial draft is included in 17.40.110.

Attachments

- March 18, 2019 Draft OMC 17.40, Industrial Zones

Action: The Planning Commission should review the attached draft and provide direction to staff.

Chapter 17.30 INDUSTRIAL ZONES

Sections:

- 17.40.010 Purpose.
- 17.40.020 Additional Requirements.
- 17.40.030 Uses.
- 17.40.040 Prohibited.
- 17.40.050 Development Standards.
- 17.40.060 Performance Standards.
- 17.40.070 Containment within a Building
- 17.40.080 Storage Areas
- 17.40.090 Construction Code Requirements.
- 17.40.100 Fences and Walls.
- 17.40.110 Stormwater and Drainage.

17.40.010 Purpose.

- (a) Generally. This chapter provides areas for manufacturing, processing, and other industrial uses with appropriate standards to create an economically thriving industrial base for the community.
- (b) I-1 Light Industrial Zone. The I-1 Zone is intended to preserve land for and accommodate light industrial uses such as manufacturing, warehousing, distribution, processing, and fabricating.
- (c) I-2 Heavy Industrial Zone. The I-2 Zone is intended to preserve land for and accommodate heavy industrial uses with less restrictive performance standards than the I-1 Zone with its proximity to commercial uses.

17.40.020 Additional Requirements.

Additional requirements are found in other chapters of the Municipal Code and other adopted City regulations, included but not limited to the following:

- (a) OMC 17.05, Interpretation, Purpose, Applicability
- (b) OMC 17.56, General Provisions
- (c) OMC 17.61, Off-Street Parking
- (d) OMC 17.65, Building Permits
- (e) OMC 17.74, Landscaping and Screening
- (f) OMC 14.04, Building Codes
- (g) OMC 14.58, Signs
- (h) OMC Title 19, Development Code
- (i) City of Othello Public Works Standards

17.40.030 Uses.

- (a) The Industrial Land Use table indicates where categories of land uses may be permitted and whether those uses are allowed outright or by conditional use permit. Only industrial zones are included in this table. Land uses not listed are prohibited unless allowed through the process specified in (c), below. Further interpretation of these zones may be obtained as specified in OMC 19.03.020. Land uses are also subject to the footnotes following the table.
- (b) Uses are arranged in three categories:
 - (1) Primary uses, which are those which Industrial Zones were designed to accommodate;

- (2) Accessory uses, which support primary uses; and
- (3) Other uses, which are compatible with primary uses or are not appropriate in other zones because of impacts such as noise.
- (c) The symbols used in the table represent the following:
- (1) A = Allowed, subject to applicable standards and any footnotes
- (2) C = Conditionally allowed through the Conditional Use Permit process, subject to applicable standards and any footnotes
- (3) X = Prohibited use
- (d) Uses similar to those listed may be established as allowed or conditionally allowed through the interpretation process in OMC 19.03.020(b). In determining whether a use should be permitted, the Administrator shall refer to the purpose statement in OMC 17.40.010 and the most recent version of the North American Industry Classification System (NAICS), as used by federal agencies in the classification of business establishments.

TABLE 1: LAND USES IN INDUSTRIAL ZONES		
USE CATEGORIES	I-1	I-2
Primary Uses		
Agriculture-related uses, such as feed & seed stores, farm equipment repair and sales, irrigation supply, and agricultural services such as soil preparation services, lawn care services, potato curing, seed cleaning, cold storage, and sorting, grading, packing, and packaging of fruits and vegetables	A	
Assembly of parts		
Bus barns and maintenance facilities		
Fabrication and welding		
Hazardous waste treatment and storage, from off-site		
Hazardous waste treatment and storage, from on-site ¹	C	
Junk yards, salvage yards, or wrecking yards		
Machine shop	A	
Manufacturing, processing, or packaging of products using raw materials		
Manufacturing, processing, or packaging of products using previously prepared materials ²		
Manufacturing, processing, or packaging of food products, excluding meat, seafood, distilling, fermenting, canning, slaughtering, rendering, curing, and tanning		
Manufacturing, processing, or packaging of food products, including meat, seafood, distilling, fermenting, and canning. Excludes slaughtering, rendering, curing, and tanning		
Slaughtering, rendering, curing, and tanning		
Outside storage as a primary use ³		
Printing, publishing, and allied products manufacturing including processes such as lithography, etching, engraving, binding, and blueprinting		
Recycling collection site and recycling facilities		
Solid waste processing facilities		
Storage, warehousing, and distribution facilities	A	
Technological uses such as scientific research, testing, and experimental development laboratories		
Transportation services such as freight consolidation, shipping documents preparation, rental of railroad cars, packing and crating		
Accessory Uses		
Accessory use appurtenant to any primary use and not otherwise prohibited		
Child care, primarily for children of on-site employees or customers		
Dwelling unit for on-site security or maintenance personnel and family ⁴	A	

TABLE 1: LAND USES IN INDUSTRIAL ZONES		
USE CATEGORIES	I-1	I-2
Offices related to permitted uses conducted on the same site		
Sales (retail or wholesale) of goods or products manufactured on site, or utilized in manufacturing, repairing, or servicing activities which are permitted in the zone		
Storage in cargo containers		
Other Allowed Uses		
Animal shelter, kennel, or veterinary clinic with outdoor boarding of animals or care of livestock		
Building materials or lumber yard, retail or wholesale		
Contractor establishments, including offices, shops, and storage yards	A	
Industrial laundry or dry-cleaning plant		
Mini-storage		
Nurseries and greenhouses for the growing and sale of plants		
Power generating facilities		
Public facilities compatible with the intent of the zone, such as maintenance shops, substations, well houses, lift stations, local and regional utilities	A	
Public park		
Recreation requiring large land areas and/or generating noise, such as go-carts, target shooting, race tracks, etc.		
Repair and service of vehicles and equipment		
Surfacing mining, including extraction from deposits of rock, gravel, sand, earth, and minerals, along with rock crushing and related accessory activities ⁵		
Towing services and vehicle impound yards		
Wireless communication facilities, in compliance with OMC 16.68		

Notes for Table 1:

1. In compliance with the performance standards of the State of Washington siting criteria for on-site hazardous waste treatment and storage facilities (WAC 173-303-285) and the requirements of this chapter; provided that, on-site hazardous waste treatment and storage facilities are accessory to and subordinate to a primary use which is a generator of hazardous waste.

2. Previously prepared materials are those which have been subjected to a process of dilution, blending, separation, waste extraction, refinement, or similar process so that further preparation, treatment, or processing does not generate raw refuse matter in quantity or form which would preclude prompt and effective removal of such matter from the site.

3. Other than contractor yards.

4. The sole purpose of the dwelling is to furnish housing for an employee, including family, engaged in on-site security or maintenance. Only one such residence is allowed per site.

5. The application for a conditional use permit for surface mining, rock crushing, and related accessory activities shall include the following information:

A. Vicinity Map. General vicinity map of the proposed area.

B. Topography and site map. Property limits and accurate contours of existing ground details of terrain and area drainage as well as the boundaries and dimensions of the site.

C. Grading Plan. Dimensions, elevations or finished contours to be achieved by the grading, proposed drainage channels, and related construction.

D. Storm Drainage and Erosion Control Plan. A conceptual storm drainage and erosion control plan shall be submitted with each application and shall be approved by the City prior to the mining permit being approved. A final storm drainage and erosion control plan must be approved prior to any materials being removed. The plan must also address the continued

maintenance and operation of the storm drainage and erosion control system, and, if determined necessary by the city, a performance bond or similar financial guarantee shall also be provided to guarantee the maintenance and operation of the system.

E. Location of development. Location of any crushers, sorters, scales, buildings, or structures on the property where the work is to be performed, and the location of any buildings or structures on land of adjacent property owners which are within 50' of the property, or which may be affected by the proposed operation.

F. Dust Control. A dust control plan shall be submitted which shows how dust or other particulate matter will be controlled within the mining site and on the public streets. Reasonable precautions shall be taken with storage, transportation, processing, roadways and other open areas so as to prevent dust or other particulate matter from becoming airborne.

G. Department of Natural Resources Permit. Prior to a surface mining operations permit being applied for the owner/operator shall submit evidence from the State of Washington Department of Natural Resources that the state considers the proposal as a surface mine and will require a permit and reclamation plan.

H. A written statement describing how the proposal meets the requirements and intent of a conditional use permit

17.40.040 Prohibited.

The following are prohibited in all Industrial Zones:

- (a) Any use which does not or is not capable of conforming with the purpose and requirements of this chapter;
- (b) Any use determined by _____ to pose excessive hazard to the public health, safety, and general welfare;
- (c) Abandoned structures or buildings in a state of disrepair or not approved for use;
- (d) ??

17.40.050 Development Standards.

- (a) Purpose. This section established the development standards and site requirements for uses in the Industrial Zones. The standards and rules are established to provide flexibility in project design, prevent fire danger, provide adequate access and circulation, reduce incompatibilities, and prevent overloading of infrastructure due to the impacts of development.
- (b) Explanation of Table. Development standards are listed down the left column of the table and the Industrial Zones are identified across the top row. The matrix cells contain the requirements of each zone. The footnotes identify particular requirements applicable to a specific use, standard, or zone. "NR" stands for "No Requirement".

TABLE 2: DEVELOPMENT STANDARDS IN INDUSTRIAL ZONES		
Development Standards	I-1	I-2
Front and flanking street setback ¹		
Side setback ¹ if adjacent property is not zoned Residential	NR	NR
Side setback ¹ if adjacent property is zoned Residential	5' or 1/5 building height, whichever is more	5' or 1/5 building height, whichever is more
Rear setback ¹ if adjacent property is not zoned Residential	NR	NR
Rear setback ¹ if adjacent property is zoned Residential	10'	10'
Maximum building height	NR	NR
Minimum or maximum lot size		
Landscaping requirements	OMC 17.74	OMC 17.74
Buffer requirements		
Signage	OMC 14.58	OMC 14.58
Outside storage		
Fencing requirements		
Parking requirements	OMC 17.61	OMC 17.61
Containment within a building		

(1) Setback notes:

Within the setback area shown on Table 2, no building or structure (as defined in Chapter 17.09) shall be allowed except flagpoles, street furniture, transit shelters, signage, fencing, slope stability structures, and improvements less than 30 inches above grade, including decks, patios, walks, and driveways. Some of these structures and improvements require a permit.

The setbacks shown in Table 2 are Zoning setbacks. Larger setbacks may be required by the State Building Code, Fire Code, sight distance requirements, or landscaping requirements.

17.40.060 Performance Standards.

The maximum permissible limits of the Performance Standards for the industrial zones shall be as designated below.

- (a) Air Quality. Emissions from combustion and incineration, emissions from sources emitting hazardous air pollutants, and emissions of suspended particles or fugitive dust shall not exceed the standards set forth in Washington Administrative Code 173-400, General Regulations for Air Pollution. Where such emissions could be produced as a result of accident or equipment malfunction, safeguards standard for safe operation in the industry shall be taken. Polluted air streams shall be treated with the best available control technology.
- (b) Electromagnetic Interference. Electric fields and magnetic fields shall not be created that adversely affect the public health, safety, and welfare, including but not limited to interference with the normal operation of equipment or instruments or normal radio, telephone, or television reception from off the premises where the activity is conducted. This section does not apply to telecommunication facilities which are regulated by the FCC under the Federal Telecommunication Act of 1996 or its successor.
- (c) Fire and Explosive Hazard. The manufacture, use, processing, or storage of flammable liquids, gases, or solids shall be in compliance with the State Fire Code, the State Building Code, National Fire Protection Association standards, and any other state or nationally recognized standards that may apply to the particular use, building, or process.
- (d) Glare. Any activity producing glare shall be carried on in such a manner that the glare is not perceptible at or beyond the property line. Artificial lighting shall be hooded or shaded so that direct light of high intensity lamps will not result in objectionable glare.
- (e) Hazardous Materials. The manufacture, use, processing, or storage of hazardous materials shall be permitted in accordance with the regulations of the State Building Code, State Fire Code, the National Fire Protection Association Standards, and any other state or nationally recognized standards that may apply to the particular use, building, or process.
- (f) Heat and Humidity (Steam). Any activity producing humidity in the form of steam or moist air, or producing heat shall be carried on in such a manner that the heat or humidity is not perceptible at or beyond the property line.
- (g) Industrial Wastes. The storage, processing, or disposal of dangerous waste shall be subject to the regulations of the Washington State Department of Ecology.
- (h) Noise. Noise within the industrial zones must not exceed the maximum permissible noise levels set forth in this chapter and WAC 173-60, Maximum Environmental Noise Levels, as measured at the property line of the noise source.

Maximum Permissible Environmental Noise Levels From Industrial Uses			
Noise Source	Property Receiving Noise by Zone		
	Residential	Commercial	Industrial
Industrial Zone	60 dBA*	65 dBA	70 dBA

- * Between the hours of ten p.m. and seven a.m., the noise limitations of the foregoing table shall be reduced by ten dBA for residential receiving property.

At any time of the day or night the applicable noise limitations may be exceeded for any receiving property by no more than:

- (1) Five dBA for a total of fifteen minutes in any one-hour period.
- (2) Ten dBA for a total of five minutes in any one-hour period.
- (3) Fifteen dBA for a total of one and one-half minutes in any one-hour period.

Exemptions to the maximum permissible noise level cited in this chapter shall be as enumerated in WAC 173-60-050, Maximum Environmental Noise Levels Exemptions.

- (i) Odors. Any use producing odors shall be carried on in such a manner that offensive or obnoxious odors shall not be perceptible at or beyond the property line.
- (j) Vibration. Every use shall be so operated that the ground vibration inherently and recurrently generated from equipment other than vehicles is not perceptible without instruments at any point beyond the property line.

17.40.070 Containment Within a Building.

In the I-1 Zone, all industrial uses including but not limited to manufacturing, processing, warehousing, distribution, and fabrication shall be carried out within a building. This provision does not prohibit open sales lots or outside storage in compliance with section 17.40.080.

17.40.080 Storage Areas.

All storage located on a lot abutting a residential or commercial zone shall be wholly within a building or enclosed by a sight-obscuring screen not less than 8' in height. All storage shall be kept in a manner so that it will not create a fire hazard or a nuisance. In the case of open storage of combustible material, a roadway shall be provided and maintained to permit Fire Department access at all times. This shall not be construed to prohibit open sales lots.

17.40.090 Construction code requirements.

All uses in the industrial zones must be in compliance with the applicable requirements of the state building code, fire code, mechanical code, and plumbing code except as may be provided in this chapter.

17.40.100 Fences and walls.

Fences and walls not exceeding eight feet in height may be permitted subject to the requirements of this section. Prior to construction or installation, all fences and walls will require a fence permit to be issued by Public Works and/or a building permit issued by the Building and Planning Department. Electric and barbed wire fences are prohibited, except that security fences containing barbed wire may be permitted subject to review by the building official regarding the safety of such a fence. All applications for permits to construct or install fences or walls shall be reviewed by the building official and city engineer for vehicular and pedestrian safety.

17.40.110 Stormwater and drainage.

- (a) Each use shall provide for approved on-site or off-site detention or control of excess stormwater runoff or drainage resulting from the use. No use shall cause downstream property owners to receive stormwater runoff at a higher peak flow than would have resulted from the same event had the use or improvement not been present.
- (b) Stormwater runoff or drainage shall be controlled and contained on site except where adequate off-site storm drainage systems are available. Stormwater runoff and/or drainage resulting from a use must be controlled so that water will not flow on to a public sidewalk or onto adjacent property. Drainage into city storm sewer or onto a city street must be approved by the public works director.