



CITY OF OTHELLO PLANNING COMMISSION

**Regular Meeting
500 E. Main St.
April 15, 2019
6:00 PM**

1. Call to Order- Roll Call
2. March 18, 2019 Minutes Approval
3. Accessory Dwelling Unit Public Hearing Follow Up
4. Municipal Code Update – Industrial Zones – Request for Direction
5. Public Hearing Date for Comprehensive Plan Land Use Designations, Zoning Map, Landscaping, & Residential, Commercial, & Industrial Zones
6. Residential Design Standards – Request for Direction
7. Short Course on Local Planning scheduled for April 23

Next Regular Meeting is Monday, May 20, 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
March 18, 2019
Jackee Carlson

CALL TO ORDER

Vice Chair Kevin Gilbert called the meeting to order at 6:00 pm.

ROLL CALL

Commissioners Present: Vice Chair Kevin Gilbert, Brian Gentry, Tari Perez, Chris Dorow

Absent: Roger Ensz

Staff: Community Development Director Anne Henning and Building & Planning Secretary Jackee Carlson

Attendees: Bob Carlson, City Council Member John Lallas

Quorum Established.

APPROVAL OF FEBRUARY 19, 2019 PLANNING COMMISSION MEETING MINUTES

Commission Action: The Commissioners voted to accept the minutes from February 19, 2019 M/S Brian Gentry/Kevin Gilbert.

MUNICIPAL CODE UPDATE – INDUSTRIAL ZONES- REQUEST FOR DIRECTION

Ms. Henning asked the Commission to review the Industrial Zone draft with the purpose of reducing duplication and making the code easier to read.

The Commission reviewed section 17.40.010 Purpose and were satisfied with the definitions. They agreed it is important to preserve land for future industrial growth.

17.40.030 Uses - The Commission reviewed Table 1 - Land Uses in The Industrial Zones and Table 2 - Development Standards in The Industrial Zones. The following changes were made (shown in bold):

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	A
Assembly of parts	A	A
Bus barns and maintenance facilities	A	A
Fabrication and welding	A	A
Hazardous waste treatment and storage, from off-site	X	A
Hazardous waste treatment and storage, from on-site ¹	C	
Junk yards, salvage yards, or wrecking yards	A	C
Machine shop	?	?

TABLE 1: LAND USES IN INDUSTRIAL ZONES

USE CATEGORIES	I-1	I-2
Manufacturing, processing, or packaging of products using raw materials	A	A
Manufacturing, processing, or packaging of products using previously prepared materials ²	A	A
Manufacturing, processing, or packaging of food products, excluding meat, seafood, distilling, fermenting, canning, slaughtering, rendering, curing, and tanning	A	A
Manufacturing, processing, or packaging of food products, including meat, seafood, distilling, fermenting, and canning. Excludes slaughtering, rendering, curing, and tanning	C	A
Slaughtering, rendering, curing, and tanning	C	A
Outside storage as a primary use ³	A	X
Printing, publishing, and allied products manufacturing including processes such as lithography, etching, engraving, binding, and blueprinting	A	?
Recycling collection site and recycling facilities	A	?
Solid waste processing facilities	X	X
Storage, warehousing, and distribution facilities	A	A
Technological uses such as scientific research, testing, and experimental development laboratories	A	C
Transportation services such as freight consolidation, shipping documents preparation, rental of railroad cars, packing and crating	A	A
Accessory Uses		
Accessory use appurtenant to any primary use and not otherwise prohibited	A	A
Child care, primarily for children of on-site employees or customers	A	A
Dwelling unit for on-site security or maintenance personnel and family ⁴	A	C
Offices related to permitted uses conducted on the same site	A	A
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	A	A
Storage in cargo containers	A	A
Other Allowed Uses		
Animal shelter, kennel, or veterinary clinic with outdoor boarding of animals or care of livestock	A	X
Building materials or lumber yard, retail or wholesale	A	X
Contractor establishments, including offices, shops, and storage yards	A	C?
Industrial laundry or dry-cleaning plant	A	X?
Mini-storage	A	X
Nurseries and greenhouses for the growing and sale of plants	A	X
Power generating facilities	X	A
Public facilities compatible with the intent of the zone, such as maintenance shops, substations, well houses, lift stations, local and regional utilities	A	A
Public park	X	X
Recreation requiring large land areas and/or generating noise, such as go-carts, target shooting, race tracks, etc.	A	X
Repair and service of vehicles and equipment	A	X
Surfacing mining, including extraction from deposits of rock, gravel, sand, earth, and minerals, along with rock crushing and related accessory activities⁵	X	X
Towing services and vehicle impound yards	A	X
Wireless communication facilities, in compliance with OMC 16.68	A	A

Table 1 – Use categories

- **Fabrication and Welding** – The Commission discussed light fabrication and welding in I-1 and heavy in I-2.
- **Machine Shop** – Would depend on size and scale.
- **Manufacturing, processing, or packaging of products, excluding meat, seafood, distilling, fermenting, canning, slaughtering, rendering, curing, and tanning** – In I-1 would depend on impacts.
- **Printing, publishing, and allied products manufacturing including processes such as lithography, etching engraving, binding, and blueprinting** – In I-2 would depend on scale.
- **Recycling collection site and recycling facilities** – In I-2 would depend on scale.
- **Storage, warehousing, and distribution facilities** - In I-2 would depend on scale.
- **Industrial laundry or dry-cleaning plant** – In I-2 would depend on scale.
- **Repair of personal vehicles** – Adding this to the table, with I-1 being Allowed (A) and I-2 being Prohibited Use (X).
- **Repair of commercial vehicles and equipment** - Adding this to the table, with I-1 and I-2 both being Allowed (A), but I-2 depending on the size.
- **Surfacing mining** – Adding to the table, with I-1 and I-2 both Prohibited Use (X).
- **Rock crushing** – Adding to the table, the Commission is still undecided as far as being allowed or not.
- **Note 1:** Bring examples of hazardous waste generators.

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'	20'
Rear setback ¹ if adjacent property is not zoned Residential	NR	NR
Rear setback ¹ if adjacent property is zoned Residential	10'	20'
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	NR	NR
Parking requirements	OMC 17.61	OMC 17.61
Containment within a building		

Table 2

- Front and flanking street setbacks – The only concern the Commission had was the visibility on corners.
- Outside Storage – Could this be defined to be a graveled area?

Overall in the two tables, there are areas the Commission would like to see examples. Ms. Henning agreed to gather information and bring it back to the Commission.

17.40.060 - Performance Standards – Ms. Henning advised the Commissioners that there is currently a chapter in the Municipal Code for Performance Standards. She asked whether there should be one chapter that applies everywhere or part of the zone that addresses specific performance standards for industrial that is different than commercial and residential or the same standards everywhere? The Commission would like to see some examples before deciding.

- (A) Air Quality – Referencing State Code
- (B) Electromagnetic Interference – Referencing code by the FCC under Federal Telecommunications Act of 1996.
- (C) Fire & Explosive Hazard – Referencing Fire Code
- (D) Glare – No changes
- (E) Hazardous Materials – Referencing State Codes.
- (F) Heat & Humidity – No changes
- (G) Industrial Waste – Referencing Washington State Department of Ecology.
- (H) Noise – Referencing State Codes, WAC 173-60.

The Commission had previously discussed what examples of different decibels were. Ms. Henning advised them that a normal conversation is 60 to 70 dBA at 3 to 5 feet, city traffic inside a car is 85 dBA.

The information provided in the table below are state standards.

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

17.40.080 Storage Areas – The commission discussed requiring gravel that is kept free of weeds, and whether a sight-obscuring fence should be required.

ACCESSORY DWELLING UNIT – PUBLIC HEARING

The City Council will hold a public hearing on the most recent draft on April 8. The Commission noted the ADU draft did not include a maximum size, although they felt it had been discussed. Staff will check the record of previous discussions. They also questioned whether a permanent foundation is required by the Building Code or needs to be in the ADU chapter.

OTHER BUSINESS:

Mr. Bob Carlson pointed out that there is currently no minimum rear setback for an Accessory Dwelling Unit. His concern was that an ADU could back up directly into an alley.

Action: Motion to change the minimum rear setback on Accessory Dwelling Units to 5 feet M/S Brian Gentry/Chris Dorow. Passed unanimously

SHORT COURSE ON LOCAL PLANNING – TRAINING OPPORTUNITY

Ms. Henning reminded the Commissioners that the training will be held April 23, 2019, 6 pm at City Hall.

ADJOURNMENT

Having no other business, the meeting was adjourned at 7:56 pm. Next scheduled meeting is Monday, April 15, 2019.

Kevin Gilbert, Vice Chair

Date: _____

Jackee Carlson, Planning Secretary

Date: _____

TO: Planning Commission

FROM: Anne Henning, Community Development Director

MEETING: April 15, 2019

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

The Planning Commission has been working on updating all the major zones, with Industrial being the last category that needs to be reviewed. As with the previous chapters, the goal is to update the code to modern standards, reduce duplication, eliminate conflicts, and make the regulations easier for staff and the public to use and understand.

Staff Comments

1. The draft has been updated with the changes discussed at the March 2019 meeting.
2. Most of the previous blank spaces in Tables 1 and 2 have been filled in, so the Commission should review them to ensure that staff has correctly captured the Commission's direction.
3. The categories in Table 1, Uses, have been significantly collapsed. Based on the Commission's direction of what should and shouldn't be allowed in the two Industrial Zones, it seemed to make sense to combine similar categories that were going to be regulated the same anyway. There are additional possibilities to further consolidate the uses—See the italicized notes in the table.
4. Other issues that should be discussed are:
 - a. Table 1: The Commission's direction for several categories of uses was that they would only be suitable for the I-2 Heavy Industrial if the size of the business was very large. Staff was unsure how to capture that in the table and was unable to find any examples of other cities that regulate in that way. The draft does include a minimum lot size for new lots in the I-2 Zone as a way to encourage only large uses in I-2 in the future. However, there might be uses that don't need a lot of land but should still be in I-2 because of impacts or hazards. So a large minimum lot size might not be suitable.
 - b. Table 1: Hazardous waste treatment and storage was a discussion item last time. Staff has determined that state regulation of hazardous/dangerous waste is sufficient, so additional restrictions in zoning are unnecessary.
 - c. Table 1: Other Allowed Uses: These uses should be reviewed closely to determine if they are suitable for either Industrial Zone. Unlike the Primary Uses, some of these uses are quite specific and may or may not be a good fit for Othello's Industrial Zones. On the other hand, Agriculture may be a use that should be added, to prevent conflicts if agricultural land is annexed and zoned Industrial.

- d. Performance Standards, 17.40.060, was converted from text into Table 3. Tables are generally easier to use than long text sections. The Commission should review each of the performance standards. Some are regulated by referenced state or national standards, but the rest are at the city's discretion. The standards for odor and vibration should especially be discussed. Two options for the noise standards are presented: a simple statement that references the state standards, or the longer version that repeats the state standards.
- e. The discussed requirements for storage areas were added to 17.40.070.
- f. If there are additional uses that should be specifically prohibited, these can be added to 17.40.040.

Attachments

- April 15, 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 Storage Areas
- 17.40.080 Construction Code Requirements.
- 17.40.090 Fences and Walls.
- 17.40.100 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 and maintain 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. Lots are generally smaller than in the I-2 Heavy Industrial Zone.
- (c) I-2 Heavy Industrial Zone. The I-2 Zone is intended to preserve land for and accommodate heavy industrial uses needing large areas of land and 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 Design 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 (d), 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.

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	A
Assembly of parts	A	A
Fabrication and welding [<i>included within manufacturing?</i>]	A	SIZE
Junk yards, salvage yards, or wrecking yards	A	C
Machine shop [<i>included within manufacturing?</i>]	A	SIZE
Manufacturing, processing, or packaging of products, including food products but excluding meat, seafood, distilling, fermenting, canning, slaughtering, rendering, curing, and tanning.	A	A
Manufacturing, processing, or packaging of food products, including meat, seafood, distilling, fermenting, and canning, slaughtering, rendering, curing, and tanning [<i>Is it appropriate to single out food-related manufacturing? There are other manufacturing types with similar impacts, such as paper production?</i>]	C	A
Outside storage as a primary use ³	A	X
Printing, publishing, and allied products manufacturing including processes such as lithography, etching, engraving, binding, and blueprinting [<i>is this any different from manufacturing?</i>]	A	SIZE
Recycling collection site and recycling facilities	A	SIZE
Solid waste processing facilities	X	X
Storage, warehousing, and distribution facilities	A	SIZE
Technological uses such as scientific research, testing, and experimental development laboratories	A	C
Transportation services such as bus barns and maintenance facilities, freight consolidation, shipping documents preparation, rental of railroad cars, packing and crating	A	A
Accessory Uses		
Accessory use appurtenant to any primary use and not otherwise prohibited	A	A
Child care, primarily for children of on-site employees or customers	A	A
Dwelling unit for on-site security or maintenance personnel and family ⁴	A	C

TABLE 1: LAND USES IN INDUSTRIAL ZONES

USE CATEGORIES	I-1	I-2
Offices related to permitted uses conducted on the same site	A	A
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	A	A
Storage in cargo containers, on the site of the business using the storage	A	A
Support business for a primary allowed use	A	A
Other Allowed Uses		
Agriculture	?	?
Animal shelter, kennel, or veterinary clinic with outdoor boarding of animals or care of livestock	A	X
Building materials or lumber yard, retail or wholesale	A	X
Contractor establishments, including offices, shops, and storage yards	A	SIZE
Industrial laundry or dry-cleaning plant	A	X
Mini-storage	A	X
Nurseries and greenhouses for the growing and sale of plants	A	X
Power generating facilities, including solar farms	X	A
Public facilities compatible with the intent of the zone, such as maintenance shops, substations, well houses, lift stations, local and regional utilities	A	A
Public park	X	X
Recreation requiring large land areas and/or generating noise, such as go-carts, target shooting, race tracks, etc.	A	X
Repair and service of consumer vehicles and equipment	A	X
Repair and service of agricultural/commercial/industrial vehicles and equipment	A	SIZE
Rock crushing	?	?
Towing services and vehicle impound yards	A	X
Wireless communication facilities, in compliance with OMC 16.68	A	A

Notes for Table 1:

1.Placeholder

2.Placeholder

3.See OMC 17.40.070, Storage Areas, for requirements..

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.Placeholder

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 the City Administrator 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) Surfacing mining, including extraction from deposits of rock, gravel, sand, earth, and minerals.

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	NR	NR
Side setback ¹ if adjacent property is not zoned Residential	NR	NR
Side setback ¹ if adjacent property is zoned Residential	5'	20'
Rear setback ¹ if adjacent property is not zoned Residential	NR	NR
Rear setback ¹ if adjacent property is zoned Residential	10'	20'
Maximum building height	NR	NR
Minimum lot size for new lots	NR	100,000 SF
Landscaping requirements	OMC 17.74	
Signage	OMC 14.58	
Parking requirements	OMC 17.61	

(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.

TABLE 3: PERFORMANCE STANDARDS IN INDUSTRIAL ZONES

Performance Standards	I-1	I-2
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.	
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.	
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.	
Glare	Any activity producing excessive or uncontrolled bright light shall be carried on in such a manner that the glare is not perceptible at or beyond the property line. Artificial lighting	

TABLE 3: PERFORMANCE STANDARDS IN INDUSTRIAL ZONES

Performance Standards	I-1	I-2																
	shall be hooded or shaded so that direct light of high intensity lamps will not result in objectionable glare.																	
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.																	
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.																	
Industrial Wastes	The storage, processing, or disposal of dangerous waste shall be subject to the regulations of the Washington State Department of Ecology.																	
Noise	<p>Noise shall be muffled so as to not become objectionable due to intermittent beat, frequency, or shrillness, and shall not exceed the standards in WAC 173-60, as amended.</p> <p>OR</p> <p>Noise within the industrial zones shall 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.</p>																	
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4">Maximum Permissible Environmental Noise Levels From Industrial Uses</th> </tr> <tr> <th>Noise Source</th> <th colspan="3">Property Receiving Noise by Zone</th> </tr> <tr> <th></th> <th>Residential</th> <th>Commercial</th> <th>Industrial</th> </tr> </thead> <tbody> <tr> <td>Industrial Zone</td> <td>60 dBA*</td> <td>65 dBA</td> <td>70 dBA</td> </tr> </tbody> </table>			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
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															
<p>* 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.</p> <p>At any time of the day or night the applicable noise limitations may be exceeded for any receiving property by no more than:</p> <ol style="list-style-type: none"> (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. <p>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.</p>																		
Odors	<p>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.</p> <p>OR</p> <p>The emission of odorous gases or matter in such quantities as to be readily detectable, without special instruments, at any point beyond the property line of the use creating the odors is prohibited.</p>	<p>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 I-2 Zone boundary.</p>																
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																	

TABLE 3: PERFORMANCE STANDARDS IN INDUSTRIAL ZONES		
Performance Standards	I-1	I-2
		any point beyond the property line.

17.40.070 Storage Areas.

All storage shall be on hard surface or gravel and kept free of weeds. 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.

17.40.080 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.

17.40.090 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.

17.40.100 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.