



DETERMINATION OF NON-SIGNIFICANCE

Description of Proposal: *The proposal is to amend Clark County Code Section 40.230.050 University District to allow dormitories as an allowed use.*

Proponent: *Clark County Community Planning*

Location of proposal, including street address, if any: *Not Applicable*

Lead Agency: *Clark County, Washington*

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.

Comments must be submitted by: January 17, 2019

Responsible Official: Oliver Orjiako
Position/title: Director
Address: **RE: SEPA Comments**
Clark County Community Planning
1300 Franklin Street; 3rd Floor
P.O. Box 9810
Vancouver, WA 98666-9810

Date: 12-18-18 **Signature:** Oliver Orjiako

The staff contact person and telephone number for any questions on this review is Laurie Lebowsky, Planner III, (564) 397-4544.

For other formats, contact the Clark County ADA Office at ADA@clark.wa.gov.



**Clark County SEPA Environmental Checklist
Washington Administrative Code (WAC) 197-11-960**

A. BACKGROUND

1. Name of proposed project, if applicable:
CPZ 2019-00026: University District Code Update

2. Name of applicant:
Clark County

3. Address and phone number of applicant and contact person.
Oliver Orjiako; Director
Clark County Community Planning
P.O. Box 9810
Vancouver, WA 98666-9810
(360) 397-2280 extension 4112

4. Date checklist prepared:
December 19, 2018

5. Agency requesting checklist:
Clark County, WA

6. Proposed timing or schedule (including phasing, if applicable):
The schedule is for this development text amendment to be effective by March 1, 2019.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No, this is a non-project action.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Not applicable, this proposal is only a development code text amendment.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
None, this is a non-project action.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

This is a non-project action. Site-specific measures and any mitigation measures will be developed during the site development process, if needed.

3. Water

- a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Not applicable, this is a non-project action.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described water? If yes, please describe and attach available plans.

Not applicable, this is a non-project action.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not applicable, this is a non-project action.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Not applicable, this is a non-project action.

- 5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.

Not applicable, this is a non-project action.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Not applicable, this is a non-project action.

b. Ground Water:

- 1) Will ground water be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Not applicable, this is a non-project action.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals . . . ; agricultural; etc). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable, this is a non-project action.

c. Water Runoff (including storm water):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Not applicable, this is a non-project action.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Not applicable, this is a non-project action.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Not applicable, this is a non-project action.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**

Not applicable, this is a non-project action.

4. Plants

a. Check or circle types of vegetation found on the site.

_____ deciduous tree: alder, maple, aspen, other

_____ evergreen tree: fir, cedar, pine, other

_____ shrubs

_____ grass

_____ pasture

_____ crop or grain

_____ orchards, vineyards or other permanent crops.

_____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage,

other

_____ water plants: water lily, eelgrass, milfoil, other

_____ other types of vegetation

Not applicable. This is a non-project action that involves a text amendment to Clark County's Development Code.

b. What kind and amount of vegetation will be removed or altered?

This is a non-project action. Future development projects will require development review to address vegetation.

c. List threatened or endangered species known to be on or near the site.

This is a non-project action. Future development projects will require development review to address any potential issues regarding threatened or endangered species.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any;

This is a non-project action. Future development projects will require development review to address any potential needs regarding landscaping, use of native plants, or other measures to preserve or enhance vegetation.

e. List all noxious weeds and invasive species known to be on or near the site.

This is a non-project action. Future development projects will require development review to address any potential issues regarding noxious weeds or invasive species.

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other:

Not applicable. This is a non-project action. Future development projects will require a development review process that will identify any birds and animals observed on or near the site.

b. List any threatened and endangered species known to be on or near the site. This is a non-project action. Future development projects will require a development review.

c. Is the site part of a migration route? If so, explain.

This is a non-project action. Future development projects will require a development review.

d. Proposed measures to preserve or enhance wildlife, if any:

This is a non-project action. Site-specific measures and any mitigation measures will be developed during the development review process.

e. List any invasive animal species known to be on or near the site.

Not applicable. This is a non-project action.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Not applicable. This is a non-project action.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Not applicable. This is a non-project action.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Not applicable. This is a non-project action.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

None, this is a non-project action.

1) Describe any known or possible contamination at the site from present or past uses.

Not applicable. This is a non-project action.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Not applicable. This is a non-project action.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Not applicable.

- 4) Describe special emergency services that might be required.

Not applicable.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Not applicable.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Not applicable.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Not applicable.

- 3) Proposed measures to reduce or control noise impacts, if any:

Not applicable.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

This is a non-project action. The proposal is a text amendment to the Clark County Development Code.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

This is a non-project action. The proposal is a text amendment to the Clark County Development Code.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Not applicable, this is a non-project action.

- c. Describe any structures on the site.

This is a non-project action that only amends some text in the Clark County Development Code.

- d. Will any structures be demolished? If so, what?

Not applicable, this is a non-project action.

- e. What is the current zoning classification of the site?

This is a non-project action that could potentially amend the University District zone to allow dormitories as a permitted use.

- f. What is the current comprehensive plan designation of the site?

This is a non-project action that amends text language for the University District in the Clark County Development Code and does not affect any comprehensive plan designations.

- g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

This is a non-project action; not applicable.

- i. Approximately how many people would reside or work in the completed project?
This is a non-project action. This item is a text amendment that would allow dormitories in the University District. The exact number of people housed would be determined during the development review process.
- j. Approximately how many people would the completed project displace?
This is a non-project action. Potentially, this development text amendment could add housing in the University District.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
This is a non-project action. This proposed text amendment to allow dormitories would potentially create housing opportunities and not displacement of people.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Not applicable.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
Not applicable.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
This is a non-project action which would amend the University District code to allow dormitories. The number of units provided would be determined during the development review process.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
This is a non-project action which would amend the University District code to allow dormitories. Housing could be created; however, the number of units would be determined during the development review process.

- c. Proposed measures to reduce or control housing impacts, if any:
Not applicable.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not applicable.

- b. What views in the immediate vicinity would be altered or obstructed?
None, this is a non-project action.

- c. Proposed measures to reduce or control aesthetic impacts, if any:
None, this is a non-project action.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None, this is a non-project action.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

None, this is a non-project action.

- c. What existing off-site sources of light or glare may affect your proposal?
None, this is a non-project action.

- d. Proposed measures to reduce or control light and glare impacts, if any:
None, this is a non-project action. Any proposed impacts will be addressed during the development review process.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

This is a non-project action.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No, this is a non-project action.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None, this is a non-project action.

13. Historic and Cultural Preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

This is a non-project action.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

This is a non-project action. Development projects will undergo development review which should include documentation regarding archaeological pre-determination to the state (DAHP), if applicable.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

This is a non-project action. Development projects will undergo development review which should include documentation regarding archaeological pre-determination to the state (DAHP), if applicable.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None, this is a non-project action. Site-specific measures and any mitigation measures will be developed during the development review process.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area, and describe proposed access to the existing street system. Show on site plans, if any.

This is a non-project action. The proposal is not site specific, but it is a text amendment to the Clark County Development Code.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Not applicable, this is a non-project action that involves amending the Clark County Development Code and not a site-specific request.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Not applicable, this is a non-project action that involves amending the Clark County Development Code and not a site-specific request.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Not applicable, this is a non-project action.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Not applicable, this is a non-project action.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

Not applicable, this is a non-project action.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Not applicable, this is a non-project action.

- h. Proposed measures to reduce or control transportation impacts, if any:

Not applicable, this is a non-project action.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? if so, generally describe.
This is a non-project action; not applicable.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
This is a non-project action; not applicable.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
This is a non-project action; not applicable.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
This is a non-project action; not applicable.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Laurie Lebowsky
Name of signee LAURIE LEBOWSKY
Position and Agency/Organization Planner III Clark County
Date Submitted: 12-18-18

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent of the proposal, or the types of activities likely to result from the

proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

This is a non-project action. No development is involved with this action. Future development will have to comply with applicable Clark County Development Code, as well as applicable state and federal laws.

Proposed measures to avoid or reduce such increases are:

Site-specific measures and any measures to address any potential increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise will be addressed during the development review process.

2. How would the proposal be likely to affect plants, animals, fish or marine life?
None, this is a non-project action. This action does not involve a development proposal. Future development will have to comply with applicable Clark County Development Code, as well as applicable state and federal laws.

Proposed measures to avoid or reduce such increases are:

Site-specific measures and any mitigation measures will be developed during the development review process.

3. How would the proposal be likely to deplete energy or natural resources?
This is a non-project action. No development will occur with this action.

Proposed measures to avoid or reduce such increases are:

Site-specific measures and any mitigation measures will be developed during the development review process.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection: such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

None, this is a non-project action. Any future development would have to address any impacts to sensitive areas and propose mitigation.

Proposed measures to avoid or reduce such increases are:
Site-specific measures and any mitigation measures will be developed during the development review process.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

This is a non-project action. No development will occur with this action. Future development will have to comply with the Clark County Development Code, as well as any applicable state and federal laws.

Proposed measures to avoid or reduce such increases are:
Site-specific measures and any mitigation measures will be developed during the development review process.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

This is a non-project action. No development will occur with this action. Future development will have to comply with the Clark County Development Code, as well as any applicable state and federal laws.

Proposed measures to avoid or reduce such increases are:
Site-specific measures and any mitigation measures will be addressed during the development review process.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposal would not conflict with local, state or federal laws. Future development will have to comply with local, state, or federal laws or requirements for the protection of the environment.

1 **40.230.050 University District (U)**

2 A. Purpose.

3 The University (U) district is intended to provide long-term opportunities for educational and related uses within
 4 the community. Such educational facilities enhance the identity and image of the community as a desirable place for
 5 human growth and development and provide opportunities and facilities for various activities and needs of a diverse
 6 and dynamic population. The purpose of this section is to allow such development to occur in a manner that does not
 7 adversely impact the community and provides and protects the natural and physical assets of the community. In
 8 addition, the purpose is to provide a timely but adequate review of such development and to create predictability for
 9 institutions of higher education in the planning process.

10 B. Uses.

11 The uses set out in Table 40.230.050-1 are examples of uses allowable in this zone district. The appropriate
 12 review authority is mandatory.

- 13 • “P” – Uses allowed subject to approval of applicable permits.
- 14 • “R/A” – Uses permitted upon review and approval as set forth in Section 40.520.020.
- 15 • “C” – Conditional uses which may be permitted subject to the approval of a conditional use permit as set forth
 16 in Section 40.520.030.
- 17 • “X” – Uses specifically prohibited.

18 Where there are special use standards or restrictions for a listed use, the applicable code section(s) in Chapter
 19 40.260, Special Uses and Standards, or other applicable chapter is noted in the “Special Standards” column.

Table 40.230.050-1. Uses		
	U	Special Standards
1. Services – Educational.		
a. Universities and colleges, including public, parochial and private. ²	P	
b. Teaching facilities, including but not limited to classrooms, lecture halls, seminar rooms, teaching laboratories, and related support facilities. ²	P	
c. Offices for administration, faculty, staff, graduate students, student government, and clerical purposes with related support facilities. ²	P	
d. University information services, including but not limited to libraries, instructional media production, news and information centers, radio and television broadcasting facilities, bookstores, publication and printing services, and related information services. ²	P	
e. Research facilities, including but not limited to agricultural experiment stations, scientific research laboratories, joint public-private research facilities, medical research institutes, and	P	

Table 40.230.050-1. Uses		
	U	Special Standards
related research activities. Research facilities may also include agricultural uses, normally associated with land grant universities, such as crop research plots, hay and pasture land, facilities for the care of wildlife and/or domestic livestock, and veterinary science facilities. ²		
f. Services for the campus population including but not limited to medical clinics, child care centers, student union buildings, bookstores, counseling services, copy centers, career planning and placement centers, and related services. These services may include, but are not limited to services for the convenience of the campus population such as postal services, barber and beauty shops, food service, banking facilities, travel agencies, and similar establishments normally associated with a campus community. ²	P	
<u>g.</u> <u>Dormitories.</u>	<u>P</u>	
<u>gh.</u> Facilities for spectator, cultural and sporting events including but not limited to performing arts centers, museums and outdoor amphitheaters. ²	P	
<u>hi.</u> Recreational facilities for the campus population including but not limited to tennis courts, softball fields, athletic playfields, swimming pools and other indoor and outdoor sports facilities. ²	P	
<u>ij.</u> Physical plant facilities for the operations and maintenance of the university. ²	P	
<u>jk.</u> Other supportive nonresidential uses which are determined by the responsible official to be customarily associated with, and appropriate, and incidental to the principal permitted uses and which are consistent with the mission of the institution.	P	
2. Other.		
a. Any other uses included in an approved MDP.	P	
b. Buildings that exceed the height regulations in Table 40.230.050-3	C	
c. Utilities, other than wireless communications facilities	P	40.260.240

Table 40.230.050-1. Uses		
	U	Special Standards
d. Wireless communications facilities	P/C ¹	40.260.250
e. Solid waste handling and disposal sites	C	40.260.200
f. Temporary uses	P	40.260.220
g. Electric vehicle infrastructure	P	40.260.075
h. Roadside farm stand	P	40.260.025
i. Agricultural market	P	40.260.025
j. Medical marijuana collective gardens	X	
k. Marijuana-related facilities	X	

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¹ See Table 40.260.250-1.

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² Once a property has been developed as a public facility, a docket is required to change the comprehensive plan designation from the current zone to the Public Facilities zone.

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(Amended: Ord. 2011-06-14; Ord. 2012-06-02; Ord. 2013-07-08; Ord. 2014-05-07; Ord. 2014-11-02; Ord. 2016-06-12)

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C. Development Standards.

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1. New lots and structures and additions to structures subject to this chapter shall comply with the applicable standards for lots, building height, setbacks and building separation in Tables 40.230.050-2 and 40.230.050-3, subject to the provisions of Chapter 40.200 and Section 40.550.020. Site plan review is required for all new development and modifications to existing permitted development unless expressly exempted by this title (see Section 40.520.040)

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Table 40.230.050-2. Lot Requirements			
Zoning District	Minimum Lot Area (sq. ft.)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)
University	None	None	None

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Table 40.230.050-3. Setbacks, Lot Coverage and Building Height					
Zoning District	Minimum Setbacks			Maximum Lot Coverage	Maximum Building Height (feet)
	Front (feet)	Side (feet)	Rear (feet)		
University	20	10, 20 ¹	10, 20 ¹	50%	72 ²

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¹ Setback shall be ten (10) feet unless the site adjoins a residential district in which case the minimum setback shall be twenty (20) feet.

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² No building or structure shall be hereafter erected, enlarged, or structurally altered to exceed seventy-two (72) feet in height unless a conditional use permit is granted. Uninhabitable portions of a building, such as a spire, dome, lantern, clock tower, shall be allowed to exceed the height limit as provided for in Section 40.200.060.

- 1 2. Signs. Signs shall be permitted according to the provisions of Chapter 40.310.
- 2 3. Off-Street Parking and Loading.
- 3 a. Off-street parking shall be provided as required in Chapter 40.340. No off-street parking or loading
4 area shall be allowed within twenty-five (25) feet of a property line, unless the responsible official finds
5 that a buffer will exist that effectively screens the parking from an adjoining residential zone, in which
6 case no off-street parking or loading area shall be allowed within ten (10) feet of an adjoining residential
7 zone or public right-of-way or access easement.
- 8 b. All motor vehicle parking, maneuvering, and loading areas shall be paved. Other surfaces may be
9 used for fire lanes as approved by the fire marshal and responsible official; provided, the alternative
10 surface will accommodate emergency vehicle loads.
- 11 c. Bicycle and pedestrian paths shall be provided in accordance with the approved master plan. Such
12 paths are allowed within the required setback areas.
- 13 4. Site Plan Approval. New development shall be subject to Section 40.520.040, Site Plan Approval, prior to
14 issuance of a building permit. In addition to the requirements of Section 40.520.040, the following
15 requirements shall apply to properties located within the U district:
- 16 a. Buildings and structures shall be sited to minimize to the extent possible the interruption of views
17 from adjacent residential areas to any identified significant geographic feature, such as the Cascade Range.
- 18 b. Landscaping shall be provided that, at maturity, will adequately screen parking lots and vehicle
19 loading and maneuvering areas from surrounding residences while not significantly obscuring views of
20 identified significant geographic features, such as the Cascade Range.
- 21 c. Landscaping shall be of a type that has growth characteristics given conditions on the site to be
22 effective at screening from the intended view shed within two (2) years of planting, although complete
23 effectiveness may not occur for additional years. Minimum size for shrubs shall be six (6) feet within two
24 (2) years of installation; minimum size for trees shall be twelve (12) feet within two (2) years of
25 installation.
- 26 d. All required landscaping shall be installed prior to issuance of a certificate of occupancy, unless
27 otherwise approved by the responsible official pursuant to Section 40.320.010(G). Landscaping shall be
28 designated in phases in a reasonable manner to coincide with the phasing of the overall construction which
29 may occur.
- 30 e. Areas which are to be preserved and maintained in their natural setting shall be so designated on a
31 landscape plan, and subject to the review and approval of the responsible official. Preserving native
32 vegetation can be used to meet stormwater requirements as designated in Chapter 40.386.
- 33 f. Any mature trees which are lost as a result of new building construction shall be replaced with new
34 plantings of equivalent long-term quality and value based on the International Society of Arboriculture
35 guidelines.
- 36 g. All mechanical heating and ventilating equipment shall be visually screened as required in Section
37 40.320.010(D)(2), as approved in the site plan review process.
- 38 h. Exterior lighting shall be installed to avoid disruption to abutting properties and to avoid traffic
39 safety hazards as required in Section 40.570.080(C)(3)(i), as approved in the site plan review process.
- 40 5. Performance Standards. No land or structure shall be used or occupied within the U district unless there is
41 compliance with the following minimum performance standards:
- 42 a. Noise. The maximum permissible noise levels shall be as determined by Chapter 173-60 WAC, as
43 amended.

- 1 b. Vibration. Vibration which is discernible without instruments at the property line of the use
2 concerned is prohibited.
- 3 c. Smoke and Particulate Matter. Air emissions must be approved by the Southwest Clean Air Agency.
- 4 d. Odors. The emission of noxious gases or matter in such quantities as to be readily detectable at any
5 point beyond the property line of the use creating such odors is prohibited.
- 6 e. Lighting. Exterior lighting shall be directed so as to not shine onto or significantly interfere with
7 uses of abutting properties and to avoid traffic safety hazards.
- 8 f. Heat and Glare. Except for exterior lighting, operations producing heat and glare shall be conducted
9 entirely within an enclosed building.
- 10 g. Storage, Handling, and Use of Hazardous Materials. The storage, handling and use of hazardous
11 materials shall be in compliance with all applicable local, state and federal regulations. Changes in the use
12 of hazardous materials shall be reported to the county fire marshal for review and approval.
- 13 h. Rooftop and Ground-Level Exterior Equipment. The provisions of Section 40.320.010 shall apply.
14 The screening shall be incorporated into the design of the building.
- 15 i. Solid Waste. All uses within the U district shall establish and implement a recycling program to
16 reduce the amount of material disposed of at landfills.

17 (Amended: Ord. 2006-09-13; Ord. 2015-11-24)

18 D. Special Requirements.

- 19 1. Development on properties of five (5) acres or more within the U district shall not be undertaken without
20 first obtaining approval of a Master Development Plan (MDP). The hearing examiner shall consider the MDP
21 at a public hearing conducted pursuant to Section 40.510.030. The application will be reviewed as a Type III
22 process.
- 23 2. In the case of a property that is less than five (5) acres or in the case of a reuse of an existing building, no
24 MDP shall be required.
- 25 3. The MDP application shall include the following:
- 26 a. Vicinity map;
- 27 b. Site analysis including key natural features;
- 28 c. Site plan showing the proposed locations of buildings and related facilities;
- 29 d. General layout of streets, utilities, and drainage management measures;
- 30 e. Maps and/or narrative showing off-site improvements, if any, necessary to serve the proposed
31 development;
- 32 f. Proposed phasing of development and the overall schedule of phasing;
- 33 g. Other information as determined by the responsible official.
- 34 4. The hearing examiner shall approve the proposed MDP or approve with conditions only if it is found that
35 the plan and schedule satisfy the following:
- 36 a. Provide an overall general plan which is properly related to and preserves the natural features and
37 resources on the site and vicinity;

- 1 b. Provide for land uses and intensities that are consistent with the comprehensive plan, this chapter,
2 and with the planned capacity of public facilities;
- 3 c. Assure that the proposed development is considered as a whole and will conform to the
4 comprehensive plan, the zoning standards, and all applicable county plans;
- 5 d. Assure that phased development is properly coordinated;
- 6 e. Do not significantly adversely impact the surrounding properties and uses.

7 Projects for which an MDP or the equivalent have been reviewed as part of any other regulatory process for
8 which a public hearing was required prior to January 1, 1995, shall be exempted from this requirement.

- 9 5. The responsible official shall have the authority to review and approve minor modifications to a
10 previously reviewed MDP as a Type II process; provided, that the requirements of this section are satisfied. A
11 minor change is one which does not change the overall land use concept and the project as a whole, does not
12 substantially increase intensity of development, or does not materially affect the relationship of the
13 development to adjacent land uses. Any other changes must be processed as a new application.