Appendix I

Local Policies Governing Aesthetics, Light, and Glare

Grays Harbor County

Shorelines Management Master Program

The Grays Harbor County 2015 Shoreline Master Program Update is available here: http://www.ghcsmp.org/index.html.

Development Policies

Policy 1. Ports and Water Related Industry.

Ports are centers of water-borne traffic particularly inter-coastal or transoceanic vessels including facilities for docking, loading, and unloading of cargo and raw materials and supplies and services for the vessels.

b. Port facilities should be designed to permit viewing of harbor areas from viewpoints, waterfront restaurants and similar public facilities which would not interfere with port operations or endanger public health and safety.

Policy 4. Recreation.

Recreation is the refreshment of body and mind through forms of play, amusement, or relaxation. The recreational experience may be either an active one involving boating, swimming, fishing, or hunting, or the experience may be passive such as enjoying the natural beauty of a vista or a lake, river, or saltwater area.

c. The linkage of shoreline parks and public access points through the use of linear access should be encouraged. Many types of connections can be used such as hiking paths, bicycle trails and/or scenic drives.

d. Whenever practical, scenic views and vistas should be preserved.

Amenity Policies

Policy 1. Visual Enhancement.

a. Unappealing operation which must have a waterfront site should be located where visual appearance, or emissions can be best screened and should be grouped together if possible to avoid spreading visual blight along the waterfront and to facilitate screening.

b. Urban, rural, and sparsely developed shorelines should be evaluated as to their visual amenity and where amenity is generally high, operations which are prone to release smoke

or gases that would reduce visibility, release visible particulate fallout, discolor the sky or stimulate fog formation should not be allowed.

c. The natural shoreline configuration should be preserved to protect scenic beauty and to prevent inappropriate eye-catchers. In prime scenic areas buildings should not rise above the skyline and where possible should be set behind an existing topographic or vegetation barrier to protect the vista. The leveling of hills or dunes, the filling of troughs or the terracing of slopes are other activities which can have the effect of creating an unnatural and visually unappealing shoreland configuration.

d. Outdoor advertising, above ground utilities, parking lots, and structures which are not architecturally related to the site and topography should not be allowed within identified scenic corridors or vista areas.

Environment Policies

Policy 1. Urban Environment.

i. The Urban Environment allows the highest density of development and the most intense types of shoreline uses. While some control of these factors is necessary, the main management focus should be on quality of development centering on such matters as pollution prevention and abatement, visual amenities, public access, site layout and design.

Policy 3. Conservancy Environment.

d. Conservancy areas are often attractive recreational areas and low intensity recreation can be permitted if it does not adversely affect the management of the resources and other values such as wildlife habitat and scenic amenity.

Administration Policies

Policy 2. Shorelines of Statewide Significance:

When considering the appropriateness of development on shorelines of statewide significance, local government and the developer should:

b. Preserve the natural character of the shorelines. This can be accomplished by:

1) Minimizing man-made intrusion on the shorelines.

2) Where intensive development already occurs, upgrade and redevelop those areas, before extending high intensity uses to low intensity use or undeveloped areas.

c. Prefer the long-term over short-term benefit. This can be accomplished by:

1) Preserving the shorelines for future generations and severely limiting anything that will detrimentally alter the natural conditions.

2) Evaluating developments for short-term economic gain or convenience in light of long-term and potentially costly impairments to the environment.

3) Actively promoting aesthetic considerations in a new development, redevelopment of existing facilities, or simply for the enhancement of the shoreline area.

Shorelines Designations

The shorelines which are designed as shorelines of statewide significance are:

2. Those portions of the Grays Harbor Estuary and its associated wetlands within Grays Harbor County under the jurisdiction of the Act, exclusive of those areas within the city limits of Ocean Shores, Westport, Hoquiam, and Aberdeen.

3. Those portions of the Chehalis River and its associated wetlands under the jurisdiction of the Act, exclusive of those areas within the city limits of Aberdeen, Cosmopolis, Montesano, Elma, and Oakville.

Public Access Regulations

Regulation 1. Shorelines of Statewide Significance.

b. Heavy commercial and industrial uses fronting on shorelines of statewide significance shall provide an easement or dedication for one or more vista points located as near to the outer harbor line as is reasonable, considering the nature and siting of the use. The vista points shall have a length parallel to the shoreline equivalent to 10% of the first 500 feet of the site frontage on the shoreline and an additional 5% of any additional frontage on the shoreline. The access and vista point area shall be capable of handling passenger vehicles safely and conveniently, unless topography or other limitations preclude this, in which case safe and convenient pedestrian access shall be sufficient.

c. The property owner shall not be required to install or maintain improvements for such public access and vista facilities unless a subdivision is required, in which case improvement may be required as a condition of plat approval. Public use shall not be allowed until reasonable improvements and provisions have been made by the appropriate public agency so that trespassing on adjacent private property, littering, and environment abuse will be minimized.

Scenic View and Vista Regulations

All applications for Substantial Development Permits must be evaluated for possible detrimental effects on scenic views and vistas. The possible blocking of residential views will be examined. Disruption of scenic vistas will be examined. If some detrimental effects on views or vistas are determined to be the case, the Administrator shall make record of the case and place conditions on the permit so as to minimize said detrimental effect. Such conditions may include but are not limited to:

1. Limitations of height of structures, as per RCW 90.58.320.

2. Requirements for screening.

3. Requirements for underground utilities.
4. Requirements for screening.
5. Restoration requirements.
6. Requirements for retention of appropriate vegetation.

Should the Administrator determine that there will be no adverse effect on scenic views or vistas, such determination will be noted. Should a particular project be so disruptive of scenic views and vistas that no amount of special requirements will ease the disruption, then the application may be denied if the project could reasonably be located elsewhere.

City of Aberdeen

The City of Aberdeen's 2001 *Comprehensive Land Use Plan* is available here: http://aberdeenwa.gov/pdf/2001_comp_plan.pdf.

Comprehensive Plan

Land Use Element

L-001 Encourage and provide for growth in economic activity and population while maintaining a balanced and orderly pattern of development and protecting the desirable attributes of the City and its environs.

L-002 Encourage appropriate land uses within suitable areas.

L-003 Provide sufficient space, protected from conflicts, for all land uses.

L-005 Provide for the expansion of uses which require additional area while minimizing potential adverse impacts on nearby uses.

L-006 Minimize land use conflicts and encourage compatibility between land uses through careful and attractive design.

L-008 Provide support for private sector developers to produce infill development, while encouraging infill development which is attractive to potential residents and both beneficial and acceptable to existing residents.

L-300 Industrial development should be grouped with similar or compatible use to in areas that limit land use conflicts, improve traffic flow and safety, and allow businesses to share public facilities and services.

L-500 Industrial development should be designed to be compatible with adjoining uses. Off-site impacts, such as noise, odor, light and glare, and vibration should be mitigated through the pollution control measures, setbacks, landscaping, and other best management practices. Unsightly views of parking areas, loading areas, and storage areas should be screened from adjacent office, retail and residential uses.

L-501 Areas where the allowed uses could have a major adverse effect which cannot be lessened are unsuitable for the Industrial area designation.

Transportation Element

T-006 The City, the Port of Grays Harbor, and private sector water-dependent uses should encourage the maintenance and continued development of both the Grays Harbor Navigation Channel and water-borne shipping terminals.

T-093 The development and maintenance of deep-water marine shipping terminals is encouraged in the industrial and waterfront development zoning districts.

Natural Resource Element

N-102 Retain the desirable elements of Aberdeen's character and setting.

N-103 Minimize the potential undesirable impacts of development.

N-203 Resource industries should use management practices that protect the environment and adjacent uses, and maintain the long-term productivity of the resource base.

Downtown and Waterfront Development Element

W-004 Increase appropriate public and private use of the waterfront areas of the City.

W-005 Protect important waterfront areas and resources.

Open Space and Critical Areas Element

O-252 Development within designated shoreline jurisdictions should:

b. Preserve the value and function of the water and shoreline;

c. Avoid natural hazards;

d. Promote visual and physical access to the water; and

e. Preserve navigation rights.

O-253 Water quality, natural drainage, fish and wildlife habitat, and aesthetic functions of rivers, streams, sloughs, and the harbor should be protected.

O-259 Water resources should be managed for multiple uses, including recreation, fish and wildlife habitat, flood protection, erosion control, water supply, energy production, and open space. Use of water resources for one purpose should, to the fullest extent possible, preserve opportunities for other uses.

Municipal Code

The project site is located in an area zoned Industrial (I). There are no specified height restrictions for this land use based on Chapter 17.48, *I Industrial District*, of the City of Aberdeen Municipal Code, Aberdeen's municipal code contains the following ordinances pertaining to aesthetic resources:

Section 17.48.050 Signs and lighting. In the I district, signs shall comply with the requirements of Chapter 17.84. (Prior code § 11.014.045)

Section 17.48.070. Landscaping. In the I district, landscaping shall comply with the requirements of Chapter 17.88. (Prior code § 11.014.060)

Section 17.84.120. Lighting. All lighting for required parking facilities or signage shall be designed to reflect light away from adjacent residential areas and streets. (Prior code § 11.026.120)

Section 17.88.030. Description of landscaping. The following are types of landscaping as required in Section 17.88.040; all proposed plant material, sizes and characteristics shall be in accordance with current American Association of Nurserymen Standards:

C. Type III—See Through Buffer. Type III landscaping shall consist of a mix of evergreen and deciduous plantings including living trees, shrubs and ground covers. Plantings of shrubs and ground covers shall be chosen and spaced to result in a covering of the landscape strip within three years. Shrubs shall be of a type that do not exceed a height at maturity of approximately three to four feet. Deciduous trees shall have a minimum trunk diameter of one and three-quarter inches at time of planting, and be spaced so as to result in touching of branches after ten years of normal growth. Evergreen trees shall be a minimum of four feet tall at time of planting and spaced so as to result in a space between trees approximately equal to the mature spread of the trees used. See Figure L-1.

Section 17.88.040. Type of landscaping required. Landscaping shall be provided in all developments subject to this title as set forth below, except for single-family residences and duplexes:

B. Five feet of Type III landscaping is required adjacent to all streets, except where permitted structures and driveways are proposed.

D. Landscaping is not required adjacent to alleys.

E. The buffer requirement between uses not specifically mentioned in this chapter shall be the same as the most similar above circumstance. (Prior code § 11.028.040)

Section 17.88.050. Landscaping plan requirements. The plan shall be accurately drawn, using an appropriate engineering or architect scale, and show the following:

A. Boundaries and dimensions of the site;

B. Location and identification of all streets, alleys and easements on the site;

C. Proposed location and dimensions of all on-site buildings;

D. Proposed landscaping including species, and size at the time of planting;

E. Existing vegetation;

F. Details of any proposed architectural barriers;

G. Locating of existing and proposed driveways and parking surfaces, curbs and sidewalks. (Prior code § 11.028.050)

Section 17.88.070. Maintenance and enforcement. All landscaped areas required by this chapter shall be planted according to accepted practice in good soil with a water source within seventy-five (75) feet, and maintained with respect to pruning, trimming, watering and other methods to create an attractive appearance and a healthy growing condition. Dead, diseased, stolen or vandalized plantings shall be replaced within three months. Property owners shall keep the planting area free of weeds and trash; lack of maintenance shall constitute a violation of this code. The department shall have the authority to enforce the standards set forth in this chapter and the conditions attached to all permits for development pursuant to application of this chapter, in accordance with the provisions of Chapter 17.96. (Prior code § 11.028.070)

City of Hoquiam

The City of Hoquiam's 2009 *Comprehensive Land Use Plan* is available here: http://cityofhoquiam.com/pdf/lup.pdf.

Comprehensive Plan

Environmental Management

Development Strategy 6.5: Surface Waters. Protect and manage surface water quality within the city. This development strategy addresses that

> Hoquiam's fresh and marine surface waters are important community and regional resources. The waters and shorelines provide significant economic benefits through marine commerce, recreation, tourism, and aquaculture. They serve as essential fish and wildlife habitats and migration corridors. The creeks, rivers, and the estuary create a natural stormwater conveyance system. Finally, Hoquiam's surface waters create a distinctive and aesthetically pleasing backdrop that visually defines the essence of the community's past, present, and future. Thus, protecting these assets is important.

While there are no actions that pertain to visual resources, the actions under this development strategy protect water quality that, in turn, affect visual resources.

Transportation

Land Use Action 8.1.E. Work closely with the Washington State Department of Transportation to ensure State Routes 101 and 109 remain consistent with the vision, development strategies, and land use action steps in the Comprehensive Land Use Plan and other city plans and policies.

Municipal Code

The City of Hoquiam Municipal Code (HMC) contains the following ordinances pertaining to aesthetic resources:

10.03.100. Density and dimensional requirements. Limits heights for industrial (I) land uses to 55 feet. Heights greater than 55 feet require a conditional use permit.

10.05.065. Landscaping and Screening. A. The purpose of this section is to carry out the objectives and policies of the Comprehensive Plan; to maintain and enhance the urban forest as an important asset to the community as expressed in the Comprehensive Plan; to provide landscaping and screening regulations which will promote a well-balanced, healthy, aesthetically pleasing environment for city residents and visitors. Specifically, the regulations contained in this section are intended to accomplish the following:

3. Provide adequate buffers between differing land uses;
4. Mitigate the effects of noise, light, glare, heat, wind and other adverse impacts;
5. Improve the character and appearance of the City;
8. Promote public health, safety and comfort through the retention and planting of trees;
9. Soften the visual impacts of paved surfaces.

B. The provisions of this Chapter shall apply to all new developments within the City of Hoquiam as specified in this Section "Table of Minimum Planting Standards for New Development."

1) Landscaping development standards.

a) The landscape development standards contained in this Chapter shall be administered by the Director. The City Planner shall be responsible for reviewing and approving planting specifications in the implementation of this Chapter. The Director, with the concurrence of the City Planner, is authorized to make modifications when reviewing site plans based on topographical conditions or other factors unique to the site.

b) Credit may be given against the requirements of this Section "Table of Minimum Planting Standards for New Development" for certain existing trees that are preserved in accordance with this Section "Preservation and Protection of Existing Trees."

c) Ornamental trees at least 6 feet in height may be substituted for no more than 30% of the required deciduous trees.

d) All required plant materials shall be compatible with the USDA Hardiness Zone for Hoquiam and shall not have characteristics detrimental to the public welfare such as susceptibility to disease and wind damage or a tendency to interfere with utilities or public right-of-ways.

e) No tree shall be planted where the soil is too poor to ensure growth. An adequate sized hole shall be excavated with the unsuitable soil removed and replaced with suitable soil.

f) Irrigation systems, root barriers and other mechanical devices may be required to assure planting viability.

g) Existing trees which will be saved and which meet the minimum specification herein specified, shall count toward meeting the requirements herein, provided they are an acceptable species as to their location.

2) Table of minimum planting standards for new development. 10.05.065 - Table of Minimum Planting Standards for New Development, establishes the following for industrial development:

- Deciduous Trees Min. 2 in. caliper DBH (at 4.5 ft. above ground): 18 in. total caliper per gross acre.
- Evergreen Trees Min. 3 ft. Height: 18 ft. total height per gross acre.
- Street Trees (1 per every 50" of frontage) Min. 1 in. caliper: Required.

3) Landscape plans/approval.

a) A plan of the proposed landscaping and screening shall be provided, which may be incorporated into plans submitted for preliminary plat, site plan or building permit review.

b) At a minimum, landscaping plans shall identify:

i. The common name and variety ("Bradford Flowering Pear" for example), the quantity and the location of proposed plant material. Both the common name and the scientific name may be required for larger projects as determined by the Director.

ii. The location, species and size of all existing trees 6 inches or more in diameter (measured at 41/2 feet above ground level) and any such trees proposed to be removed.

iii. The location, type, size and height of existing or proposed fencing.

iv. The location of outdoor storage areas and trash receptacles and the type and size of screening.

v. The location and type of irrigation system.

vi. In addition to basic site information and tree identification, the City Planner may require the applicant to specify the methods used to preserve existing trees including the means of providing water to and protection of the root system during the construction period. A survey of relevant elevations, before and after,

may also be required if development will result in a change of elevation within 10 feet of the drip line of such trees.

c) No permits are required for normal maintenance or the replacement of dead or diseased plants.

4) Performance surety.

a) No Certificate of Occupancy shall be issued until the required landscaping is in place. If, however, landscaping installation is incomplete at the time of formal application for occupancy due to weather related reasons or other unforeseeable circumstance, the City may authorize a Certificate of Occupancy subject to submitting a bond or other surety acceptable to the City at a value of 150% of the estimated cost of installation.

b) Upon completion of the landscape installation, the City shall promptly release the performance surety. If the required landscaping improvements are not made within six months of occupancy of the building, the City will use the surety to install the landscaping.

5) Maintenance requirements.

a) All shrubs, trees and vegetative material used in the screening or landscaping shall be perpetually maintained in a healthy, growing condition. Irrigation systems shall be kept operational. Dead, diseased or dying plant material shall be replaced immediately, and planting areas shall be maintained reasonably free of trash and weeds.

b) Fences used in screening and landscaping shall be perpetually maintained in an attractive and structurally sound condition.

c) A maintenance surety in the form of a bond, cash deposit, or other security acceptable to the City covering 20% of the cost of the original plant materials in place may be required for one year following installation to insure compliance with this Code.

i. If a maintenance surety is required under this Section, the property owner shall provide the City with a non-revocable notarized agreement granting the City and its agents the right to enter the property and perform any necessary work.

ii. The maintenance surety may be used by the City to perform any maintenance, and to reimburse the City for documented administrative costs associated with the maintenance activity.

iii. Upon completion of the one year maintenance period, the City shall promptly release the maintenance surety or any remaining portion thereof.