

Title 21 Committee..... October 18, 2007

Chapter 5

Discussion began with a review of the section on towers. MOA is attempting to promote Type 4 (stealth) towers. All of the language in this chapter reflects current tower technology and requirements. Many of the new taller towers are being installed outside of the bowl because of limited land availability.

Industrial property was then discussed. The definition of governmental maintenance was clarified. Ms. Ossiander brought up the need to have some flexibility for industrial uses in business districts, primarily to store heavy equipment used on site. She also stressed the need to include some heavy equipment repair with heavy equipment sales. She asked about including some type of blasting limitations under the natural resource extraction section. Ms. Selkregg questioned who typically is assigned the buffering requirements when new industry abuts residential. It was clarified that the requirement would fall on the most recent use. She also requested that the department check with the fire chief on the adequacy of 1000 ft buffer for fuel tank storage.

Questions were asked about the setback requirements for motor freight terminals. The 200 foot proposed includes any part of the terminal. This is greater than other amounts of required buffering for other uses.

Storage yard language is essentially the same as was recently passed by the Assembly; however the section on vehicle storage, construction equipment storage and junk yards was condensed. The committee

questioned this language and found it unclear. The need for a sight obscuring fence (p.77) in industrial areas was also questioned. Limits on outdoor industrial storage (p. 81) in side setbacks were questioned as was the limitation on no stacking of containerized storage. Staff was requested to check with the port on this matter.

Ms. Selkregg and Ms. Ossiander wanted to be sure that the section on composting facilities allowed transfer facilities to be convenient to residential areas.

Mr. Nelson revealed that the incinerator/ thermal desorption language was being revised internally because of some new available technology. It was noted that the chart at the bottom of p. 83 mixed metric and US standards.